

COMMISSIONERS' MEETING MINUTES

February 17, 2026

7:00 p.m.

Mayor Jakubowski called the meeting to order.

MAYOR JAKUBOWSKI READ THE FOLLOWING STATEMENT: "Notice of this meeting has been provided in a legal notice published in the Courier Post and the Retrospect; and posted in accordance with Title 10 of the New Jersey Statutes Annotated, specifying a 7:00 p.m. meeting time; and that formal action may or may not be taken at all Caucus and Commissioners' meetings".

Those in attendance: Mayor Jakubowski, Commissioner Wendell, Commissioner Alemi, Solicitors Sal Siciliano and Jennifer McPeak, Borough Administrator/Municipal Clerk Danielle Ingves, Randolph Callaway, Superintendent Public Works & Police Chief David Bauer, and Chloe Bach, Bach Associates

Mayor Jakubowski led the audience in the Flag Salute.

Meeting Minutes Approval: 02-10-26 Special Meeting/Public Hearing Green Acres Grant. The foregoing motion was made by Commissioner Wendell, seconded by Commissioner Alemi. All in favor motion carried.

ORDINANCES:

2026-01 AN ORDINANCE ADDING ARTICLE XIII OF THE BOROUGH OF AUDUBON TO PROVIDE FOR THE COLLECTION OF DEVELOPMENT FEES IN SUPPORT OF AFFORDABLE HOUSING AS PERMITTED BY THE NEW JERSEY FAIR HOUSING ACT.

First Reading February 17, 2026

Second Reading/Public Hearing March 12, 2026

The foregoing motion to introduce was made by Commission Wendell and seconded by Commissioner Alemi. Unanimous roll call vote.

2026-02 AN ORDINANCE ESTABLISHING AFFORDABLE HOUSING INCLUSIONARY MID-RISE FAMILY APARTMENT OVERLAY OF THE LAND DEVELOPMENT ORDINANCE OF THE BOROUGH TO ADDRESS THE REQUIREMENTS OF THE FAIR HOUSING ACT REGARDING COMPLIANCE WITH THE BOROUGH'S AFFORDABLE HOUSING OBLIGATIONS

First Reading February 17, 2026

Second Reading/Public Hearing March 12, 2026

The foregoing motion to introduce was made by Commission Wendell and seconded by Commissioner Alemi. Unanimous roll call vote.

2026-03

AN ORDINANCE ESTABLISHING AFFORDABLE HOUSING INCLUSIONARY GARDEN FAMILY APARTMENT OVERLAY OF THE LAND DEVELOPMENT ORDINANCE OF THE BOROUGH TO ADDRESS THE REQUIREMENTS OF THE FAIR HOUSING ACT REGARDING COMPLIANCE WITH THE BOROUGH'S AFFORDABLE HOUSING OBLIGATIONS

First Reading February 17, 2026

Second Reading/Public Hearing March 12, 2026

The foregoing motion to introduce was made by Commission Alemi and seconded by Commissioner Wendell. Unanimous roll call vote.

2026-04

AN ORDINANCE ESTABLISHING AFFORDABLE HOUSING PROCEDURAL AND ELIGIBILITY REQUIREMENTS OF THE LAND DEVELOPMENT ORDINANCE OF THE BOROUGH TO ADDRESS THE REQUIREMENTS OF THE FAIR HOUSING ACT AND THE UNIFORM HOUSING AFFORDABILITY CONTROLS (UHAC) REGARDING COMPLIANCE WITH THE BOROUGH'S AFFORDABLE HOUSING OBLIGATIONS

First Reading February 17, 2026

Second Reading/Public Hearing March 12, 2026

The foregoing motion to introduce was made by Commission Wendell and seconded by Commissioner Alemi. Unanimous roll call vote.

Clarification for meetings: Joint Land Use Board is on Wednesday, March 11, 2026 at 7:00 pm and the Borough's Special Meeting is Thursday, March 12, 2026 at 5:00 pm.

RESOLUTIONS:

2026-59 Authorizing the Payment of Bills for the Month of February 2026. The foregoing motion was made by Commissioner Alemi and seconded by Commissioner Wendell. Unanimous roll call vote.

2026-60 Authorizing refund payment of the 1st Quarter 2026 Property Taxes for block 152.001/31 due to duplicate payment. The foregoing motion was made by Commissioner Wendell and seconded by Commissioner Aleml. Unanimous roll call vote.

2026-61 Authorizing refund payment of 1st Quarter 2026 Property Taxes for block 87, lot 3 due totally disabled veteran exemption. The foregoing motion was made by Mayor Jakubowski and seconded by Commissioner Wendell. Unanimous roll call vote.

2026-62 Authorizing refund payment of the first quarter 2026 Property Taxes for block 39, lot 27 due to duplicate payment. The foregoing motion was made by Commissioner Wendell and seconded by Commissioner Alemil. Unanimous roll call vote.

2026-63 Appointing Danielle Ingves as the Municipal Housing Liaison The foregoing motion was made by Mayor Jakubowski and seconded by Commissioner Wendell. Unanimous roll call vote.

2026-64 Appointing TRIAD as Administrative Agent The foregoing motion was made by Mayor Jakubowski and seconded by Commissioner Wendell. Unanimous roll call vote.

2026-65 Referring IFMA Overlay to Planning Board for Master Plan Consistency Review The foregoing motion was made by Mayor Jakubowski and seconded by Commissioner Wendell. Unanimous roll call vote.

2026-66 Referring IFGA Overlay to Planning Board for Master Plan Consistency Review The foregoing motion was made by Mayor Jakubowski and seconded by Commissioner Wendell. Unanimous roll call vote.

2026-67 Referring Affordable Housing Ordinance to Planning Board for Master Plan Consistency Review The foregoing motion was made by Mayor Jakubowski and seconded by Commissioner Wendell. Unanimous roll call vote.

2026-68 Referring Development Fee Ordinance to Planning Board for Master Plan Consistency Review. The foregoing motion was made by Mayor Jakubowski and seconded by Commissioner Wendell. Unanimous roll call vote.

2026-69 Adopting the Affordability Assistance Manual The foregoing motion was made by Mayor Jakubowski and seconded by Commissioner Alemi. Unanimous roll call vote.

2026-70 Adopting the Spending Plan for Affordable Housing The foregoing motion was made by Mayor Jakubowski and seconded by Commissioner Alemi. Unanimous roll call vote.

2026-71 Adopting the Affirmative Marketing Plan The foregoing motion was made by Mayor Jakubowski and seconded by Commissioner Alemi. Unanimous roll call vote.

OPEN SESSION: Commissioner Wendell made a motion to open the meeting to the public; seconded by Commissioner Alemi. All in favor motion carried.

Elaine Bruynell, 18 Dowling Ave, wanted to thank the police for having the cars moved on Friday mornings for her street cleaning a couple of years ago. People are back to not moving them again, however. She also asked if the parking signs could be replaced.

Commissioner Wendell made a motion to close the meeting to the public; seconded by Commissioner Alemi. All in favor motion carried.

COMMISSIONER REPORTS:

COMMISSIONER WENDELL – I want to start by thanking everyone who provided input on the Family Park planning process. We truly appreciate the feedback and engagement from the community. We're looking forward to officially submitting the Green Acres grant application and then hearing back after review as to whether we've been awarded the funding. We're hopeful and grateful for the support shown so far. The Audubon Celebration Committee (ACC) met last week, and we are actively planning our upcoming events. We truly need volunteers. Even a few hours makes a difference. Please follow the Borough website for details on how to get involved — we'd love to have you. Lastly, a reminder to residents to please remove snow from your sidewalks and vehicles. Snow should be cleared within 24 to 48 hours of a storm, and here we are more than a week later with sidewalks and vehicles still covered. This creates safety concerns and makes it difficult for Public Works to properly clear and maintain our streets. Please take a few minutes to clear your vehicles — it helps everyone. Thank you.

COMMISSIONER ALEMI – Announcement that on March 20 there will be an event hosted by our Tax Collector and Deputy Tax Collector to assist our residents regarding the tax relief/overview of NJ programs (Senior Freeze and ANCHOR). As a newly 65+, I received my packet summarizing Senior Freeze for those born in 1960 or earlier. ANCHOR program is available to homeowners or renters based on residency as of October of the prior year. The packet consolidates necessary information to streamline the process after last year's confusion. Our tax office's intention is to promote programs widely and will connect with our Young at Heart group as well. Thank you to Linda and Megan for planning this event.

MAYOR JAKUBOWSKI – Acknowledged DPW, police and office efforts during cold weather; two months into the new administrator's tenure with stable operations. In anticipation with the cold weather next week, please stay safe.

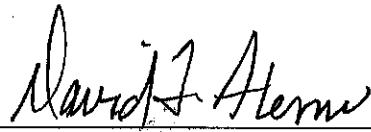
Motion was made to adjourn by Commissioner Wendell, seconded by Commissioner Alemi. All in favor motion carried. Meeting adjourned at 7:25 P.M.



MAYOR ROBERT JAKUBOWSKI

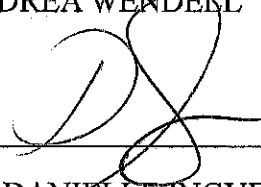


COMMISSIONER ANDREA WENDELL



COMMISSIONER DAVID F. ALEMI

ATTEST:



DANIELLE INGVES, MUNICIPAL CLERK

DATE:

March 3, 2026