

**BOROUGH OF AUDUBON
JOINT LAND USE BOARD MEETING MINUTES
November 12, 2025**

PRESENT: Mayor Jakubowski, Commissioner Alemi, Dave Thompson, Mark Owens, Jim Kindya, Paul Hartstein, Michael Sullivan, Jodi Clark, Matthew Madden, Esquire, Steve Bach, Engineer, Danielle Ingves, Municipal Clerk, and Stephanie Jennetta, Acting Deputy Municipal Clerk.

ABSENT: Jim Rossell, Steve Connelly, Dan Gaspari, Kevin Moran.

MINUTES: N/A

RESOLUTIONS:

Memorialize the following resolutions from October 8, 2025 meeting:

Resolution 2025-05 – Approval of Bulk Variance

For the property located at 504 Walnut Street, Block 131, Lots 48 & 49.

Motion: Dave Thompson **Second:** Jim Kindya **Roll Call Vote:** All in favor

Resolution 2025-06 – Approval of Use Variance Relief

For the property located at 415 South White Horse Pike, Block 46, Lot 2.05.

Motion: Dave Thompson **Second:** Jim Kindya **Roll Call Vote:** All in favor

Resolution 2025-07 – Approval of Use Variance Relief

For the property located at 755 South White Horse Pike, Block 50, Lots 1, 1.01, 2, 2.01, 3, 3.01 & 22.

Motion: Dave Thompson **Second:** Jim Kindya **Roll Call Vote:** All in favor

APPLICATIONS:

JF PROPERTY MANAGEMENT, LLP

Applicant: JF Property Management, LLP

Property Address: 305 East Atlantic Avenue, Audubon, New Jersey 08106

Block/Lot: 58/4.01 & 4.02

Application: Use Variance and Preliminary and Final Major Site Plan Review

The Joint Land Use Board reviewed the application of JF Property Management, LLP for Use Variance relief and Preliminary and Final Major Site Plan approval for the property located at 305 East Atlantic Avenue, Audubon, New Jersey (Block 58, Lots 4.01 & 4.02). The application had previously been reviewed by the Board on October 8, 2025, at which time it was deemed complete and ready for full hearing.

The Applicant was represented by Robert A. Gleaner, Esq., and presented testimony along with witnesses Frank Zimmer, Samuel J. Agresta, P.E., Nick Kuzowsky, and Nathan B. Mosley, P.E., C.M.E., all duly sworn and qualified as experts.

The proposal involved repurposing an existing two-story masonry building into eleven (11) apartments, adding a third floor and roof decks, and constructing an adjacent parking lot with three spaces and a trash enclosure within the B Business Zoning District.

The Board Engineer, Steve Bach, P.E., provided a detailed review of the submission and potential impacts. He presented all findings and offered a thorough assessment of the application, giving the Board a comprehensive evaluation of the proposed improvements.

During the public comment period, multiple residents, including Gregory Barbye, Roseann Altsiede, Valerie Mayo, Alyssa Wilson, Anne Lyons, Lisa-Marie Varsaci, Siobhan Readding, and Gloria Jensen, expressed opposition. Alyssa Wilson submitted photographs and a police report as exhibits P-1 through P-4.

Following Board deliberation, a motion to approve the application, made by Jim Kindya and seconded by Paul Hartstein, was denied, with two members voting no and the remainder voting yes. Consequently, the Use Variance relief and all associated bulk variances were denied.

ROLL CALL VOTE

Mayor Jakubowski	Abstain
Commissioner Alemi	Abstain
Dave Thompson	Yes
Mark Owens	Yes
Jim Kindya	Yes
Paul Hartstein	Yes
Michael Sullivan	No
Jodi Clark	No

ADJOURNMENT: There being no further items, Jim Kindya made a motion to adjourn the meeting, seconded by Dave Thompson. All members were in favor, motion was carried, and the meeting was adjourned at 9:58 pm.