

BOROUGH OF AUDUBON
JOINT LAND USE BOARD MEETING MINUTES
February 11, 2026

PRESENT: Mayor Jakubowski, Commissioner Alemi, Mark Owens, Dave Thompson (7:10pm), Jim Rossell, Steve Connelly, Jim Kindya, Michael Sullivan, Dan Gaspari, Jodi Clark, Craig Reilly, Esquire, Steve Bach, Engineer, Danielle Ingves, Municipal Clerk, and Stephanie Jenetta, Deputy Municipal Clerk.

ABSENT: Paul Hartstein, Kevin Moran.

MINUTES: The minutes of the January 14, 2026, meeting were unanimously adopted.

Motion: Dave Thompson Second: Jodi Clark Roll Call Vote: All in favor

RESOLUTIONS: The following resolutions were adopted at the January 14, 2026 meeting

RESOLUTION 2025-09 Approval of Bulk Variances for the property located at 151 East Pine Street

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

RESOLUTION 2026-A Memorialization of various reorganization actions of the Board

Motion: Dave Thompson Second: Steve Connolly Roll Call Vote: All in favor

APPLICATIONS:

TRAIN STATION DENTAL, LLC

Application: Use Variance & Final Major Site Plan Review

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 Use Variance Relief for the property located at 40 E. Atlantic Avenue, Audubon, New Jersey 08106 (Block 156, Lots 1 & 2). The application was previously reviewed by the Board on January 14, 2026, at which time it was deemed complete.

The applicant, property owner and dentist John Savon, who has owned and operated the practice since 1995, provided testimony. He was accompanied by Michael Westfield, who was duly sworn and qualified as an expert in architecture and prepared the plans for the 2024 expansion, and Luke Grabiak, Esq., of Del Duca Lewis & Berra, attorney for the applicant.

The proposal involves modifications to the building, including an addition to create a new patient treatment room and an upper-floor office. Although the dental office is located within a residential district, it has not operated as a residential use since its establishment in 1983. The surrounding properties are predominantly commercial in nature. Testimony was provided that the property is particularly suited for use as a dental office, and the proposed expansion is intended to accommodate the growing business and reduce patient wait times.

The Board Engineer, Steve Bach, P.E., provided a detailed review of the submission and addressed potential impacts. He presented his findings and offered a comprehensive evaluation of the proposed improvements, including the installation of a stormwater drainage system and a walkway from Merchant Street to the building entrance.

The public portion of the meeting was opened, no members of the public voiced objections.

Following Board deliberation, Michael Sullivan made a motion to approve the application for the bulk variance as presented. The motion was seconded by Jim Kindya. All members voted in favor, and the motion carried unanimously.

ROLL CALL VOTE

Mayor Jakubowski	Abstain
Commissioner Alemi	Abstain
Mark Owens	Yes
Jim Rossell	Yes
Steve Connelly	Yes
Jim Kindya	Yes
Michael Sullivan	Yes
Dan Gaspari	Yes
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, concerning the property located at 755 S. White Horse Pike, Audubon, New Jersey 08106.

The Board Engineer, Stephen Bach, was sworn in and provided a detailed review of the application, presenting his findings to the Board. He recommended that the Board approve the waiver for completeness only.

The public portion of the meeting was opened, no members of the public voiced objections.

Following Board deliberation, Dan Gaspari moved to deem the application complete as presented, seconded by Dave Thompson. All members present at the January meeting voted in favor. The application was added to the March meeting agenda.

Mayor Jakubowski	Yes
Commissioner Alemi	Yes
Dave Thompson	Yes
Steve Connelly	Yes
Jim Kindya	Yes
Dan Gaspari	Yes
Jodi Clark	Yes

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 7:48 pm.