

**AMENDED AGENDA
LINCOLN PARK PLANNING BOARD
REGULAR MEETING
FEBRUARY 19, 2026
7:00 P.M.**

**NOTE: PLEASE TURN OFF/SILENCE ALL ELECTRONIC DEVICES
AND REMOVE CELL PHONES FROM DAIS AS IT CREATES STATIC**

**I. CALL TO ORDER THE REGULAR MEETING
STATEMENT OF COMPLIANCE WITH OPEN PUBLIC MEETINGS ACT
PLEDGE OF ALLEGIANCE
ROLL CALL.**

II. REGULAR MEETING BUSINESS:

1. Approval of Minutes:

- October 16, 2025 (distributed)
- November 20, 2025 (if available)
- January 15, 2026 (reorg meeting – distributed)
- January 15, 2026 (regular – if available)

2. Amended Housing Element and Fair Share Plan of the Borough of Lincoln Park (Fourth Round) which is intended to amend the Master Plan in accordance with the Municipal Land Use Law (N.J.S.A. 40:55D-28) and the Fair Housing Act, N.J.S.A. 52:27D-310, *et seq.*

- Public Hearing
- Consideration of Resolution

3. Ordinance #5-26 – AN ORDINANCE AMENDING ARTICLE XIII OF CHAPTER 28, ZONING, OF THE ORDINANCES OF THE BOROUGH OF LINCOLLN PARK, TO ESTABLISH A DOWNTOWN OVERLAY ZONE (D-O) FOR BLOCK 21303, LOTS 1-9, BLOCK 21306, LOTS 1, 2,.01, 2.02, AND 3-8, BLOCK 21305, LOTS 1-9, BLOCK 21304, LOTS 1-11, BLOCK 21305.1, LOTS 1 AND 1.1, AND BLOCK 21301, LOTS 4 AND 5

- Review and Action by Board

4. Ordinance #6-26 – AN ORDINANCE AMENDING ARTICLE XIII OF CHAPTER 28, ZONING, OF THE ORDINANCES OF THE BOROUGH OF LINCOLLN PARK, TO ESTABLISH AN APARTMENT SET-ASIDE II OVERLAY ZONE (AS-II) FOR BLOCK 10901, Lot 9

- Review and Action by Board

5. Ordinance #7-26 – AN ORDINANCE AMENDING ARTICLE XII OF CHAPTER 28, ZONING, OF THE ORDINANCES OF THE BOROUGH OF LINCON PARK, TO ESTABLISH THE MIXED-USE AFFORDABLE HOUSING ZONE (M-U) AND TO REZONE BLOCK 21301, LOTS 2 & 3 INTO THE M-U ZONE

- Review and Action by Board

6. Ordinance #8-26 – AN ORDINANCE AMENEDING ARTICLE XII OF CHAPTER 28, ZONING, OF THE ORDINANCES OF THE BOROUGH OF LINCOLN PARK, TO ESTABLISH THE APARTMENT MULTIFAMILY RESIDENTIAL INCLUSIONARY ZONE (RB-10) AND TO REZONE BLOCK 33802, LOT 2 INTO THE RB-10 ZONE

- Review and Action by Board

7. Ordinance #9-26 – AN ORDINANCE AMENDING ARTICLE XII OF CHAPTER 28, ZONING, OF THE ORDINANCES OF THE BOROUGH OF LINCOLN PARK TO ESTABLISH

THE SPECIAL NEEDS AFFORDABLE HOUSING ZONE (SN) TO REZONG BLOCK 33803, LOT 53 INTO THE SN ZONE

- Review and Action by Board

8. Ordinance #10-26 – AN ORDINANCE OF THE BOROUGH OF LINCLN PARK, IN THE COUNTY OF MORRIS AND STATE OF NEW JERSEY, REPEALING ARTICLE XIX, AFFORDABLE HOUSING, AND ARTICLE XX, DEVELOPMENT FEES, OF CHAPTER 17, LAND DEVELOPMENT REVIEW, OF THE ORDINANCES OF THE BOROUGH OF LINCOLN PARK TO ESTABLISH A NEW AFFORDABLE HOUSING ORDINANCE

- Review and Action by Board.

9. Preliminary and Final Major Site Plan & Variance Application #384 and Floodplain Encroachment Application #FPE25-08 by 193 S&M Main Street, Lincoln Park NJ LLC,, c/o Zarif Asani, on property known as Block 21303, Lot 6 on the municipal tax map also known as 193 Main Street. Time extension granted until the end of March 2026.

- Public Hearing continued (carried from the November 20th, 2025 and January 15th, 2026 meetings – notice was preserved)
- This public hearing is being carried from tonight's meeting until the March 19th, 2026 meeting at 7 pm without further notice and notice is preserved.

10.. Planning Board Committees for 2026.

III. ANY OTHER BUSINESS WHICH MAY ARISE.

IV. ADJOURNMENT OF REGULAR MEETING.