

**BOROUGH OF AUDUBON
JOINT LAND USE BOARD MEETING MINUTES
October 8, 2025**

PRESENT: Mayor Jakubowski, Commissioner Alemi, Dave Thompson, Mark Owens, Jim Rossell, Jim Kindya, Dan Gaspari, Kevin Moran, Michael Sullivan, Jodi Clark, Matthew Madden, Esquire, Steve Bach, Engineer, Danielle Ingves, Municipal Clerk, Stephanie Jenetta, Acting Deputy Municipal Clerk

ABSENT: Paul Hartstein, Steve Connelly.

NEW BUSINESS:

ROLL CALL VOTE

Mayor Jakubowski Yes
Commissioner Alemi Yes
Dave Thompson Yes
Mark Owens Yes
Jim Rossell Yes
Jim Kindya, Yes
Dan Gaspari Yes
Kevin Moran Yes
Michael Sullivan Yes
Jodi Clark Yes

APPLICATIONS

KYLE ABBOTT & AMANDA HERTLER

The applicants were sworn in and provided testimony for approval of bulk variances for the property located at 504 Walnut Avenue, Audubon New Jersey, 08108.

The meeting was open to the public where no residents appeared.

The application was reviewed and discussed at length.

A motion was made by Dave Thompson and seconded by Dan Gaspari to approve the preliminary application by Kyle Abbott & Amanda Hertler for approval of bulk variances for the property located at 504 Walnut Avenue, Audubon New Jersey, 08106.

ROLL CALL VOTE

Mayor Jakubowski Yes
Commissioner Alemi Yes
Dave Thompson Yes
Mark Owens Yes

Jim Rossell Yes
Jim Kindya, Yes
Dan Gaspari Yes
Kevin Moran Yes
Michael Sullivan Yes
Jodi Clark Yes

G & G LAND HOLDING, INC

Robert A. Gleaner, Esquire of Robert A. Gleaner, P.C. Legal Solutions, attorney for the applicant, G & G Land Holding, Inc was sworn in and provided testimony for the application for use variance relief for the property located at 415 South White Horse Pike, Audubon, New Jersey 08106.

The applicants were sworn in and provided testimony for approval of a use variance for the property located at 415 South White Horse Pike, Audubon, New Jersey 08106.

The meeting was open to the public where no residents appeared.

The application was reviewed and discussed at length.

A motion was made by Dan Gaspari and seconded by Dave Thompson to approve the preliminary application by G & G Land Holding, Inc_ for approval of bulk variances for the property located at 415 South White HorsePike, Audubon New Jersey, 08108.

ROLL CALL VOTE

Mayor Jakubowski - Abstain
Commissioner Alemi - Abstain
Dave Thompson Yes
Mark Owens Yes
Jim Rossell Yes
Jim Kindya, Yes
Dan Gaspari Yes
Kevin Moran Yes
Michael Sullivan Yes
Jodi Clark Yes

JF PROPERTY MANAGEMENT LLC

Robert A. Gleaner, Esquire of Robert A. Gleaner, P.C. Legal Solutions, attorney for the applicant, JF Property Management, LLC was sworn in and provided testimony for the application for Use Variance – Plan for Completeness for the property located at 305 E. Atlantic Ave, Block 58, Lots 4.01 & 4.02, Audubon, New Jersey 08106.

The meeting was open to the public where no residents appeared.

The application was reviewed and discussed at length.

A motion was made by Dave Thompson & seconded by Mark Owens to approve the application for completeness for JF Property Management, LLC for the property located at 305 E. Atlantic Ave, Audubon New Jersey, 08108.

**Mayor Jakubowski - Abstain
Commissioner Alemi - Abstain
Dave Thompson Yes
Mark Owens Yes
Jim Rossell Yes
Jim Kindya, Yes
Dan Gaspari Yes
Kevin Moran Yes
Michael Sullivan Yes
Jodi Clark Yes**

FLAGSHIP NEW JERSEY OPCO, LLC

Damien O. Del Duca, attorney for the applicant, Flagship New Jersey Opco, LLC, was

sworn in and provided testimony for the application for a preliminary major site plan of proposed car wash at 755 S. White Horse Pike, Block 50, Lot 1.

The meeting was open to the public where residents appeared.

The application was reviewed and discussed at length.

A motion was made by Dave Gaspari and seconded by Jim Rossell to approve the preliminary application for

ROLL CALL VOTE

MINUTES: A motion was made by Dave Thompson and seconded by Dan Gaspari to approve the amended minutes of the previous meeting held on June 11, 2025. All members were in favor and the motion carried.

There being no further items, Dave Thompson made a motion to adjourn the meeting, seconded by Mark Owens. All members were in favor, motion was carried, and the meeting was adjourned.

Mayor Jakubowski - Abstain

Commissioner Alemi - Abstain

Dave Thompson - No

Mark Owens - No

Jim Rossell - Yes

Jim Kindya, Yes

Dan Gaspari Yes

Kevin Moran Yes

Michael Sullivan Yes

Jodi Clark Yes