

**BOROUGH OF AUDUBON
JOINT LAND USE BOARD MEETING MINUTES
June 10, 2026**

PRESENT: Mayor Jakubowski, Commissioner Alemi, Jim Kindya, Mark Owens, Jim Rossell, Dave Thompson, Michael Sullivan, Kevin Moran, Jodi Clark, Matthew Madden, Esq., Craig Reilly, P.E., Engineer, Danielle Ingves, Administrator, and Stephanie Jennetta, Board Secretary.

ABSENT: Steve Connelly, Dan Gaspari, Paul Hartstein

APPLICATIONS:

LONGO HOMES, LLC

APPLICATION: Use Variance Review

APPLICANT: Longo Homes, LLC

PROPERTY ADDRESS: 256 S. White Horse Pike

BLOCK/LOT: 57/21

The Board acknowledged receipt of an application from Longo Homes LLC concerning the property located at 256 South White Horse Pike, New Jersey, and conducted a use variance review.

Craig Reilly, P.E., C.M.E., Associate of Bach Associates, presented his findings and recommended that the application be deemed incomplete.

Matthew Madden, Esq., attorney to the Board, announced that the application would be adjourned to the July 8 meeting, at which time the Board will hear the use variance application. It was further stated on the record that no additional public notice will be required or issued for the July 8 hearing.

Following discussion, a motion was made by Mark Owens to deem the application incomplete. The motion was seconded by Jodi Clark and passed unanimously.

ROLL CALL VOTE

Mayor Jakubowski	Abstain
Commissioner Alemi	Abstain
Jim Kindya	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 meeting.

RESOLUTION 2026-06 – Mark Watson: 29 Beloit Ave Audubon, NJ 08106

Motion: Mark Owens Second: Michael Sullivan Roll Call Vote: All in favor

RESOLUTION 2026-07 – Andrew Schmidt: 127 Carlisle Rd Audubon, NJ 08106

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

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

Motion: Michael Sullivan Second: Mark Owens Roll Call Vote: All in favor

ADJOURNMENT: There being no further business before the Board, a motion to adjourn was made by Dave Thompson and duly seconded by Jim Kindya. The motion carried, and the meeting was adjourned at 7:07 p.m.