



Mayor Robert Jakubowski
Director of Public Works, Parks, and Buildings

Commissioner Robert O. Lee
Director of Public Safety and Affairs

Commissioner Jeffrey Whitman
Director of Revenue and Finance

Agenda

Commissioners' Meeting

January 21, 2025

7:00 p.m.

MEETING CALLED TO ORDER

- 1. OPENING STATEMENT:** "Notice of this meeting has been provided in a legal notice published in the Courier Post and The Retrospect and posted in accordance with Title 10 of the New Jersey Statutes Annotated, specifying a 7:00 pm meeting time and that formal action may or may not be taken at all Caucus and Commissioners' Meetings."
- 2. FLAG SALUTE /EXIT DESIGNATIONS**
- 3. ROLL CALL**
- 4. MOTION TO APPROVE THE MEETING MINUTES:**
 - **Caucus Meeting Minutes – January 7, 2025**
Motion by: _____ *Second by:* _____ *All in Favor*
- 5. ORDINANCES FOR ACTION:**
 - **2025-01** An Ordinance of the Board Of Commissioners of The Borough Of Audubon, County Of Camden and State of New Jersey Amending Chapter 6, Alcoholic Beverages, Article II, Dealers, Division 2, License, Section 6-66, Restrictions on Location, in The Code of the Borough of Audubon

First Reading – January 21, 2025
Second Reading/Public Hearing February 18, 2025

Motion by: _____ *Second by:* _____ *All in Favor*
- 6. RESOLUTIONS FOR ACTION:**
 - **2025-33** Authorizing the Payment of Bills for the Month of January 2025
Motion by: _____ *Second by:* _____ *Roll Call Vote*
 - **2025-34** Approving a Social Affairs Permit Tavistock Hills Swim Club for Saturday March 15, 2025 at the FJW Recreation and Community Center
Motion by: _____ *Second by:* _____ *All in Favor*

- **2025- 35** Authorizing the Appointment of Mark Brandon as Trustee of the Free Public Library of Audubon for a five-year term January 1, 2025 to December 31, 2029
Motion by: _____ *Second by:* _____ *All in Favor*

- **2025-36** Awarding the BID to Bernie Enterprises for 2023 Chevrolet 6500 Hook-Lift (Leftover) in the amount of \$114,375.00
Motion by: _____ *Second by:* _____ *Roll Call Vote*

- **2025-37** Awarding the BID to Liberty Kenworth-Hino Truck Sales Inc. for 2013 International 4300 Dump Truck in the amount of \$44,700.00
Motion by: _____ *Second by:* _____ *Roll Call Vote*

- **2025-38** Authorizing Application for FY 2025 Local Recreation Improvement Grant for the Audubon Family Park Improvements Project
Motion by: _____ *Second by:* _____ *All in Favor*

- **2025-39** Authorizing the Borough of Audubon's Adoption of Fourth Round Fair Share Affordable Housing Obligation and Other Actions
Motion by: _____ *Second by:* _____ *All in Favor*

7. COMMISSIONER REPORTS:

- COMMISSIONER LEE
- COMMISSIONER WHITMAN
- MAYOR JAKUBOWSKI

8. OPEN SESSION:

MOTION TO OPEN	Motion by:	Second by:	All in Favor
MOTION TO CLOSE	Motion by:	Second by:	All in Favor

9. CLOSED SESSION: (If needed)

10. ADJOURNMENT	Motion to adjourn:	Second by:	All in Favor
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ORDINANCE NO. 2025-01

AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE BOROUGH OF AUDUBON, COUNTY OF CAMDEN AND STATE OF NEW JERSEY AMENDING CHAPTER 6, ALCOHOLIC BEVERAGES, ARTICLE II, DEALERS, DIVISION 2, LICENSE, SECTION 6-66, RESTRICTIONS ON LOCATION, IN THE CODE OF THE BOROUGH OF AUDUBON

WHEREAS, the Board of Commissioners of the Borough of Audubon find it necessary to amend the Code of the Borough of Audubon regarding Alcoholic Beverages throughout the Borough of Audubon; and

WHEREAS, municipalities are permitted to designate where plenary retail consumption licenses are allowed to be issued throughout the municipality; and

NOW THEREFORE, BE IT ORDAINED by the Board of Commissioners of the Borough of Audubon, County of Camden, and State of New Jersey, as follows:

SECTION 1: Article II of Chapter 6 of the Borough of Audubon Code is hereby amended to read as follows:

Sec. 6-66 Restrictions on location

The plenary retail consumption licenses shall be issued for the sale of alcoholic beverages subject to following restrictions:

- (1) One (1) plenary retail consumption license shall be issued for the sale of alcoholic beverages in a restaurant to be located within the redevelopment zone known as the Black Horse Shopping Center District for the borough by Ordinance No. 831-02.
- (2) One (1) plenary retail consumption license shall be issued for the sale of alcoholic beverages in a restaurant to be located in the Special Improvement and Business District for the borough, excluding the area added to the Special Improvement and Business District by Ordinance No. 845-03.

- (3) One (1) plenary retail consumption license shall be issued for the sale of alcoholic beverages in a restaurant to be located within the redevelopment zone known as the Black Horse Shopping Center District for the borough by Ordinance No. 913-06.
- (4) The plenary retail distribution license shall be located in premises having at least ten thousand (10,000) square feet devoted to that purpose that are located within the redevelopment zone known as the Black Horse Shopping Center District for the borough by Ordinance No. 903-06.
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- (5) One (1) plenary retail consumption license shall be issued for the sale of alcoholic beverages in a restaurant to be located within redevelopment zone known as the West Merchant Street business District for the borough by Ordinance No. 795-99.

SECTION 2:

All Ordinances contrary to the provisions of this Ordinance are hereby repealed to the extent that they are inconsistent herewith.

SECTION 3:

This Ordinance shall take effect upon passage and publication according to law.

THE BOROUGH OF AUDUBON

BY: _____
ROBERT JAKUBOWSKI, MAYOR

ATTEST: _____
DANIELLE INGVES, MUNICIPAL CLERK

The foregoing ordinance was introduced by the Board of Commissioners at a meeting held on January 21, 2025. This Ordinance will be considered for adoption on final reading and public hearing to be held on February 18, 2025 at 7:00 p.m.

The purpose of this Ordinance is an amendment to Chapter 6, Alcoholic Beverages, in the code of the Borough of Audubon. A copy of this Ordinance is available at no charge to the general public between the hours of 8:30 AM to 4:00 PM, Monday through Friday (Legal Holidays excluded), at the Office of the Borough Clerk, Audubon Municipal Building, 606 Nicholson Road, Audubon, New Jersey.

The foregoing Ordinance was adopted on final reading and public hearing at a meeting held by the Board of Commissioners on _____ 2025.

Danielle Ingves, Municipal Clerk

RESOLUTION #2025-33

PAYMENT OF BILLS

Authorizing the Board of Commissioners of the Borough of Audubon to approve and provide payment for the January bill list.

Robert Jakubowski, Mayor

Robert O. Lee, Commissioner

Jeffrey Whitman, Commissioner

ATTEST: _____

Danielle Ingves, Municipal Clerk

DATED :

RECORDED VOTE	AYE	NAY	ABSTAIN	ABSENT
Mayor Jakubowski				
Commissioner Lee				
Commissioner Whitman				

**BOROUGH OF AUDUBON
NEW JERSEY**

**RESOLUTION
#2025-34**

SUBJECT: Social Affair Permit

WHEREAS: Tavistock Hills Swimming Club has applied for a Social Affair Permit

THEREFORE, Be it Resolved, by the Board of Commissioners of the Borough of Audubon, New Jersey, that the Social Affair Permit for Tavistock Hills Swimming Club for March 15, 2025 be approved.

Adopted: January 21, 2025

Mayor Robert Jakubowski

Robert O. Lee, Commissioner

Jeffrey Whitman, Commissioner

ATTEST:

Danielle Ingves, Municipal Clerk

RESOLUTION #2025-35

**AUTHORIZING THE APPOINTMENT OF MARK BRANDON AS TRUSTEE OF
THE FREE PUBLIC LIBRARY OF AUDUBON**

WHEREAS, BE IT RESOLVED, the Board of Commissioners of the Borough of Audubon, do hereby authorize the appointments of **Mark Brandon** as Trustee to the Board of the Free Public Library of Audubon for a five-year term 1/1/2025 to 12/31/2029.

THEREFORE, BE IT RESOLVED, the Commissioners do authorize said appointment.

Mayor Robert Jakubowski

Robert O. Lee, Commissioner

Jeffrey Whitman, Commissioner

ATTEST: _____
Danielle Ingves, Municipal Clerk

DATED:

RESOLUTION #2025-36

AWARDING THE BID TO BERNIE ENTERPRISES FOR 2023 CHEVROLET 6500 HOOK-LIFT (LEFTOVER) IN THE AMOUNT OF \$114, 375.00

BE IT RESOLVED, that the Borough of Audubon hereby awards the BID to Bernie Enterprises for 2023, Chevrolet 6500 hook-lift (Leftover) in the amount of \$114, 375.00

NOW, THEREFORE BE IT FURTHER RESOLVED, by the Board of Commissioners of the Borough of Audubon, County of Camden, State of New Jersey that the contract in the amount of \$114,375.00 for the 2023 Chevrolet 6500 Hook-Lift (Leftover) is hereby awarded to Bernie Enterprises upon the following;

1. That a certificate has been received from the Municipal Treasurer stating that the funds are available for this contract;
2. That all funds expended for this Contract shall be Charged to the Capital Improvement Fund.
3. That the bid documents and bidding procedures have been reviewed and approved by the Municipal Solicitor;
4. That the presiding officer of this body be and is hereby directed to sign for and on its behalf the Contract in the prescribed form for said construction;
5. That the Clerk of this body be and is hereby directed to seal said Contract with the corporate seal of this body and attest to the same;
6. This Resolution hereby authorizes the Mayor and Clerk to endorse the Contract documents.

APPROVED BY THE BOARD OF COMMISISONERS OF THE BOROUGH OF AUDUBON ON JANUARY 21, 2025.

Robert Jakubowski, Mayor

Robert O. Lee, Commissioner

Jeffrey Whitman, Commissioner

ATTEST: _____
Danielle Ingves, Municipal Clerk

RESOLUTION #2025-37

**Awarding the BID to Liberty Kenworth-Hino Truck Sales Inc.
for 2013 International 4300 Dump Truck in the amount of \$44,700.00**

BE IT RESOLVED, that the Borough of Audubon hereby awards the BID to Liberty Kenworth-Hino Truck Sales, Inc. for the 2013 4300 Dump Truck in the amount of \$44,700.00.

NOW, THEREFORE BE IT FURTHER RESOLVED, by the Board of Commissioners of the Borough of Audubon, County of Camden, State of New Jersey that the contract in the amount of \$44, 700.00 for the 2013 International 4300 Dump Truck is hereby awarded to Liberty Kenworth-Hino Sales, Inc. upon the following;

1. That a certificate has been received from the Municipal Treasurer stating that the funds are available for this contract;
2. That all funds expended for this Contract shall be Charged to the Capital Improvement Fund.
3. That the bid documents and bidding procedures have been reviewed and approved by the Municipal Solicitor;
4. That the presiding officer of this body be and is hereby directed to sign for and on its behalf the Contract in the prescribed form for said construction;
5. That the Clerk of this body be and is hereby directed to seal said Contract with the corporate seal of this body and attest to the same;
6. This Resolution hereby authorizes the Mayor and Clerk to endorse the Contract documents.

APPROVED BY THE BOARD OF COMMISISONERS OF THE BOROUGH OF AUDUBON ON JANUARY 21, 2025.

Robert Jakubowski, Mayor

Robert O. Lee, Commissioner

Jeffrey Whitman, Commissioner

ATTEST: _____
Danielle Ingves, Municipal Clerk

RESOLUTION: 2025-38

**RESOLUTION AUTHORIZING APPLICATION FOR FISCAL YEAR 2025
LOCAL RECREATION IMPROVEMENT GRANT FOR THE AUDUBON
FAMILY PARK IMPROVEMENTS PROJECT, BOROUGH OF AUDUBON,
COUNTY OF CAMDEN, STATE OF NEW JERSEY**

WHEREAS, the Borough of Audubon desires to apply for and obtain a grant from the New Jersey Department of Community Affairs for approximately \$100,000.00 to carry out a project to complete the installation and implementation of improvements to the Audubon Family Park;

BE IT THEREFORE RESOLVED, the Borough of Audubon does hereby authorize the application for such grant;

BE IT FURTHER RESOLVED, that the Borough does hereby recognize and accepts that the Department may offer a lesser or greater amount and therefore, upon receipt of the grant agreement from the New Jersey Department of Community Affairs, does further authorize the execution of any such grant agreement; and also, upon receipt of the fully executed agreement from the Department, does further authorize the expenditure of funds pursuant to the terms of the agreement between the Borough of Audubon and the New Jersey Department of Community Affairs;

BE IT FURTHER RESOLVED, that the persons whose names, titles, and signatures appear below are authorized to sign the application, and that they or their successors in said titles are authorized to sign the agreement, and any other documents necessary in connection therewith:

January 21, 2025

APPROVED:

**ROB JAKUBOWSKI
MAYOR**

I, Danielle Ingves, Borough Clerk of the Borough of Audubon, County of Camden, State of New Jersey, hereby certify that the foregoing Resolution was adopted by the Mayor and Council of the Borough of Audubon at a regular meeting held on January 21, 2025 at the Municipal Building, Audubon, New Jersey, beginning at 7:00 PM.

**DANIELLE INGVES, RMC, CMR
MUNICIPAL CLERK**

RESOLUTION 2025-39

RESOLUTION OF THE BOROUGH OF AUDUBON ADOPTING FOURTH ROUND FAIR SHARE AFFORDABLE HOUSING OBLIGATION AND OTHER ACTIONS

WHEREAS, pursuant to the Fair Housing Act P.L. 2024, c.2, ("FHA") the State of New Jersey adopted legislation addressing the Fourth Round of affordable housing for the period 2025 to 2035; and

WHEREAS, pursuant to the FHA, the Department of Community Affairs ("DCA"), published Fourth Round preliminary obligations for each municipality in October of 2024; and

WHEREAS, the DCA calculated the Borough of Audubon as having a present need or rehabilitation share of 0 units and a prospective need share of 42 units for the Fourth Round; and

WHEREAS, pursuant to the FHA, every municipality in the State of New Jersey has an obligation to adopt a binding resolution establishing its fair share affordable housing obligation for the Fourth Round by January 31, 2025; and

WHEREAS, the Borough's affordable housing professionals have reviewed the present need and prospective share published by the DCA and have recommended that the Borough adopt these amounts as its Fourth Round Fair Share obligation; and

WHEREAS, the Borough Commissioners have reviewed this matter and agree to accept the recommendations of the Borough's affordable housing professionals and take other necessary actions in connection with the FHA.

NOW, THEREFORE, BE IT RESOLVED, the Mayor and Commissioners of the Borough of Audubon, County of Camden and State of New Jersey hereby establishes its Fourth Round Affordable Housing Fair Share obligation as a present need or rehabilitation share of 0 units and a prospective need share of 42 units; and

BE IT FURTHER RESOLVED, that the Borough of Audubon's Fourth Round Affordable Housing Fair Share obligation is subject to vacant land adjustments and other amendments as may be provided for by law and the Borough hereby reserves its right to adjust its Fourth Round Affordable Housing Fair Share obligation accordingly; and

BE IT FURTHER RESOLVED, that Borough of Audubon reserves the right to comply with any additional amendments to the FHA that the Legislature may enact; and

BE IT FURTHER RESOLVED, that Borough of Audubon also reserves the right to adjust its position in the event of any rulings in the Montvale case (MER-L-1778-24) or any other such action that alters the deadlines and/or requirements of the Amended FHA; and

BE IT FURTHER RESOLVED, that in the event that a third party challenges the calculations provided for in this Resolution, the Borough of Audubon reserves the right to take such position as it deems appropriate in response thereto, including that its Round 4 Present or Prospective Need Obligations should be lower than described herein; and

BE IT FURTHER RESOLVED, that the Borough's solicitor is hereby authorized to file an action in the form of a declaratory judgment complaint and civil case information statement within 48 hours after the adoption of this resolution; and

BE IT FURTHER RESOLVED, that the Borough's affordable housing professionals shall submit the Borough into the DCA affordable housing dispute program and take any other action necessary to comply with the FHA and implement its Fourth Round Affordable Housing Fair Share obligation including, but not limited to defending any challenges to the Borough's actions herein; and

BE IT FURTHER RESOLVED, the Borough also authorizes its affordable housing professionals to prepare the appropriate Housing Element and Fair Share Plan as a component of the Borough's Master Plan so that is filed with DCA on or before June 30, 2025; and

BE IT FURTHER RESOLVED, that a copy of this Resolution shall be submitted to the DCA and posted on the Borough website upon its adoption.

Robert Jakubowski, Mayor

Robert O. Lee, Commissioner

Jeffrey Whitman, Commissioner

ATTEST: _____

DATE : _____

Danielle Ingves, Municipal Clerk

CERTIFICATION:

I hereby certify the above to be a true copy of a resolution adopted by the Board of Commissioners of the Borough of Audubon at a regular meeting held on 21 day of January 2025.

Danielle Ingves, Municipal Clerk