

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

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

ABSENT: Steve Connelly, Paul Hartstein, Jim Rossell, Michael Sullivan

APPLICATIONS:

AUTHORIZED APPLICANT

APPLICATION: **Bulk Variance**

APPLICANT: **Authorized Applicant**

BLOCK/LOT: **94/22**

The Board acknowledged receipt of the application, and the applicant was duly sworn.

The applicant testified that he and his family have resided at the property for approximately three years and proposed improvements to the rear yard, including replacing the existing nonconforming deck with a smaller deck, constructing a covered patio, regrading the yard, removing approximately 450 square feet of asphalt driveway, and installing a stormwater infiltration system. The applicant acknowledged that variance relief was required but testified that the proposed improvements would reduce the property's overall impervious coverage.

The applicant addressed the Board Engineer's review comments by providing additional details regarding the proposed patio, confirming that the area beneath the deck would remain grass or earth, and stating that the silt fence locations would be shown on the grading plan. Board Engineer Steve Bach advised that a grading and drainage plan would be required as a condition of approval.

The Board discussed the requested variances for lot coverage, building coverage, and setbacks for the proposed patio, shed, and sauna. Following discussion, the applicant amended the application by reducing the size of the covered patio to comply with the required setbacks and relocating the sauna to eliminate the requested setback variances. As amended, the application required variance relief only for lot coverage, building coverage, and the side yard setback for the relocated shed.

The Chairman opened the meeting to the public. Hearing no comments, the public portion was closed.

A motion to approve the application, as amended, was made by Jim Kindya and seconded by Dave Thompson, subject to submission of revised plans and a grading and drainage plan acceptable to the Board Engineer. The motion carried by roll-call vote.

ROLL CALL VOTE

Mayor Jakubowski
Commissioner Alemi
Dan Gaspari

Abstain
Yes
Yes

Jim Kindya	Yes
Mark Owens	Yes
Dave Thompson	Yes
Jodi Clark	Yes

LONGO HOMES, LLC

APPLICATION: Use Variance Review

APPLICANT: Longo Homes, LLC

PROPERTY ADDRESS: 256 S. White Horse Pike

BLOCK/LOT: 57/21

Attorney Robert Gleaner appeared on behalf of the applicant, Francis Longo Homes, LLC. He introduced Francis Longo, the contract purchaser and managing member, and planner Philip Sartorio. The Board acknowledged receipt of the application, and all witnesses were duly sworn. The applicant's exhibits were marked into evidence.

Mr. Gleaner explained that the applicant was seeking a use variance to permit the redevelopment of the property as a mixed-use development. If approved, the applicant would return to the Board for site plan review.

Mr. Longo testified that the existing structures would be renovated without expansion. The proposal includes one office and five residential apartments. He testified that the office would be used for his real estate development and property management business and would primarily serve as a private workspace with limited visitors. The applicant also proposed 13 parking spaces, with additional site details to be addressed during site plan review.

The Board accepted Philip Sartorio as an expert in professional planning. Mr. Sartorio testified that the requested use variance was necessary for the proposed mixed-use redevelopment and that the project promotes adaptive reuse, provides additional housing opportunities, is compatible with surrounding commercial and residential uses, and is consistent with the goals of the Borough Master Plan and the State Development and Redevelopment Plan. He further testified that the proposal would improve the property through renovations and site enhancements without creating a substantial detriment to the surrounding area.

Board Engineer Craig Reilly advised that the applicant had addressed the majority of the comments contained in his review letter. The applicant agreed to provide a designated trash and recycling enclosure as part of the site plan review. Mr. Reilly also noted that potential impervious coverage issues, NJDOT review, access rights, and affordable housing compliance would be addressed during the site plan process.

The Chairman opened the meeting to the public. Valerie Mayo of 17 West Pine Avenue was sworn in and expressed her support for the proposed redevelopment and improvements to the property. Hearing no further comments, the public portion was closed.

A motion to approve the requested use variance for the proposed mixed-use development consisting of one office and five residential apartments was made by Dave Thompson and seconded by Jim Kindya. The motion carried by roll-call vote.

ROLL CALL VOTE

Mayor Jakubowski	Abstain
Commissioner Alemi	Abstain
Dan Gaspari	Yes
Jim Kindya	Yes
Mark Owens	Yes
Dave Thompson	Yes
Kevin Moran	Yes
Jodi Clark	Yes

RESOLUTIONS:

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

Motion: Dave Thomspon

Second: Jodi Clark

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 Mark Owens. The motion carried, and the meeting was adjourned at 8:04 p.m.