

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

PRESENT: Mayor Jakubowski, Commissioner Alemi, Steve Connelly, Dan Gaspari, Paul Hartstein, Mark Owens, Jim Rossell, Dave Thompson, Michael Sullivan, Kevin Moran, Jodi Clark, Matthew Madden, Esquire, Steve Bach, Engineer, Chloe Bach, PP, AICP, Danielle Ingves, Municipal Clerk, and Stephanie Jennetta, Deputy Municipal Clerk.

ABSENT: Jim Kindya

APPLICATIONS:

LANEE ROSADO

APPLICATION: Bulk Variance

APPLICANT: Lanee Rosado

PROPERTY ADDRESS: 517 Audubon Ave Audubon, New Jersey 08106

BLOCK/LOT: 148.03/14

The Joint Land Use Board reviewed an application concerning the property located at 517 Audubon Avenue, Audubon, New Jersey 08106, involving Lanee Rosado's request for approval to install a residential pool with associated variances. Ms. Rosado was duly sworn in. The applicant requested relief for lot coverage, proposing 53% where 40% is permitted (with the existing coverage currently at 43.5%), and for pool location, as a portion of the proposed pool would fall within the side yard as defined by ordinance. Ms. Rosado explained that the pool would be a saltwater pool installed for health reasons and for family and retirement use, and that the area would be enclosed with six-foot vinyl fencing. The side yard encroachment was discussed as part of the variance request.

The Board Engineer, Mr. Bach, summarized his review in a short letter dated March 6, noting that variance relief was required for both the increased lot coverage and the pool's side yard location. Due to the increase in impervious coverage to 53%, he recommended the installation of a stormwater recharge system, such as a stone pit or perforated cylinders, to manage runoff. The applicant agreed to provide a stormwater infiltration system consistent with the engineer's review.

During Board discussion and public comment, no members of the public came forward to speak. The Board reviewed the requested variances with conditions, requiring the applicant to submit a grading plan and stormwater infiltration plans capable of storing the runoff associated with the difference between the permitted 40% impervious coverage and the proposed 53% coverage. All plans are subject to review and approval by Mr. Bach.

Following Board deliberation, Dave Thompson made a motion to approve the application for the bulk variance, which was seconded by Dan Gaspari. All members voted in favor, and the motion carried unanimously.

ROLL CALL VOTE

Mayor Jakubowski	Yes
Commissioner Alemi	Yes
Steve Connelly	Yes
Dan Gaspari	Yes

Paul Hartstein	Yes
Mark Owens	Yes
Jim Rossell	Yes
Dave Thompson	Yes
Michael Sullivan	Yes
Kevin Moran	Yes
Jodi Clark	Yes

DANIELLE MCGRATH HEADLEY

APPLICATION: Bulk Variance

APPLICANT: Danielle McGrath Headley

PROPERTY ADDRESS: 417 Cedarcroft Ave Audubon, New Jersey 08106

BLOCK/LOT:106/2

The Joint Land Use Board reviewed an application submitted by Danielle McGrath Headley requesting approval to install a residential pool with associated variances at her residence located at 417 Cedarcroft Avenue, Audubon, New Jersey 08106. Ms. McGrath Headley explained that she has been an Audubon resident since 2001, is active in the community as a volunteer, and is investing in improvements to her home for retirement rather than purchasing a vacation property. The applicant requested variances for impervious coverage, proposing 49.2% where 40% is permitted, and for pool placement within the side yard because the pool would not be fully located behind the home. In addition, a side yard setback of 8 feet was proposed where 17.2 feet is required. The property contains two side yards abutting residential properties and is currently enclosed by an existing six-foot vinyl fence.

It was recommended that the variances be approved with conditions, including installation of a stormwater infiltration system sized to accommodate the water quality volume associated with the difference between the proposed 49.2% impervious coverage and the 40% permitted coverage. The applicant was also required to submit a grading and drainage plan with stormwater calculations, and to comply with the recommendations outlined in Mr. Bach’s review letter dated March 6, 2026. The applicant agreed to design the infiltration system and submit updated drawings consistent with these requirements.

The public portion of the meeting was opened, and no members of the public voiced objections. Following Board discussion, a motion to approve the application was made by Dan Gaspari and seconded by Dave Thompson. All members voted in favor, and the motion carried unanimously.

ROLL CALL VOTE

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

FLAGSHIP NEW JERSEY OPCO, LLC

APPLICATION: Final Major Site Plan with Bulk Variances

APPLICANT: Flagship New Jersey Opco, LLC

PROPERTY ADDRESS: 755 S. White Horse Pike Audubon, New Jersey 08106

BLOCK/LOT: 50/1, 1.01, 2, 2.01, 3, 3.01 & 22

The Joint Land Use Board reviewed the final major site plan application for Flagship Car Wash (Flagship New Jersey Opco LLC), located at 755 South White Horse Pike, at the northeast corner of Kings Highway and White Horse Pike in the B zoning district. Commissioners Alemi and Mayor Jakubowski abstained from voting.

The applicant, represented by Damien Del Duca of Del Duca, Lewis, & Berr Law Firm, was sworn in. The site consists of a vacant former pharmacy building, and a prior use variance was granted on October 8, 2025, with the resolution adopted November 12, 2025 (No. 2025-07). The application sought site plan approval to address zoning and design standards, which largely complies with a few minor bulk variances required due to existing conditions, signage, and loading zones. The Board accepted Mr. Bach's review letter dated March 5, 2026, and the applicant agreed to comply with its recommended conditions. Exhibits presented included aerial photographs, site plans, signage renderings, architectural drawings, floor plans, evidence of pre-2004 site disturbance, and drone photographs from prior hearings.

Judy Knop, sworn in, summarized operations, noting entry via two pay kiosks for members and staff-assisted payment for non-members, a belted wash tunnel allowing customers to remain in their vehicles, and post-wash options including direct exit, vacuum stalls, or circulation to dry belts for interior cleaning. Staffing averages 10–12 employees, peaking at approximately 18, with 12 dedicated employee parking spaces and vacuum stalls serving as overflow.

Mr. Lazzo, sworn in as civil engineer, described repurposing of the existing building and parking areas, access via the existing highway and right-in/right-out on White Horse Pike, and residential buffers with landscaping and a six-foot-high PVC fence. Updates since the prior variance included widened employee spaces, concrete between the southern building face and vacuum spaces, a compliant lighting plan, minor trash enclosure changes, and a proposed brick enclosure. Zoning variances include a rear yard setback of 47.1 ft (50 ft required), impervious coverage of 76% (maximum 75%), front yard parking, and no dedicated loading zone.

Michael Dick, sworn in as acoustical engineer, addressed NJDEP noise compliance, noting operating hours of 8 a.m. to 8 p.m. and modeled property line noise of 58–64 dBA, below permitted limits. Noise-control measures include silencers, 8-ft exit doors, absorptive panels, and signage.

John McDonough, PP, AICP, provided planning testimony confirming that building height, coverage, and setbacks largely comply, minor variances are compatible with the surrounding commercial context, and both C1 and C2 variance criteria are satisfied. Signage includes two building signs (121 sq ft on Kings Highway and 80 sq ft on White Horse Pike) and re-facing of an existing corner pylon sign.

Public concerns regarding proximity to residential areas, signage heights, operating hours, lighting, noise, and employee parking were addressed. The applicant clarified that vacuums operate only during business hours, lighting is fully shielded, and vacuum stalls serve as overflow. Conditions of approval include compliance with Mr. Bach's letter, submission of a sanitary sewer flow study, obtaining all required permits, noting sound attenuation measures on elevations, relocating transformers as permitted, meter vault adjustments, repaving all on-site paving, and installing noise-control signage, all subject to review and approval by the Board Engineer.

Following a motion by Steve Connelly, seconded by Jim Rossell, a roll call vote recorded all affirmative votes, and the site plan and requested relief were approved.

ROLL CALL VOTE

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

RESOLUTIONS: The following resolutions were adopted at the February 11, 2026 meeting

RESOLUTION 2026-01 Train Station Dental, LLC

Motion: Mark Owens Second: Jim Rossell Roll Call Vote: All in favor

RESOLUTION 2026-B Adopt Amended Housing Element and Fair Share Plan

Motion: Dave Thompson Second: Mark Owens Roll Call Vote: All in favor

RESOLUTION 2026-C Adopt Ordinance 2026-01 for Master Plan Consistency

Roll Call Vote: All in favor

RESOLUTION 2026-D Adopt Ordinance 2026-02 for Master Plan Consistency

Roll Call Vote: All in favor

RESOLUTION 2026-E Adopt Ordinance 2026-03 for Master Plan Consistency

Roll Call Vote: All in favor

RESOLUTION 2026-F Adopt Ordinance 2026-04 for Master Plan Consistency

Roll Call Vote: All in favor

MINUTES: The minutes of the February 11, 2026, meeting were unanimously adopted.

Motion: Dave Thompson Second: Mark Owens Roll Call Vote: All in favor

ADJOURNMENT: There being no further business, Dave Thompson made a motion to adjourn the meeting, which was seconded by Jodi Clark. All members voted in favor, and the motion carried. The meeting was adjourned at 8:33 p.m.