

BOROUGH OF AUDUBON
JOINT LAND USE BOARD MEETING MINUTES
May 22, 2026

PRESENT: Mayor Jakubowski, Commissioner Alemi, Jim Kindya, Mark Owens, Jim Rossell, Michael Sullivan, Kevin Moran, Jodi Clark, Matthew Madden, Esquire, Steve Bach, Engineer, Danielle Ingves, Municipal Clerk, and Stephanie Jennetta, Deputy Municipal Clerk.

ABSENT: Steve Connelly, Dan Gaspari, Paul Hartstein, Dave Thompson

APPLICATIONS:

MARK WATSON

APPLICATION: Bulk Variance

APPLICANT: Mark Watson

PROPERTY ADDRESS: 29 Beloit Ave Audubon, NJ 08106

BLOCK/LOT: 65/6

During the meeting, the Board reviewed an application submitted by Mark and Danielle Watson requesting variances related to the construction of an in-ground swimming pool at 29 Beloit Avenue. The applicants were sworn in and testified that the request was necessitated by physical limitations and safety concerns associated with their existing above-ground pool. Both applicants explained that they work physically demanding jobs and have sustained injuries that make accessing the pool by ladder difficult and unsafe. They further noted that several family members and guests are aging, creating additional accessibility concerns. The proposed in-ground pool would allow direct access from the deck into the pool area, significantly improving safety and usability.

The Board reviewed the requested variances and existing property conditions. Current lot coverage is approximately 45%, and the proposed improvements would increase overall coverage. To help offset this increase, the applicants proposed removing an existing shed and rear patio. The area currently occupied by the shed would be repurposed to accommodate pool filtration equipment.

A total of three variances were identified for consideration, including relief related to lot coverage requirements. Engineering and construction-related matters were also discussed. The Board noted that silt fencing must be installed around all disturbed areas to prevent runoff and sediment from impacting neighboring properties. It was further noted that the applicant's engineer may be required to design an appropriate stormwater management solution, potentially including the installation of a landscape retaining wall.

Board representatives advised that comments and questions would be provided to the applicants and their engineer for review and response prior to formal resubmission, thereby eliminating the need for an additional hearing.

Mayor Rob Jakubowski recused himself from discussion and voting because he was included on the 200-foot notification list.

During the public comment portion of the hearing, Mr. Schmidt spoke in support of the application.

Following discussion, a motion was made and seconded to approve the application, subject to the identified engineering requirements and the submission of revised plans addressing all outstanding comments. The motion carried.

ROLL CALL VOTE

Mayor Jakubowski	Abstain
Commissioner Alemi	Yes
Jim Kindya	Yes
Mark Owens	Yes
Jim Rossell	Yes
Michael Sullivan	Yes
Kevin Moran	Yes
Jodi Clark	Yes

ANDREW SCHMIDT

APPLICATION: Bulk Variance

APPLICANT: Andrew Schmidt

PROPERTY ADDRESS: 127 Carlisle Rd Audubon, NJ 08106

BLOCK/LOT: 41/14

During the meeting, the Board reviewed an application submitted by Andrew Schmidt requesting variances related to the construction of an in-ground swimming pool at 127 Carlisle Avenue.

Mr. Schmidt was sworn in and testified that the proposed pool was intended to enhance the family's enjoyment of the property and provide a space for entertaining family and friends. He stated that he has been a resident of Audubon for approximately ten years, has three children, and intends to remain in the home long-term. He explained that the backyard is designed as an entertainment-focused space and currently contains an above-ground pool. The proposed in-ground pool would improve accessibility, better accommodate gatherings, and complete the overall backyard design.

The Board reviewed the requested variances and existing property conditions. Current lot coverage on the property is approximately 50%, and the proposed improvements would increase overall lot coverage. A total of three variances were identified for consideration, including relief related to lot coverage requirements.

Engineering and construction-related concerns were also discussed. It was noted that the applicant's engineer may be required to design an appropriate stormwater management solution, including measures to address runoff and the infiltration of the required water quality storm event. The applicant stated that he had no objections to the engineer's review letter or its requirements. As part of the application review process, the applicant was directed to submit a grading plan containing additional engineering details.

During the public comment portion of the hearing, John Polerio of 47 Beloit Avenue was sworn in. It was determined that the notice he received pertained to the previous application heard by the Board and not the current matter. No other members of the public came forward to comment, and the public portion of the hearing was subsequently closed.

Following discussion, a motion was made and seconded to approve the application, subject to the identified engineering requirements and the submission of revised plans addressing all outstanding comments. The motion carried.

ROLL CALL VOTE

Mayor Jakubowski	Yes
Commissioner Alemi	Yes
Jim Kindya	Yes
Mark Owens	Yes
Jim Rossell	Yes
Michael Sullivan	Abstain
Kevin Moran	Yes
Jodi Clark	Yes

RESOLUTIONS: The following resolutions were adopted at the meeting.

RESOLUTION 2026-05 – Fenton’s Dream

Motion: Michael Sullivan Second: Jim Kindya Roll Call Vote: All in favor

MINUTES: All members present voted in favor of the resolution. The motion carried.

Motion: Michael Sullivan Second: Kevin Moran Roll Call Vote: All in favor

ADJOURNMENT: There being no further business before the Board, a motion to adjourn was made and duly seconded. The motion carried, and the meeting was adjourned at 8:32 p.m.