IN THE MATTER OF THE APPLICATION OF **LONGO HOMES, LLC** FOR PRELIMINARY AND FINAL SITE PLAN AND BULK VARIANCE APPROVALS FOR THE PROPERTY LOCATED AT 256 SOUTH WHITE HORSE PIKE BOROUGH OF AUDUBON, NJ BLOCK 57 – LOT 21	**BOROUGH OF AUDUBON** **JOINT LAND USE BOARD** **RESOLUTION OF** **MEMORIALIZATION** **RESOLUTION NUMBER 2026-14**

WHEREAS, Longo Homes, LLC, whose address is 220 Kings Highway East, Suite 139, Haddonfield, New Jersey 08033, hereinafter referred to as the "Applicant", is the contract purchaser of the property located at 256 South White Horse Pike, Audubon, New Jersey, which property is also designated on the Tax Map of the Borough of Audubon as Block 57, Lot 21, hereinafter referred to as the "Property"; and

WHEREAS, the Applicant was represented by Robert A. Gleaner, Esquire of Robert A. Gleaner, P.C. Legal Solutions, with offices located 415 South White Horse Pike, Audubon, New Jersey 08106; and

WHEREAS, the Property is owned by Kathleen Cuneo who has consented to the Applicant making the present application; and

WHEREAS, the Property is located in the Business (B) Zoning District; and

WHEREAS, the Property consists of an interior tax lot located on the southern side of the White Horse Pike, with dimensions of seventy five feet wide by two hundred feet deep (75' x

200'), which has an overall area of 15,000 square feet, upon which is situate three (3) attached structures consisting of a one story structure of approximately 1,000 square feet located on the eastern side of the Property, which had formerly been used as a travel agency and a used golf supply retail store; a three-story single-family home structure attached to the one-story structure; and a two-story block building at the rear of the single-family home structure, which is attached to both the single family home and the one-story structure, the first floor of which had formerly been used as a daycare and the second floor of which contains a one-bedroom residential apartment, along with a driveway and parking facilities servicing the Property; and

WHEREAS, on July 8, 2026 the Joint Land Use Board granted the Applicant use variance relief pursuant to N.J.S.A. 40:55D-70(d), permitting the renovation, repurposing, and conversion of the existing structures on the Property whereby the two-story block building at the rear of the Property will be converted into two (2) residential apartments, each of which will contain one (1) bedroom; the former single-family dwelling will be converted into three (3) residential apartments, two (2) of which will be two-bedroom apartments and one (1) of which will be a one-bedroom apartment; and the former retail space will be converted into an office for use by Longo Homes, LLC, the Applicant herein, which owns and manages rental properties in the South Jersey area, which approvals were memorialized by Joint Land Use Board Resolution 2026-09 dated August 12, 2026; and

WHEREAS, the prior approvals granted by the Joint Land Use Board were expressly conditioned and contingent upon the Applicant obtaining site plan approval and approval of any and all necessary bulk variances from the Joint Land Use Board; and

WHEREAS, the Applicant now seeks preliminary and final major site plan approval along with bulk variance relief pursuant to N.J.S.A. 40:55D-70(c) permitting lot coverage of 85.4% where Ordinance § 113-385(3)(b)(7) provides that the maximum permitted lot coverage is 75%; and

WHEREAS, Steven M. Bach, P.E., P.P., C.M.E., Engineer/Planner for the Joint Land Use Board of the Borough of Audubon, has submitted a report dated October 7, 2026, which report is incorporated herein by reference; and

WHEREAS, the Application came before the Joint Land Use Board of the Borough of Audubon for Public Hearing on Wednesday, October 14, 2026 with the following members being present: Mayor Robert Jakubowski; Commissioner David Alemi; Chairman David Thompson; Vice-Chairman, Mark Owens; Steve Connelly; Dan Gaspari; Paul Hartstein; James Rossell, Jr.; Kevin Moran; and Jodi Clark along with Steven M. Bach, PE, RA, PP, CME, Engineer for the Joint Land Use Board; Matthew P. Madden, Esquire, Solicitor for the Joint Land Use Board; and Lisa Bauman, Acting Secretary for the Joint Land Use Board; and

WHEREAS, the Applicant submitted with this application the following upon which the Board relied in rendering its decision:

a. Borough of Audubon Land Development Application dated August 24, 2026.

b. Document entitled “Waivers & Variances Requested” consisting of one (1) page.

c. Document entitled “Nature of Application” consisting of one (1) page.

d. Certification of Entity Membership dated August 17, 2026.

e. Certificate of Formation for Longo Homes LLC.

f. Audubon Borough Land Development Checklist.

g. Stormwater Narrative prepared by Samuel J. Agresta, P.E., P.P., C.M.E. of Agresta Engineering & Planning, LLC dated August 12, 2026.

h. Environmental Impact Statement prepared by Agresta Engineering & Planning, LLC dated August 12, 2026.

i. Site Plan package prepared by Samuel J. Agresta, P.E., P.P., C.M.E. of Agresta Engineering & Planning, LLC dated April 24, 2026, and bearing a latest revision date of August 14, 2026, consisting of the following three (3) sheets:

1 of 3: Ex Cond & Site Plan
2 of 3: Grade, Sesc, Land & Light
3 of 3: Construction Details

j. Proofs of service and publication of public notice.

k. Notice of hearing to property owners.

WHEREAS, at the time of the October 14, 2026 public hearing, the Applicant submitted additional exhibits which were duly marked and entered into evidence as follows:

Exhibit A-1: Aerial Photograph of Existing Conditions.

Exhibit A-2: Color Site Plan Rendering.

WHEREAS, the Board duly considered the application, plans, and exhibits in detail; and

WHEREAS, appearing at the public meeting to testify on behalf of the application were Francis Longo of Longo Homes LLC and Samuel J. Agresta, P.E., P.P., C.M.E., project Engineer/Planner, who were each duly sworn along with the Board Engineer and, each Professional being duly qualified by the Board, the Applicant and Applicant's representatives testified and responded to the questions from their counsel and the members of the Joint Land Use Board and Board Professionals; and

WHEREAS, at the time of the October 14, 2026 public hearing, testimony was taken from the Applicant and Applicant's representatives regarding the application, with such testimony being provided as follows:

1. The Applicant obtained use variance relief in July of 2026 permitting the conversion of the structures on the Property into five (5) residential apartments along with an office use where the prior retail use was located.

2. The prior use variance approval was conditioned upon the Applicant obtaining site plan approvals.

3. The Property has a lot area of 15,000 square feet.

4. The Property has existing, nonconforming conditions including there being two (2) monument signs on the Property; the front yard setback is 16.8 feet where the Ordinance requires a 30 foot minimum front yard setback; the side yard setback is 7.6 feet where the Ordinance requires a 16 foot minimum side yard setback; the aggregate side yard setback is 16.8 feet where the Ordinance requires a 35 foot minimum aggregate side yard setback; the lot coverage is 79.3% where the Ordinance mandates a maximum lot coverage of 75%; and the Property has no landscaped buffer area where the Ordinance requires a minimum 8 foot wide by 8 foot high buffer to adjacent residential zones.

5. The Applicant intends to remove one (1) monument sign thereby bringing the Property into conformity with respect to the Ordinance's signage requirements.

6. The Applicant intends to retain the monument sign to identify the office use.

7. There will be sufficient parking on the Property to comply with R.S.I.S. standards for the apartment uses and comply with Ordinance standards with respect to the office use.

8. One (1) ADA parking space will be provided where none currently exists on the Property.

9. The Applicant will be adding paving to the rear of the Property in order to accommodate the parking spaces needed for the proposed uses.

10. The Applicant has no objections to the comments and requirements detailed in the review letter prepared by the Board Engineer and will submit revised plans reflecting compliance with the comments contained therein.

11. The parking lot will be reconfigured and resurfaced with new asphalt.

12. The Applicant proposes landscaping along the foundation of the building and along the side and rear Property lines, which will comply with buffering/screening requirements.

13. The Applicant is agreeable to working with the Board Engineer to supplement the plantings in the buffer areas.

14. The Applicant intends to install new, low-level wall-pack style lighting and will work with the Board Engineer to ensure the proposed lighting does not impact the residential character of the Property.

15. The only nonconforming condition being exacerbated is the lot coverage, which is increasing as a result of the Applicant's efforts to accommodate all needed parking on the Property per R.S.I.S. standards, with respect to the residential uses, and Borough Ordinance, with respect to the office use.

16. The lot coverage will increase from 79.3% to 85.4%, which the Board Engineer and Applicant's Engineer agree is not a significant increase in coverage.

17. The variance is justified under the standard set forth in N.J.S.A. 40:55D-70(c)(2) in that it will promote the general welfare, one of the purposes of the Municipal Land Use Law, by ensuring that all parking is maintained on the Property and will not impact area properties; will result in the overall improvement of the appearance of the Property; will include new amenities for the Property, including fencing around the entirety of the rear yard; and the upgrades to the Property will improve the housing stock and provide a housing opportunity in the Borough for individuals who are not in a position to purchase a single-family home.

18. The Board, via the grant of the use variance relief, has already determined that the proposed uses will not operate as a substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and zoning ordinance and the Applicant contends that the slight increase in lot coverage will not operate as a substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and zoning ordinance.

19. The Applicant will comply with any and all affordable housing requirements set forth in Borough Ordinances, including the requirement to identity and deed restrict one of the apartment units to satisfy the Applicant's affordable housing requirements.

20. The Applicant will obtain a letter of no interest from the NJDOT.

21. The front of the Property is graded toward the White Horse Pike and, while there is one low spot in the rear yard, there is an existing stormwater grate in such low spot which will be retained and maintained by the Applicant.

WHEREAS, the meeting was opened to the public and, there being no members of the public who appeared to question the Applicant or to provide comments on the application, the public portion of the hearing was duly closed; and

WHEREAS, the application was reviewed and discussed at length at the meeting; and

WHEREAS, upon Motion duly made by Dan Gaspari to approve the application for preliminary and final major site plan approval and bulk variance approval permitting 85.4% lot coverage, as described herein, contingent upon the Applicant's compliance with the review letter prepared by the Board Engineer and the matters to which the Applicant has committed as detailed in the recitation of testimony herein and the plans presented to the Board, which motion was duly seconded by James Rossell, Jr., the Joint Land Use Board of the Borough of Audubon approved the application by a vote of nine in favor and zero opposed (9 – 0) based upon the sworn testimony of the Applicant and the Applicant's representatives, the Applicant's submission materials and exhibits, and the conditions as agreed upon during the course of testimony as set forth above and hereafter.

The voting on the motion to approve the application was as follows:

Mayor Jakubowski:	Yes
Commissioner Alemi:	Yes
David Thompson:	Yes
Mark Owens:	Yes
Steve Connelly:	Yes
Dan Gaspari:	Yes

James Rossell, Jr:	Yes
Paul Hartstein:	Yes
Kevin Moran:	Yes
Jodi Clark:	Abstained

NOW THEREFORE, The Joint Land Use Board of the Borough of Audubon makes the following findings of fact and conclusion of law with respect to the site plan approval and bulk variance relief sought by the Applicant as described herein, *to wit*:

1. The application and public notices are in proper order as required by statute and ordinance.

2. The Applicant is the contract purchaser of the Property; the owner of the Property has consented to the Applicant making the present application; and the Applicant, thus, has standing to pursue the approvals described herein.

3. The Applicant seeks and has advanced the necessary proofs evidencing substantial compliance with the site plan and other Ordinance standards justifying the grant of preliminary and final site plan approval.

4. The Applicant has demonstrated the requisite proofs in accordance with the Municipal Land Use Law and the Borough of Audubon land development ordinance for the granting of the bulk variance described herein permitting lot coverage of 85.4%.

5. Specifically, the Applicant has demonstrated that the proposal, together with the requested variance relief noted above, benefits the general welfare in that it advances certain purposes of the Municipal Land Use Law, specifically purpose A, as a result of the beautification of the Property and adaptive reuse of the structures on the Property ,and that the benefits in granting the requested relief substantially outweighs any detriments; and that the granting of such variance relief will not

substantially impair the intent and purpose of the zone plan and zoning ordinance and that the granting of same will not operate as a substantial detriment to the public good.

6. The Board found the testimony of the Applicant's witnesses to be credible; it agrees with those witnesses' testimony, and grants the variance relief detailed herein for the reasons testified.

7. The Joint Land Use Board of the Borough of Audubon grants preliminary and final site plan and approval of the requested bulk variance for lot coverage of 85.4% as described herein and as more specifically described in the plans, exhibits and testimony as detailed herein.

NOW THEREFORE BE IT RESOLVED that the application of Longo Homes, LLC for preliminary and final site plan approval and bulk variance approval, as aforesaid and as described herein, is hereby approved as noted above.

BE IT FURTHER RESOLVED that the approvals granted are expressly conditioned and contingent upon (a) the Applicant complying with any and all comments and conditions identified within the report dated October 7, 2026, and submitting revised plans reflecting such compliance which shall be subject to the review and approval of the Board Engineer; (b) the Applicant working with the Board Engineer to arrive at an appropriate landscaping plan for the residential buffer areas; (c) the Applicant working with the Board Engineer to arrive at an appropriate lighting plan for the Property which maintains the residential character of the Property; (d) the Applicant resurfacing the parking lot with new asphalt; (e) the Applicant complying with any and all affordable housing requirements set forth in Borough Ordinances, including the requirement to identity and deed restrict one of the apartment units to satisfy the Applicant's

affordable housing requirements; and (f) the Applicant obtaining any and all necessary permits and outside agency approvals.

BE IT FURTHER RESOLVED that the Applicant comply with all the other terms and conditions of the Zoning Ordinance and Building Code of the Borough of Audubon, and the Statutes of the State of New Jersey.

BE IT FURTHER RESOLVED that a copy of this resolution be forwarded to the Applicant following its adoption.

The foregoing is a true and memorializing resolution adopted by the Borough of Audubon Joint Land Use Board and is in accordance with its decision at its regular monthly meeting of October 14, 2026.

The effective date of this Resolution shall be November 5, 2026.

AUDUBON JOINT LAND USE BOARD

Dated: November 5, 2026

DAVID THOMPSON, CHAIRMAN

CERTIFICATION

I hereby certify that the foregoing resolution is a true memorialization of the Joint Land Use Board hearing on this application held on October 14, 2026, as memorialized by the Joint Land Use Board of the Borough of Audubon at the regular meeting of the Joint Land Use Board held on November 5, 2026.

Dated: November 5, 2026

LISA BAUMANN, SECRETARY