



AGENDA
BOROUGH OF AUDUBON JOINT LAND USE BOARD
WEDNESDAY, DECEMBER 10, 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:**

MEETING MINUTES

October 8, 2025 Motion by: Second by: All in Favor:

November 12, 2025 Motion by: Second by: All in Favor:

RESOLUTION

Resolution 2025-08 Application of JF Property Management LLC, for use variance relief and bulk variance relief for 305 E. Atlantic Ave, has been denied.

Motion by: Second by: All in Favor

6. **CALENDAR OF NEW BUSINESS:**
 - A. **Application – Bulk Variance**
Applicant: Zachary Hemple
151 E Pine St, Block 18, Lots 17.08

- 7. PUBLIC COMMENTS**
- 8. PROFESSIONAL COMMENTS**
- 9. BOARD COMMENTS**
- 10. ADJOURNMENT**