

COMMISSIONERS' MEETING MINUTES

August 18, 2026 - 7:00 p.m.

Mayor Jakubowski called the meeting to order at 7:00 pm.

MAYOR JAKUBOWSKI READ THE FOLLOWING STATEMENT: "Notice of this meeting has been provided in a legal notice published in the Courier Post and the Retrospect; and posted in accordance with Title 10 of the New Jersey Statutes Annotated, specifying a 7:00 p.m. meeting time; and that formal action may or may not be taken at all Caucus and Commissioners' meetings".

Those in attendance: Mayor Jakubowski, Commissioner Alemi, Solicitors Sal Siciliano & Jennifer McPeak, Borough Administrator/Municipal Clerk Danielle Ingves, Randolph Callaway, Superintendent Public Works & Police Chief David Bauer, Fire Chief Slemmer & Battalion Chief Devoe

(Commissioner Wendell; Absent),

Mayor Jakubowski led the audience in the Flag Salute.

Meeting Minutes Approval:

May 18, 2026 Commissioners' Meeting
May 18, 2026 Closed Commissioners' Meeting Minutes
June 1, 2026 Caucus Meeting Minutes
June 1, 2026 Closed Caucus Meeting Minutes

The foregoing motion was made by Commissioner Alemi and seconded by Mayor Jakubowski. All in favor motion carried.

ORDINANCES:

2026-09 AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE BOROUGH OF AUDUBON, COUNTY OF CAMDEN AND STATE OF NEW JERSEY AMENDING CHAPTER 2, ADMINISTRATION, ARTICLE IV, DEPARTMENTS, DIVISION 2, VOLUNTEER FIRE DEPARTMENT GENERALLY, SECTIONS 2-133 THROUGH 2-144, IN THE CODE OF THE BOROUGH OF AUDUBON. First Reading July 21, 2026; Second Reading/Public Hearing August 18, 2026.

The foregoing motion to open to the public was made by Commissioner Alemi and seconded by Mayor Jakubowski. All in favor motion passed.

Public Comment: Fire Chief, Patrick Slemmer asked if the changes regarding liability, training and safety standards were made. Mayor Jakubowski confirmed they were made.

Per Mayor Jakubowski, the updated ordinance formalizes department name post-Defender closure, membership application process, relationship with borough, leadership selection role and training standards.

The foregoing motion to close the public meeting was made by Commission Alemi and seconded by Mayor Jakubowski. All in favor motion passed.

Motion to adopt Ordinance 2026-09 was made by Mayor Jakubowski; seconded by Commissioner Alemi; Unanimous roll call vote. (Commissioner Wendell; Absent)

2026-10 AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE BOROUGH OF AUDUBON, COUNTY OF CAMDEN AND STATE OF NEW JERSEY AMENDING CHAPTER 113, LAND DEVELOPMENT, ARTICLE II, ADMINISTRATION AND ENFORCEMENT, DIVISION 1, GENERALLY, SECTION 113-34, ESCROW FEES, IN THE CODE OF THE BOROUGH OF AUDUBON First Reading August 4, 2026; Second Reading/Public Hearing August 18, 2026.

The foregoing motion to open to the public was made by Commissioner Alemi and seconded by Mayor Jakubowski. All in favor motion passed.

Public Comment: John Polerio, 47 Beloit, asked what the nature of this ordinance is. Per Mayor Jakubowski stated that the fees have not been updated for over ten years; adjustment aligns with surrounding towns. No additional public comments or questions.

The foregoing motion to close the public meeting was made by Commissioner Alemi and seconded by Mayor Jakubowski. All in favor motion passed.

Motion to adopt Ordinance 2026-10 was made by Commissioner Alemi; seconded by Mayor Jakubowski; Unanimous roll call vote.

2026-11 AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE BOROUGH OF AUDUBON, COUNTY OF CAMDEN AND STATE OF NEW JERSEY AMENDING CHAPTER 113, LAND DEVELOPMENT, ARTICLE VII, ZONING REGULATIONS, DIVISION 4, PERMITS, SECTION 113-471, ZONING PERMITS, IN THE CODE OF THE BOROUGH OF AUDUBON First Reading August 4, 2026; Second Reading/Public Hearing August 18, 2026.

The foregoing motion to open to the public was made by Commissioner Alemi and seconded by Mayor Jakubowski. All in favor motion passed.

Public Comment: John Polero, 47 Beloit, asked what the nature of this ordinance is. Mayor Jakubowski stated this creates a formal zoning application and a \$25.00 fee. This replaces the prior informal use of a plot survey and aims to improve community development office workflow. No additional public comments or questions.

The foregoing motion to close the public meeting was made by Commissioner Alemi and seconded by Mayor Jakubowski. All in favor motion passed.

Motion to adopt Ordinance 2026-11 was made by Mayor Jakubowski; seconded by Commissioner Alemi; Unanimous roll call vote.

2026:12 AN ORDINANCE ESTABLISHING THE SALARIES OF CERTAIN OFFICERS AND EMPLOYEES OF THE BOROUGH OF AUDUBON IN THE COUNTY OF CAMDEN, STATE OF NEW JERSEY. First Reading August 4, 2026; Second Reading/Public Hearing August 18, 2026.

The foregoing motion to open to the public was made by Commissioner Alemi and seconded by Mayor Jakubowski. All in favor motion passed.

Public Comment: Mayor Jakubowski stated this ordinance establishes salaries; some positions defined by employee contracts (available upon request). No additional public comments or questions.

The foregoing motion to close the public meeting was made by Commissioner Alemi and seconded by Mayor Jakubowski. All in favor motion passed.

Motion to adopt Ordinance 2026-12 was made by Commissioner Alemi; seconded by Mayor Jakubowski; Unanimous roll call vote.

RESOLUTIONS:

2026-157 Authorizing the payment of bills for the month of August 2026. The foregoing motion was made by Commissioner Alemi and seconded by Mayor Jakubowski. Unanimous roll call vote.

2026-158 Resolution Authorizing the Borough of Audubon to Apply for the New Jersey Department of Community Affairs Under the FY2026 Recreational Opportunities for Individuals with Disabilities (ROID) Grant Program The foregoing motion was made by Mayor Jakubowski and seconded by Commissioner Alemi. Unanimous roll call vote.

2026:159 Authorizing the Appointment of Stephanie Jennetta as Deputy Registrar of Vital Statistics effective September 1, 2026. The foregoing motion was made by Commissioner Alemi and seconded by Mayor Jakubowski. Unanimous roll call vote.

OPEN SESSION: Commissioner Alemi made a motion to open the meeting to the public; seconded by Mayor Jakubowski made a motion to close the meeting to the public; seconded by Commissioner Alemi. All in favor motion carried.

COMMISSIONER REPORTS:

COMMISSIONER WENDELL: (Absent)

COMMISSIONER ALEMI -- The county board of taxation certified our tax rate today with our new tax rate set at \$4.462. The average assessment of a home in Audubon is \$205,000, so the property taxes for 2026 will be \$9,147.10, which is an increase of \$537.10 from last year. Once all the figures have been confirmed and uploaded into our program, we can start the process of printing and mailing the new tax bills. This process does take several days, so we are looking to have the new amounts available on the website by August 26. We will keep the public aware by posting an update on our social media pages once the amounts are available, and there will be an extension of the grace period of at least 25 days from the date of mailing of the new bills. Please be patient with us and our tax office so that we can handle the mailing of the new as soon as possible.

MAYOR JAKUBOWSKI – Acknowledged Commissioner Wendell's strong work on the ROID grant to support park initiatives.

Bike Trail construction; Ongoing work impacting local businesses/non-profits; expected benefits as trail expands from the Ben Franklin Bridge to Winslow.

Historical trolley rails removed from East Atlantic; one rail to Audubon Historical Society to Museum thanks to DPW.

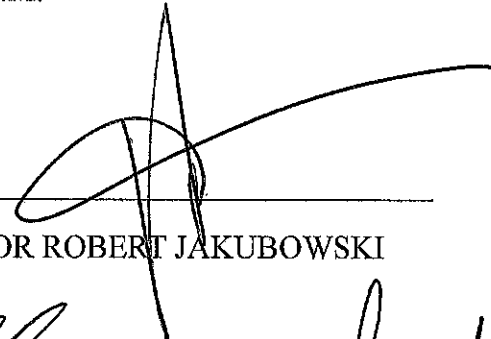
Two NJ Historical Commission in-kind grants approved:

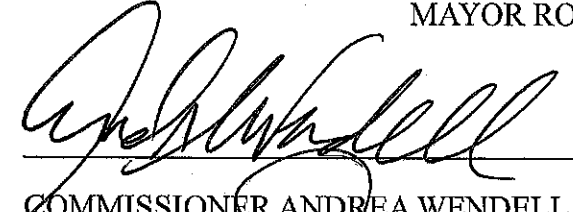
- Cases grant: Archival assessment and preservation plan expected late September with state historian visit and report to aid future funding.
- Artifacts preservation assessment: for items like trolley line, police radio, 45-star flag; timing may be 2027-2028 due to state backlog; will inform preservation plans and grant needs.
- Historical Society noted as 3- for 3 on recent grants.

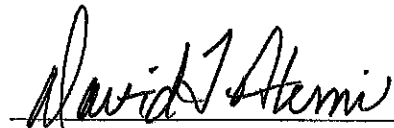
Next meeting date is Monday, September 14, 2026, due to National Night Out on Tuesday, September 15, 2026. National Night Out will start with a helicopter landing at 4:00 pm on the Audubon High School Field and the rest of the festivities are at the FJW Rec & Community Center.

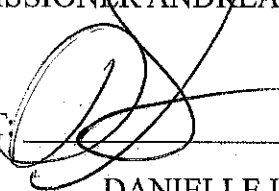
No closed session.

Motion was made to adjourn by Commissioner Alemi, seconded by Mayor Jakubowski. All in favor motion carried. Meeting adjourned at 7:25 P.M.



MAYOR ROBERT JAKUBOWSKI

COMMISSIONER ANDREA WENDELL

COMMISSIONER DAVID F. ALEMI
ATTEST: _____
DANIELLE INGVES, MUNICIPAL CLERK

DATE: October 6, 2026