



**AGENDA**  
**BOROUGH OF AUDUBON JOINT LAND USE BOARD**  
**WEDNESDAY, May 13, 2026, 7:00 PM**

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **OPEN PUBLIC MEETINGS ACT**

Notice of this meeting has been provided in accordance with the Open Public Meetings Act, including posting the meeting time and agenda, filing the agenda with the Borough Clerk, and publishing notice in *The Retrospect* and the *Courier Post*.

4. **ROLL CALL**
5. **CALENDAR OF NEW BUSINESS:**

- A. **APPLICATION:** Bulk Variance  
**APPLICANT:** Mark Watson  
**PROPERTY ADDRESS:** 29 Beloit Ave Audubon, NJ 08106  
**BLOCK/LOT:** 65/6
- B. **APPLICATION:** Bulk Variance  
**APPLICANT:** Andrew Schmidt  
**PROPERTY ADDRESS:** 127 Carlisle Rd Audubon, NJ 08106  
**BLOCK/LOT:** 41/14

6. **CALENDAR OF OLD BUSINESS:**

- A. **MOTION TO APPROVE THE MEETING MINUTES:** April 8, 2026

MOTION BY:                      SECOND BY:                      ALL IN FAVOR:

- B. **RESOLUTIONS**

- a. **Resolution 2026-05** – Fenton’s Dream, LLC  
Memorializing approval of an amended conditional use variance and preliminary and final major site plan for 263 S. White Horse Pike

7. **PUBLIC COMMENTS**

**8. PROFESSIONAL COMMENTS**

**9. BOARD COMMENTS**

**10. ADJOURNMENT**

MOTION BY:

SECOND BY:

TIME: