

BOROUGH OF AUDUBON
JOINT LAND USE BOARD MEETING MINUTES
January 14, 2026

PRESENT: Mayor Jakubowski, Commissioner Alemi, Dave Thompson, Jim Kindya, Steve Connelly, Dan Gaspari, Jodi Clark, Matthew Madden, Esquire, Craig Reilly, Engineer, Danielle Ingves, Administrator, and Stephanie Jennetta, Deputy Clerk.

ABSENT: Mark Owens, Jim Rossell, Paul Hartstein, Kevin Moran, Michael Sullivan

MINUTES:

Memorialize the previous month's meeting minutes:

December 10, 2025

Motion: Dan Gaspari Second: Dave Thompson All in Favor: All

BOARD REORGANIZATION:

1. **Chairperson Election** – Appoint Dave Thompson
Motion: Dan Gaspari Second: Steve Connelly All in Favor: All
2. **Vice-Chairperson Election** – Appoint Mark Owens
Motion: Dave Thompson Second: Steve Connelly All in Favor: All
3. **Secretary Election** – Appoint Stephanie Jennetta
Motion: Mayor Jakubowski Second: Dave Thompson All in Favor: All
4. **Engineer Election** – Appoint Bach and Associates
Motion: Mayor Jakubowski Second: Dave Thompson All in Favor: All
5. **Solicitor Election** – Appoint Matthew Madden, Esquire
Motion: Mayor Jakubowski Second: Dave Thompson All in Favor: All
6. **Meeting Schedule** – Approved
Motion: Dave Thompson Second: Steve Connelly All in Favor: All
7. **Official Newspapers** – Approved Retrospect & Courier Post
Motion: Dave Thompson Second: Commissioner Alemi All in Favor: All

APPLICATIONS:

TRAIN STATION DENTAL, LLC

Application: Completeness Only

Applicant: Train Station Dental, LLC

Property Address: 40 E. Atlantic Avenue Audubon, New Jersey 08106

Block/Lot: 156/1 & 2

The Joint Land Use Board reviewed the application of Train Station Dental, LLC for completeness only, for the property located at 40 E. Atlantic Avenue, Audubon, New Jersey 08106.

The Board Engineer, Craig Reilly, was sworn in and provided a detailed review of the application, presenting his findings to the Board. There were no objections. He recommended that the Board approve the waiver for completeness only.

Following Board deliberation, Jodi Clark made a motion to deem the application complete as presented. The motion was seconded by Jim Kindya. All members voted in favor, and the motion carried.

ROLL CALL VOTE

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

FLAGSHIP NEW JERSEY OPCO, LLC

Application: Completeness Only

Applicant: Flagship New Jersey OPCO, LLC

Property Address: 755 S. White Horse Pike Audubon, New Jersey 08106

Block/Lot: 50/1, 1.01, 2.01, 3.01 & 22

The Joint Land Use Board reviewed the application of Flagship New Jersey OPCO, LLC for completeness only, for the property located at 755 S. White Horse Pike, Audubon, New Jersey 08106.

The Board Engineer, Craig Reilly, was sworn in and provided a detailed review of the application, presenting his findings to the Board. He recommended that the Board deny the waiver, as the application was deemed incomplete. The required noise study had not been included in the submission and must be provided in accordance with the conditions of the use variance.

Following Board deliberation, Jodi Clark made a motion to deny the application for completeness as presented. The motion was seconded by Dave Thompson. All members voted in favor, and the motion carried.

ROLL CALL VOTE

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

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