

BOROUGH OF AUDUBON
JOINT LAND USE BOARD MEETING MINUTES
April 8, 2026

PRESENT: Mayor Jakubowski, Commissioner Alemi, Steve Connelly, Dan Gaspari, Jim Rossell, Jim Kindya, Dave Thompson, Michael Sullivan, Kevin Moran, Matthew Madden, Esquire, Steve Bach, Engineer, Danielle Ingves, Municipal Clerk, and Stephanie Jenetta, Deputy Municipal Clerk.

ABSENT: Paul Hartstein, Mark Owens, Jodi Clark

APPLICATIONS:

FENTON'S DREAM LLC

APPLICATION: Amended Conditional Use Variance; Amended Preliminary and Final Site Plan Approval

APPLICANT: Michael Valianti

PROPERTY ADDRESS: 263 S White Horse Pike Audubon, New Jersey 08106

BLOCK/LOT: 32/12

The Joint Land Use Board considered the application of Fenton's Dream for property located at 263 South White Horse Pike, seeking amended conditional use variance relief and amended preliminary and final site plan approval. Attorney Paul Dougherty appeared on behalf of the applicant, along with Michael Valianti, M.P.A., and engineer William Cujdik. Mr. Dougherty explained that the application is a revision of a proposal previously approved by the Board, modifying the design from a two-story townhome development to a three-story structure and increasing each unit from two bedrooms to three bedrooms.

Testimony was provided regarding the revised floor plans. The first floor will consist of a living room, dining room, kitchen, and powder room. The second floor will include a bedroom, bathroom, and washer/dryer area. The newly proposed third floor will contain an additional bedroom, bathroom, and enclosed space for mechanical equipment and limited storage. The applicant confirmed that the development will remain a three-unit complex, that no attic space will be used or converted into habitable space, and that parking will remain unchanged at eight spaces, which complies with requirements.

The applicant further agreed to comply with all conditions outlined in the Board Engineer's review. The Board Engineer referenced the review letter dated April 2, 2026, noting that final floor plans for the revised three-story model should be submitted and that the plans must reflect that no attic space will be habitable. The Floor Area Ratio was provided and was determined to be compliant with ordinance requirements. The variance request was updated to reflect the change from a two-story to a three-story structure, and the applicant agreed to address all remaining comments, including those related to stormwater management.

The application was opened to the public, and with no comments received, the public portion was closed. The Board then considered the request for amended conditional use variance relief and amended preliminary and final site plan approval.

A motion to approve the application was made and seconded. Upon roll call, all members present voted in favor of the application, and the motion carried. The meeting proceeded with no further discussion on this matter.

ROLL CALL VOTE

Mayor Jakubowski	Abstain
Commissioner Alemi	Abstain
Steve Connelly	Yes
Dan Gaspari	Yes
Jim Kindya	Yes
Jim Rossell	Yes
Dave Thompson	Yes
Michael Sullivan	Yes
Kevin Moran	Yes

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

RESOLUTION 2026-02 517 Audubon Ave Audubon, New Jersey 08106

Motion: Dave Thompson Roll Call Vote: All in favor

RESOLUTION 2026-03 417 Cedarcroft Ave Audubon, New Jersey 08106

Motion: Dave Thompson Roll Call Vote: All in favor

RESOLUTION 2026-04 Flagship New Jersey Opco, LLC

Motion: Dave Thompson Roll Call Vote: All in favor

MINUTES: The minutes from the March 11, 2026 meeting were unanimously adopted.

Motion: Dave Thompson Roll Call Vote: All in favor

ADJOURNMENT: There being no further business, Dave Thompson made a motion to adjourn the meeting. The meeting was adjourned at 8:16 p.m.