



**AGENDA**  
**BOROUGH OF AUDUBON JOINT LAND USE BOARD**  
**WEDNESDAY, OCTOBER 8, 2025, 7:00 PM**

**1. CALL TO ORDER**

**2. OPEN PUBLIC MEETINGS ACT**

NOTICE OF THIS MEETING HAS BEEN PROVIDED IN ACCORDANCE WITH THE OPEN PUBLIC MEETINGS ACT BY:

- (1) posting a copy of the agenda on the municipal bulletin boards.
  - (2) filing a copy of the agenda in the Borough Clerk's office.
  - (3) publishing notice of annual meetings in the Retrospect and the Courier Post;
- and

**3. PLEDGE OF ALLEGIANCE**

**4. ROLL CALL**

**5. CALENDAR OF OLD BUSINESS:**

**A. MEETING MINUTES**

July 8, 2025

**6. CALENDAR OF NEW BUSINESS:**

- A. Application – Bulk Variance  
Plan Applicant: Kyle Abbott/Amanda Hertler  
504 Walnut Street, Block 131, Lot 48 & 49
- B. Application – Use Variance/Site Plan Waiver  
Applicant: G& G Land Holding, Inc.  
415 S. White Horse Pike, Block 46, Lot 2.05
- C. Application – Use Variance - Review for Completeness Only  
Applicant: JF Property Management, LLC  
305 E. Atlantic Ave, Block 58, Lots 4.01 & 4.02

D. Application – Use Variance  
Applicant: Flagship New Jersey Propco LLC  
Property: 755 S. White Horse Pike Block 50, Lot 1

**6. PUBLIC COMMENTS**

**7. PROFESSIONAL COMMENTS**

**8. BOARD COMMENTS**

**10. ADJOURNMENT**