

## COMMISSIONERS' MEETING MINUTES

July 15, 2025

7:00 p.m.

Mayor Jakubowski called the meeting to order.

**MAYOR JAKUBOWSKI READ THE FOLLOWING 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 p.m. meeting time; and that formal action may or may not be taken at all Caucus and Commissioners' meetings".

Those in attendance: Mayor Jakubowski, Commissioner Wendell, Commissioner Alemi, Solicitor Sal Siciliano, Law Clerk Francesca Patetta, Municipal Clerk Danielle Ingves, RJ Callaway, Assistant Superintendent Public Works & Police Chief Dave Bauer

Mayor Jakubowski led the audience in the Flag Salute.

Commissioner Wendell made a motion to approve the Caucus Meeting Minutes from July 1, 2025; seconded by Commissioner Alemi. All in favor motion carried.

### **ORDINANCES:**

**2025-06 AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE BOROUGH OF AUDUBON, COUNTY OF CAMDEN AND STATE OF NEW JERSEY AMENDING CHAPTER 62, TRAFFIC AND VEHICLES, ARTICLE II, STOPPING, STANDING AND PARKING, DIVISION 1, GENERALLY, SECTION 62-45, PARKING TIME LIMITED, IN THE CODE OF THE BOROUGH OF AUDUBON** First Reading/Introduction June 17, 2025; Second Reading/Public Hearing July 15, 2025 Commissioner Wendell made the motion to open to the public; seconded by Commissioner Alemi. All in favor motion carried. No comments/questions from the public. Commissioner Wendell made a motion to close to the public; seconded by Commissioner Alemi. All in favor motion carried. Motion to adopt was made by Commissioner Wendell; seconded by Commissioner Alemi. Unanimous Roll Call, Vote Passed.

**2025-07 AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE BOROUGH OF AUDUBON, COUNTY OF CAMDEN AND STATE OF NEW JERSEY AMENDING CHAPTER 105, BUILDINGS AND BUILDING REGULATIONS, ARTICLE VI, RENTAL UNITS, DIVISION 1, LANDLORD RESPONSIBILITY, SECTION 150-173, CURRENTLY RESERVED, IN THE CODE OF THE BOROUGH OF AUDUBON**

First Reading/Introduction June 17, 2025; Second Reading/Public Hearing July 15, 2025, Commissioner Wendell made the motion to open to the public; seconded by Commissioner Alemi. All in favor motion carried.

John Poliero, 47 Beloit, asked if this applies to AIR B&Bs and for explanation as pertains to next year's FIFA World Cup. Mayor Jakubowski replied that yes it will apply.

Tom Aron of 114 Oakland Ave gave his 100% support and thanked the Mayor and Commissioners.

Commissioner Wendell made motion close to the public; seconded by Commissioner Alemi. All in favor motion carried. Motion to adopt was made by Commissioner Alemi; seconded by Mayor Jakubowski. Unanimous Roll Call Vote Passed.

**2025-08 ORDINANCE ESTABLISHING THE SALARIES OF THE CERTAIN OFFICERS AND EMPLOYEES OF THE BOROUGH OF AUDUBON FOR THE YEAR 2025.**

First Reading July 15, 2025; Second Reading/Public Hearing August 19, 2025

Motion to introduce was made by Commissioner Wendell; seconded by Commissioner Alemi. All in favor motion carried.

**RESOLUTIONS:**

**2025-126** Authorizing the Payment of Bills for the Month of July 2025. The foregoing motion was made by Commissioner Alemi; seconded by Commissioner Wendell. Unanimous roll call vote.

**2025-127** Authorizing the Approval of a 50/50 Raffle License for Audubon Peer to Peer Aid for November 15, 2025, License# 03-2025. The foregoing motion was made by Commissioner Wendell; seconded by Commissioner Alemi. All in favor motion carried.

**2025-128** Authorizing the Approval of a Basket Raffle License for Audubon Peer to Peer Aid for November 15, 2025, License# 04-2025. The foregoing motion was made by Commissioner Wendell; seconded by Commissioner Alemi. All in favor motion carried.

**2025-129** Authorizing the Approval of a Social Affairs Permit for Audubon Peer to Peer Aid for November 15, 2025, at the Francis J. Ward Recreation & Community Center. The foregoing motion was made by Commissioner Wendell; seconded by Commissioner Alemi. All in favor motion carried.

**2025-130** Granting a Totally Exempt Veteran Deduction with 2<sup>nd</sup> Quarter 2025 Refunded and Cancellation of Remaining Taxes for Block 9, Lot 1.06. The foregoing motion was made by Commissioner Alemi; seconded by Commissioner Wendell. Unanimous roll call vote.

**2025-131** Ratifying a grant application filed with the National Endowment for the Arts titled

America 250: Arts Projects Honoring the National Garden of American Heroes. The foregoing motion was made by Mayor Jakubowski; seconded by Commissioner Alemi. All in favor motion carried.

**2025-132** Authorizing the Award of Contract to Dominic J. Vesper, Jr., Civic Solutions, LLC, as Organizational and Management Consultant through December 31, 2025. The foregoing motion was made by Commissioner Wendell; seconded by Commissioner Alemi. Unanimous roll call vote.

**2025-133** Authorizing the Insertion of a Special Item of Revenue, Chapter 159, in 2025 Municipal Budget for USDA, Forest Service, Easter Region, State, Private and Tribal Forestry in the amount of \$48,000.00. The foregoing motion was made by Commissioner Wendell; seconded by Commissioner Alemi. Unanimous roll call vote.

**2025-134** Appointing Curtis Nissley as Building Subcode Official/Inspector for the Borough of Audubon effective July 16, 2025, through July 15, 2029. The foregoing motion was made by Commissioner Wendell; seconded by Commissioner Alemi. All in favor motion carried.

**2025 -135** Appointing Wayne Stover as Plumbing Subcode Official/Inspector and Mechanical Inspector for the Borough of Audubon effective July 16, 2025, through July 15, 2029. The foregoing motion was made by Commissioner Wendell; seconded by Commissioner Alemi. All in favor motion carried.

**2025-136** Authorizing the Appointment of Robert Jakubowski, Class I, Joint Land Use Board from June 2025 to May 2029. The foregoing motion was made by Commissioner Wendell; seconded by Commissioner Alemi. All favor motion carried.

**2025-137** Authorizing the Approval of a Basket Raffle License for American Legion Auxiliary for August 30, 2025, License #05-2025. The foregoing motion was made by Commissioner Alemi; seconded by Commissioner Wendell. All in favor motion carried.

**OPEN SESSION:** Commissioner Wendell made a motion to open the meeting to the public; seconded by Commissioner Alemi. All in favor motion carried.

Tom Aron, 114 Oakland Ave, expressed concerns about businesses' employees parking on the streets instead of the town lot. He also expressed concerns about the parking signs and time limits not being adhered to or enforced and he believes this affects the residents and the businesses on the street. Also questioned Wright's Alley and when that will be repaved. Mayor and Assistant Superintendent stated that it is scheduled for this fall or early spring. Questioned us losing tax revenue on the previous Henry's Funeral Home property. Per the Mayor, the owner has received approval through the Joint Land Use Board and has been given several extensions. Mr. Aron then questioned the process if he fails to complete the job in the time frame allocated. Per Solicitor Siciliano, he will be allowed to file for an extension with appropriate documentation that the reasons were beyond his control. Outside agency approval would be needed, like the

County Planning Board or the State may be taking some time. The State might have to sign off due to the nature of the prior business.

Also questioned the sirens not being used for the Fire Truck Parade after Thanksgiving. Per the Mayor, that decision was made by the Fire Department to be sensitive to those with sensory concerns and/or hearing issues.

John Poliero, 47 Beloit Ave, thanked the Mayor and Commissioners for July 4. "I didn't get cussed out or assaulted due to my issues." He has concerns regarding a diesel truck/bus being parked near his house. He has problems breathing. He doesn't appreciate it being there all the time, but more importantly, when they run in the summer with the heat, he has trouble breathing. He would appreciate someone speaking to the department. Mayor agreed to speak to them. Mr. Poliero then expressed concerns about the inappropriate language being used outside the fire department. He does not want to hear noise, have them walking on his lawn or the bus being used all the time.

Commissioner Wendell made a motion to close the meeting to the public; seconded by Commissioner Alemi. All in favor motion carried.

### **COMMISSIONER REPORTS:**

**COMMISSIONER ALEMI** – Thank you to all who had worked on the July 4 celebration. You all did a great job! Thank you especially to the Public Works and the ACC, as well as our police and fire departments. One of the best run weekends and a fun event overall. I grew up in this town and it was a fun time. I haven't been in the parade since little league and am happy to be a part of it.

**COMMISSIONER WENDELL** – Last week I had the opportunity to meet with our dedicated Public Works Department and thank them for their hard work and to begin the thoughtful conversation on how we can best move forward over the next four years. I am committed to supporting their efforts and their team and helping them serve the borough safely and effectively. I also want to thank everyone who attended last night's Third Friday meeting. It was a great first step at reimagining our community tradition. While we are going to skip our August and September Third Fridays due to lack of planning and the heat, we are going to start working on a September block party to celebrate our businesses and lift them up and welcome Farm Truck Brewing in the old Red, White and Brew location. Third Friday's will resume in May of 2026 and will center on community engagement, belonging and family fun. We will have monthly meetings and everyone is welcome. The next meeting is on Monday, September 15, 2025, at 7:00 pm at Borough Hall. It is important to hear all voices as we move forward and reimagine what Third Friday's will look like.

Finally, I wanted to congratulate Dani on finishing your Capstone Project and officially earning your CPM, (Public Manager Certification). Great job and thank you for being the backbone of our Borough. You are tirelessly hardworking, dependable, and always going above and beyond.

We are so incredibly lucky to have you on our team. Please know that we appreciate everything you are and do for the Borough, and us! I couldn't be prouder of your achievement!

**MAYOR JAKUBOWSKI** – The Celebration Committee did a wonderful job. The fireworks were fantastic, and I am still getting comments from people that they were the finest ones they have seen in the area. July 3 will be our fireworks for next year. We strived for July 4. This is not a matter of a discount for a Friday night wedding. It is not a financial decision. It is a matter of personnel on behalf of the fireworks company. We could continue to look for other companies, but the quality of those companies is not like the couple of companies that we have been working with. So, we are locking down July 3 moving forward. I am just as disappointed as everyone else if not more so. There are multiple towns that have cancelled their fireworks. However, you will never hear those words coming from this desk at least while I am sitting here.

I would like to also congratulate Dani and now I can call her on Tuesdays. That was the day she was in class.

Construction continues on Kings Highway and Nicholson Road. As I was quoted in last month's meeting, watch the detours and do not speed through town. The police are watching. Reminder that the utility work on the west side was completed and paved, we have paid nothing for it. PSEG put in a substation recently and that is good for all of us and the entire region. They are now paving the roads, and I want to remind people that we are getting a net increase in trees at the site. A lot is going on and we appreciate everyone's patience as we are the recipient of some good infrastructure improvements.

**Resolution 2025-138 to go into Closed Session for matters of Personnel.** The foregoing motion was made by Commissioner Wendell and seconded by Commissioner Alemi was made at 7:33 pm. All in favor motion carried.

Motion was made to come out of closed session by Commissioner Wendell and seconded by Commissioner Alemi at 8:35 pm. All in favor motion carried.

**2025-139** Resolution to Adopt the Audubon Board of Commissioners Findings and Disciplinary Actions regarding Robert Scouler resulting from the Rice Hearing on July 1, 2025. The foregoing motion was made by Mayor Jakubowski; seconded by Commissioner Wendell. Unanimous roll call vote passed.

**2029-140** Authorizing the Extension of the Appointment of Robert Allen as Provisional Construction Official for the period July 8, 2025, until September 2, 2025. The foregoing motion was made by Mayor Jakubowski; seconded by Commissioner Wendell. Unanimous roll call vote passed.


Motion was made to adjourn by Commissioner Wendell, seconded by Commissioner Alemi. All in favor motion carried. Meeting adjourned at 8:39 P.M.

  
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MAYOR ROBERT JAKUBOWSKI

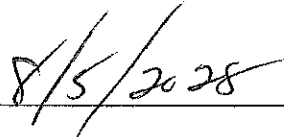
  
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COMMISSIONER ANDREA WENDELL

  
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COMMISSIONER DAVID F. ALEMI

ATTEST:

  
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DANIELLE INGVES, MUNICIPAL CLERK

DATE:

  
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