BOROUGH OF AUDUBON JOINT LAND USE BOARD

NOTICE OF DECISIONS

PLEASE TAKE NOTICE that, on October 14, 2026, the Borough of Audubon Joint Land Use Board (the "Board") took the following actions:

The Board denied the application of 100 Chestnut Development LLC seeking use variance relief with respect to the property located at 100 Chestnut Street, Audubon, New Jersey, which property is designated on the Borough of Audubon tax map as Block 74, Lot 4. The applicant sought use variance relief permitting the renovation and conversion of the property to contain four (4) residential apartment units along with bulk variance relief permitting the provision of zero (0) parking spaces, both of which were denied by the Board. The Board adopted Resolution 2026-13 on November 5, 2026 memorializing the decisions of the Board.

The Board approved the application of Longo Homes LLC for preliminary and final site plan approval and bulk variance relief permitting 85.4% impervious coverage where the maximum permitted lot coverage is 75% with respect to the property located at 256 South White Horse Pike, Audubon, New Jersey, which property is designated on the Borough of Audubon tax map as Block 56, Lot 21. The approvals permit the renovation and conversion of the existing structures on the property to contain five (5) residential apartment units and one (1) office use. The Board adopted Resolution 2026-14 on November 5, 2026 memorializing the decisions of the Board.

The Board approved the application of Gregory Barbye for use variance relief and bulk variance relief permitting the provision of zero (0) parking spaces with respect to the property located at 317 East Atlantic Avenue, Audubon, New Jersey, which property is designated on the Borough of Audubon tax map as Block 57, Lot 21. The approvals permit the applicant to conduct twelve-step meetings at the Property. The Board adopted Resolution 2026-15 on November 5, 2026 memorializing the decisions of the Board.

The above-referenced Resolutions, the applications, and all supporting application materials and exhibits are on file and available for public inspection during regular business hours at the Board's office in the Borough of Audubon Municipal Building, 606 West Nicholson Road, Audubon, New Jersey 08106.

MADDEN & MADDEN, P.A.

BY: *Matthew P. Madden*

MATTHEW P. MADDEN, ESQUIRE, SOLICITOR,
BOROUGH OF AUDUBON JOINT LAND USE BOARD

Dated: November 6, 2026