AGENDA
BOROUGH OF AUDUBON JOINT LAND USE BOARD
WEDNESDAY, November 5, 2026, 7:00 PM

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **OPEN PUBLIC MEETINGS ACT**

   Notice of this meeting was provided in accordance with the Open Public Meetings Act by public posting, filing with the Borough Clerk, and publication in the Courier Post.

4. **ROLL CALL**

5. **CALENDAR OF NEW BUSINESS:**

   A. **APPLICATION:** Bulk Variance
   APPLICANT: William J. Brooks
   PROPERTY ADDRESS: 240 West Atlantic Ave, Audubon, NJ 08106
   BLOCK/LOT: 70/10

   B. **APPLICATION:** Use Variance & Final Major Site Plan Review
   APPLICANT: Comcast of Garden State L.P.
   PROPERTY ADDRESS: 604 W Merchant Steet, Audubon, NJ 08106
   BLOCK/LOT: 148.08/1

6. **CALENDAR OF OLD BUSINESS:**

   A. **MOTION TO APROVE THE MEETING MINUTES:** October 14, 2026

   B. **RESOLUTIONS**

      a. **Resolution 2026-13 –** 100 Chestnut St Developer, 100 Chestnut St, Audubon, NJ 08106
      b. **Resolution 2026-14 –** Longo Homes, LLC, 256 S White Horse Pike, Audubon, NJ 08106
      c. **Resolution 2026-15 –** Greg Barbye/Club 317 LLC, 317 E Atlantic Ave, Audubon, NJ 08106

7. **PUBLIC COMMENTS**

8. **PROFESSIONAL COMMENTS**

9. **BOARD COMMENTS**

10. **ADJOURNMENT**