BOROUGH OF AUDUBON
JOINT LAND USE BOARD MEETING MINUTES
September 9, 2026

PRESENT: Mayor Jakubowski, Commissioner Alemi, Kevin Moran, Matthew Madden, Esq., Craig Reilly, P.E., Engineer, Jim Rossell Jr., Jodi Clark, Dan Gaspari Acting Chair, Michael Sullivan, Stephanie Jennetta and Lisa Baumann, Acting Board Secretary

ABSENT: Mark Owens, Dave Thompson, Steve Connelly, Paul Hartstein, Jim Kindya

The Borough of Audubon Joint Land Use Board meeting was called to order on September 9, 2026. With the chair and vice-chair absent, board members voted unanimously to appoint Dan Gaspari as acting chair.

Motion: Mayor Jakubowski Second: Jim Rossell, Jr. Roll Call Vote: All in favor

During administrative business, the board announced that the application for 100 Chestnut Street has been adjourned until the October 14 meeting.

POSTPONED APPLICATION UNTIL OCTOBER 14:

100 Chestnut St Developer
APPLICATION: **Use Variance & Minor Site Plan**
APPLICANT: **100 Chestnut St Developer**
Property Address: **100 Chestnut Street, Audubon, NJ 08106**
BLOCK/LOT: **74/7**

APPLICATION:

Justin Adamczyk-Delarge
APPLICATION: **Bulk Variance**
APPLICANT: **Justin Adamczyk-Delarge**
Property Address: **280 South Barrett Ave, Audubon, NJ 08106**
BLOCK/LOT: **13/14**

During the zoning board meeting on September 9, 2026, Craig Reilly from BACH Engineers and Justin Adamczyk-Delarge were sworn in. The board reviewed an after-the-fact application submitted by Justin Adamczyk -Delarge for multiple bulk variances at 280 South Barrett Avenue. Matthew Madden, Esq., made note that the board should treat this as a newly heard variance as though Justin Adamczyk -Delarge was applying for the for the first time. The applicant admitted to completing backyard construction without the required permits due to poor judgment and bad contractor advice but requested board approval while expressing a willingness to accept reasonable conditions. While the property's existing garage setback nonconformity will remain

unchanged, the applicant sought a variance for an open-frame pergola and patio pavers, which the board engineer classified as an accessory building requiring formal relief despite the applicant's concerns over relocation costs. Additionally, the applicant requested a location variance for a pool, citing a structural hardship caused by a 55-foot-wide corner lot configuration where two front-yard ordinances leave no usable rear yard. Finally, the board addressed fence height and property line infractions, noting that part of the fence acts as a pool deck safety railing. Because the applicant admitted that fence supports encroach onto Lot 14.01 and the fence itself extends four inches onto Lot 14.06, the board solicitor ruled definitively that the board cannot approve encroachments on neighboring properties and mandated their removal.

During the meeting the Chairman opened the meeting to the public. Gary Herman at 222 East Pine Street, neighbor to Justin Adamczyk-Delarge, was sworn in and spoke on his behalf. Stating the property in his opinion has no issues with obstructions or any inconveniences. Hearing no other comments, the public portion was closed

Ultimately, the board unanimously approved the side yard setback variance for the pergola (1.54 feet provided where 5 feet is required) and approved the eight-foot fence height variance but unanimously denied the setback variance for the pool and deck. All approvals are strictly conditional upon the applicant submitting a comprehensive grading and stormwater drainage plan within 60 days to prevent neighbor encroachment, resolving survey discrepancies, obtaining proper electrical and construction permits, and relocating all encroaching fence segments off adjacent properties. Because the pool and deck variance was denied, the applicant must now coordinate directly with the borough regarding enforcement, removal, or relocation timelines, though the board noted that purchasing adjacent land to alter lot lines via a future subdivision application remains a potential avenue for compliance.

Split into 3 Separate Variances and Votes

Pergola Variance Approval:

Motion: Dan Gaspari Second: Kevin Moran

ROLL CALL VOTE

Mayor Jakubowski	Yes
Commissioner Alemi	Yes
Dan Gaspari	Yes
Jim Rossell, Jr.	Yes
Mike Sullivan	Yes
Kevin Moran	Yes
Jodi Clark	Yes

Pool/ Deck Variance Approval:

Motion: Dan Gaspari Second: Jodi Clark

ROLL CALL VOTE

Mayor Jakubowski	No
Commissioner Alemi	No
Dan Gaspari	No
Jim Rossell, Jr.	No
Mike Sullivan	No
Kevin Moran	No
Jodi Clark	No

Fence Variance Approval:

Motion: Mike Sullivan Second: Mayor Jakubowski

ROLL CALL VOTE

Mayor Jakubowski	Yes
Commissioner Alemi	Yes
Dan Gaspari	Yes
Jim Rossell, Jr.	No
Mike Sullivan	Yes
Kevin Moran	Yes
Jodi Clark	Yes

RESOLUTIONS:

JENNA AND KEVIN CLEARY:
Resolution 2026-10 Approved

Motion: Mayor Jakubowski Second: Jim Rossell, Jr

ROLL CALL VOTE

Mayor Jakubowski	Yes
Commissioner Alemi	Yes
Dan Gaspari	Not Eligible
Jim Rossell, Jr.	Yes
Mike Sullivan	Not Eligible
Kevin Moran	Yes
Jodi Clark	Not Eligible

COMMUNICORE, LLC:
Resolution 2026-11 Approved

Motion: Mayor Jakubowski Second: Kevin Moran

ROLL CALL VOTE

Mayor Jakubowski	Yes
Commissioner Alemi	Yes
Dan Gaspari	Not Eligible
Jim Rossell, Jr.	Yes
Mike Sullivan	Not Eligible
Kevin Moran	Yes
Jodi Clark	Not Eligible

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

Motion: Mayor Jakubowski Second: Kevin Moran Rol Call Vote: All in favor

ADJOURNMENT: There being no further business before the Board. The motion carried, and the meeting was adjourned at approximately 8:03 pm.

Motion: Dan Gaspari Second: Jodi Clark Rol Call Vote: All in favor