

BOROUGH OF AUDUBON
JOINT LAND USE BOARD MEETING MINUTES
August 12, 2026

PRESENT: Mayor Jakubowski, Commissioner Alemi, Mark Owens, Dave Thompson, Kevin Moran, Matthew Madden, Esq., Stephen Bach, P.E., Engineer, Steve Connelly, Paul Hartstein, Jim Rossell Jr., Danielle Ingves, Administrator, and Lisa Baumann, Acting Board Secretary.

ABSENT: Jodi Clark, Dan Gaspari, Jim Kindya, Michael Sullivan,

APPLICATIONS:

Jenna and Kevin Cleary

APPLICATION: **Bulk Variance**

APPLICANT: **Jenna and Kevin Cleary**

Property Address: **218 W. Graisbury Ave, Audubon, NJ 08106**

BLOCK/LOT: **101/17**

Applicants Kevin and Jenna Cleary, represented by attorney Elena Hyatt, appeared before the board to seek a bulk variance for Block 101, Lot 17, located in the R Zone at 218 West Graisbury Avenue, to permit a side yard setback of 1.65 feet—where 5 feet is required—maintaining the non-conforming location to align with the existing driveway and structure. The proposal involves demolishing a severely dilapidated, 1950s–1960s-era detached garage and its failing concrete pad (which has reduced to rubble) to construct a new 16-foot by 24-foot wood-frame garage on a 24-foot by 24-foot concrete slab, complete with an 8-foot overhang facing the interior yard for outdoor leisure space. The Cleary’s testified that the current structure is a blighted neighborhood eyesore attracting wildlife, while the new build will feature green vinyl siding matching the main home, tan asphalt shingles, and off-white trim, to be used for storing yard equipment and bicycles without parking vehicles inside. Counsel argued that maintaining the 1.65-foot setback preserves the historical status quo, prevents the structure from being forced awkwardly into the middle of the yard, and advances Purpose I of the Municipal Land Use Law by removing a detriment and enhancing civic design. To support these arguments, the applicants entered Exhibit A-1 (Google Maps aerial images prepared by the office showing neighboring properties with similarly situated garages), Exhibit A-2 (photographs presented showing similar neighborhood garage placements near property lines), and Exhibit A-3 (depicting the overhang of the garage) into the record. During the proceedings, a board member noted that the new footprint extends approximately 7 feet further back into the rear yard along the setback line, and the Board Engineer confirmed that the plan was consistent with the review, conditional upon installing gutters and downspouts to manage runoff and direct

water toward the applicant's property, with horizontal siding deemed compatible with the primary residence. Ultimately, the motion was approved for the side yard setback variance subject to this gutter condition.

Motion: Dave Thompson Second: Mark Owens

ROLL CALL VOTE

Mayor Jakubowski Yes
Commissioner Alemi Yes
Steve Connelly Yes
Paul Hartstein Yes
Mark Owens Yes
Jim Rossell, Jr. Yes
Dave Thompson Yes
Kevin Moran Yes

Communicore, LLC

APPLICATION: **Amended Site Plans**

APPLICANT: **Communicore, LLC/ Lee H. Hudson 111**

Property Address: **515 South Jersey Horse Pike, Audubon, NJ 08106**

BLOCK/LOT: **47/1**

Motion to Deem Completeness. The motion carried by roll-call vote

Motion: Dave Thompson Second: Mark Owens

ROLL CALL VOTE

Mayor Jakubowski Yes
Commissioner Alemi Yes
Steve Connelly Yes
Paul Hartstein Yes
Mark Owens Yes
Jim Rossell, Jr. Yes
Dave Thompson Yes
Kevin Moran Yes

Once the completeness review was deemed complete by a unanimous vote we moved to the agenda of Amended Site Plans for Communicore, LLC/ Lee H. Hudson 11.

Attorney Richard Roy, representing the applicant Communicore, appeared before the board alongside project representatives Lee Hudson and engineer Mark Malinowski to modify a previously approved August 2024 application that converted a former bank building into fourteen apartments. Because existing steel configurations made it structurally impossible to carve out internal stairwells for the originally planned bi-level townhomes going from the first floor into the basement, the team adjusted the layout to place two apartments on the first floor and two in the basement. To make the lower-level units more desirable and habitable, the proposal introduces window wells and walk-out basement patios providing light, air, and outdoor access, which project inward without altering the building footprint, unit count, unit mix, parking demand, or traffic circulation. The applicants agreed to comply fully with all review comments from Mr. Barker, including providing top and bottom wall elevations, structural calculations, guardrail and railing treatments (such as 42-inch aluminum railings or grates), and proper drainage details connecting the window well drains to an existing interior sump pump while ensuring no connection to sanitary or stormwater services. Furthermore, discussions regarding an exterior trash enclosure confirmed that the original resolution required trash to be kept internally, rendering the enclosure comment inapplicable.

Motion: Dave Thompson Second: Mark Owens

ROLL CALL VOTE

Mayor Jakubowski Yes
Commissioner Alemi Yes
Steve Connelly Yes
Paul Hartstein Yes
Mark Owens Yes
Jim Rossell, Jr. Yes
Dave Thompson Yes
Kevin Moran Yes

RESOLUTIONS:

AUTHORIZED APPLICANT:

Resolution 2026-08 Approved

Motion: Dave Thompson Second: Mark Owens

ROLL CALL VOTE

Mayor Jakubowski Yes
Commissioner Alemi Yes
Steve Connelly Not Eligible
Paul Hartstein Not Eligible
Mark Owens Yes
Jim Rossell, Jr. Not Eligible
Dave Thompson Yes
Kevin Moran Not Eligible

LONGO HOMES LLC:

Resolution 2026-09 Approved

Motion: Dave Thompson Second: Mark Owens

ROLL CALL VOTE

Mayor Jakubowski Yes
Commissioner Alemi Yes
Steve Connelly Not Eligible
Paul Hartstein Not Eligible
Mark Owens Yes
Jim Rossell, Jr. Not Eligible
Dave Thompson Yes
Kevin Moran Yes

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

Motion: Dave Thompson Second: Mark Owens Rol Call Vote: All in favor

ADJOURNMENT: There being no further business before the Board, a motion to adjourn was made by Dave Thompson and seconded by Mark Owens. The motion carried, and the meeting was adjourned at approximately 8:15pm.