



**BOROUGH OF AUDUBON  
JOINT LAND USE BOARD MEETING MINUTES  
December 10, 2025**

**PRESENT:** Mayor Jakubowski, Jim Kindya, Jim Rossell, Steve Connelly, Dan Gaspari, Michael Sullivan, Jodi Clark, Matthew Madden, Esquire, Steve Bach, Engineer, Danielle Ingves, Municipal Clerk, and Stephanie Jennetta, Acting Deputy Municipal Clerk.

**ABSENT:** Commissioner Alemi, Dave Thompson, Mark Owens, Paul Hartstein, Kevin Moran

**MINUTES:**

**October 8, 2025**

**Motion:** Mayor Jakubowski

**Second:** Michael Sullivan

**All in Favor:** All

**November 12, 2025**

**Motion:** Jim Kindya

**Second:** Michael Sullivan

**All in Favor:** All

**RESOLUTIONS:**

Memorialize the following resolutions from November 12, 2025 meeting:

**Resolution 2025-08**

**Applicant:** JF Property Management, LLP

**Application:** Use Variance Bulk Variance Relief

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

**Block/Lot:** 58/4.01 & 4.02

**Outcome:** Denied

**Motion:** Jim Kindya

**Second:** Jim Kindya

**All in Favor:** All

**APPLICATIONS:**

**ZACHARY HEMPLE**

**Application:** Bulk Variance

**Applicant:** Zachary Hemple

**Property Address:** 151 E. Pine St., Audubon, New Jersey 08106

**Block/Lot:** 18/17.08

The Joint Land Use Board reviewed the application of Zachary Hemple for bulk variance relief for the property located at 151 E. Pine Street, Audubon, New Jersey 08106 (Block 18, Lot 17.08).

The applicant, Zachary Hemple, and his spouse, Jenna Hemple, co-owners of the subject property, appeared before the Board and were sworn in. Mr. Hemple provided testimony in support of the application requesting bulk variance relief related to the installation of a fence at the property.

The applicant testified that the subject property is a corner lot and, as such, is subject to two front yard setback requirements. Mr. Hemple requested zoning relief to permit the installation of a six (6) foot solid privacy fence, replacing the existing chain-link fence currently located on the property.

The Board Engineer, Steve Bach, P.E., was sworn in and provided a detailed review of the application, presenting his findings to the Board. He testified that the proposed fence setback was determined to be 14.5 feet, which is within the required 15-foot visibility triangle, and therefore complies with all applicable sight-distance standards.

The public portion of the meeting was opened to the public. There being no members of the public present, the public portion was closed.

The Board discussed the application in detail, and the applicant agreed that the fence would be installed on or within the property boundaries.

Following Board deliberation, Jim Kindya made a motion to approve the application for the bulk variance as presented. The motion was seconded by Michael Sullivan. All members voted in favor, and the motion carried. The application was approved subject to the condition that the fence be installed on or within the bounds of the property line.

### **ROLL CALL VOTE**

<b>Mayor Jakubowski</b>	<b>Yes</b>
<b>Commissioner Alemi</b>	<b>Absent</b>
<b>Dave Thompson</b>	<b>Absent</b>
<b>Mark Owens</b>	<b>Absent</b>
<b>Jim Kindya</b>	<b>Yes</b>
<b>Jim Rossell</b>	<b>Yes</b>
<b>Steve Connelly</b>	<b>Yes</b>
<b>Dan Gaspari</b>	<b>Yes</b>
<b>Kevin Moran</b>	<b>Absent</b>
<b>Paul Hartstein</b>	<b>Absent</b>
<b>Michael Sullivan</b>	<b>Yes</b>
<b>Jodi Clark</b>	<b>Yes</b>

**ADJOURNMENT:** There being no further items, Dan Gaspari made a motion to adjourn the meeting, seconded by Jim Kindya. All members were in favor, motion was carried, and the meeting was adjourned.