BOROUGH OF AUDUBON
JOINT LAND USE BOARD MEETING MINUTES
October 14, 2026

PRESENT: Mayor Jakubowski, Commissioner Alemi, Matthew Madden, Esq., Craig Reilly, P.E., Engineer, Dave Thompson, Jim Rossell Jr., Jodi Clark, Kevin Moran, Dan Gaspari, Mark Owens, Steve Connelly, Paul Hartstein, Lisa Baumann, Acting Board Secretary

ABSENT: Jim Kindya, Mike Sullivan

The Borough of Audubon Joint Land Use Board meeting was called to order on October 14, 2026.

APPLICATION:

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**

The Borough Zoning Board of Adjustment voted 7-1 to deny the application submitted by 100 Chestnut Development LLC for 100 Chestnut Street. Represented by attorney Damien Del Duca, the applicant sought a D1 use variance, minor site plan approval, and an eight-space parking variance to convert a vacant, 80- to 90-year-old two-story building into four residential apartments consisting of two one-bedroom and two two-bedroom units. Licensed architect Tom Wagner detailed an extensive renovation plan that would preserve the building's footprint and exterior brick while removing aluminum cladding to restore historic front facade details, replacing the roof and windows, and converting former storefront windows into a residential bank. Each apartment would utilize one of four existing exterior doors for individual access. Interior work would involve a complete gut rehabilitation, while rear yard improvements included code-compliant deck stairs, a cedar board-on-board fence, individual residential trash containers, and common area landscaping.

The applicant's planner and engineer argued the project was highly suited for the location, offering smaller, walkable housing options (650 square feet for one-bedroom units and 900 square feet for two-bedroom units) ideal for young professionals or downsizing residents. They asserted that utilizing the building for four apartments would cause less parking strain than a conventional commercial revival, which could demand up to 15 spaces. Because the site cannot provide any on-site parking, the applicant requested a complete eight-space variance, arguing that a survey of surrounding street parking, nearby trailway spaces, and neighbors' setups indicated ample public capacity. They further contended that keeping the total bedroom count at six would generate no more traffic than a standard two-unit layout.

However, Board Engineer Steve Bach and the Board Solicitor challenged these claims, noting that Residential Site Improvement Standards (RSIS) strictly calculate a

four-unit layout at eight spaces compared to four spaces for two units, creating an official four-space net increase over the building's prior legal use. They emphasized that the applicant's practical occupancy arguments were not supported by professional parking standards. Public testimony overwhelmingly mirrored these parking and safety concerns. Nearby residents Susan Collier, 410 W. Atlantic Ave, and Julia Harbora, 418 W. Atlantic Ave, testified that local parking is already excruciating, with vehicles routinely blocking driveways and parking on yellow curbs. Local business owners and directors, including Glenn Hare, 106 Chestnut Street, of Audubon Hardware and William Jensen, 323 E. Atlantic Ave, of Luke's Place, testified that severe parking shortages continually harm customer access and commercial operations. Neighbor Ann Lyons, 309 E. Atlantic Ave, added that recent trailway projects had already narrowed the streets, creating hazardous driving conditions. While multiple members of the public indicated they could support a scaled-back two-unit conversion, they strongly opposed the four-unit density. Citing the unmitigated parking impact and the net increase in demanded spaces, the Board moved to deny the application, concluding the matter with a 7-1 vote for denial.

100 CHESTNUT VOTE:

Motion to Deny: Paul Hartstein Second to Deny: Steve Connelly

ROLL CALL VOTE

Dave Thompson	No
Paul Hartstein	Yes
Steve Connelly	Yes
Dan Gaspari	Yes
Jim Rossell, Jr.	Yes
Kevin Moran	Yes
Jodi Clark	Yes

Longo Homes, LLC

APPLICATION: **Minor Site Plan Review**
APPLICANT: **Longo Homes, LLC**
Property Address: **256 S White Horse Pike, Audubon, NJ 08106**
BLOCK/LOT: **57/21**

The Borough Zoning Board of Adjustment granted preliminary and final site-plan approval, along with an impervious-coverage variance, to Longo Homes LLC for the property located at 256 S. White Horse Pike (Block 57, Lot 21). Represented by attorney Robert Gleaner, the applicant returned to the board following a prior use-variance approval to convert the site into a mixed-use development consisting of five apartments and one office. Developer Francis Longo detailed the layout, which allocates three apartments to a former daycare building, designates a former travel agency and Max's

Golf World building as the new Longo Homes office, and places two apartments within a connected rear building.

The applicant's engineer and planner, Sam Agresta, testified that the approximately 15,000-square-foot lot carries several existing nonconformities, including front, side, and aggregate side-yard setbacks. The revised site plan successfully reorganizes the parking layout to provide 13 on-site spaces—including one ADA-compliant space—where 12 are required, eliminating the need for a parking variance. To achieve this code-compliant parking configuration, a small amount of rear paving will be added, increasing the total lot coverage from 79.3 percent to 85.4 percent. The applicant clarified that the deteriorated lot would undergo a full asphalt repair and resurfacing rather than a simple sealcoat. Additional site improvements include removing one of two existing monument signs, replacing broken fencing and old daycare equipment with matching vinyl fencing, adding foundation and side-property plantings, and establishing an 8.3-foot rear buffer utilizing arborvitae and evergreens. To protect neighboring residents from glare, existing residential-style floodlights will be replaced with lower-level fixtures. The Board Engineer noted that the minor increase in impervious coverage will not trigger major-development stormwater mandates, and existing drainage will continue to flow toward the White Horse Pike via an existing rear stormwater grate.

The Board stipulated several conditions for approval. Because the project includes five apartments, it triggers the borough's inclusionary affordable-housing requirement, mandating that one unit be deed-restricted as an affordable apartment. The applicant must also submit final approval or a "no-interest" letter from the New Jersey Department of Transportation (NJDOT) regarding the modified use of the existing state highway curb cut, for which an application was submitted in July. Additionally, the applicant agreed to comply with the board engineer's review letter and collaborate with their office on final lighting, residential buffering, and rear landscaping plans. Following a public comment period in which no members of the public offered testimony, the board voted unanimously to approve the site plan and the requested impervious-coverage variance.

256 S. WHITE HORSE PIKE VOTE:

Motion to Approve: Dan Gaspari Second to Approve: Dave Thompson

ROLL CALL VOTE

Mayor Jakubowski	Yes
Commissioner Alemi	Yes
Dave Thompson	Yes
Paul Hartstein	Yes
Steve Connelly	Yes
Dan Gaspari	Yes
Jim Rossell, Jr.	Yes
Kevin Moran	Yes

Club 317, LLC

APPLICATION: **Use Variance Review**
APPLICANT: **Greg Barbye/ Club 317, LLC**
Property Address: **317 E. Atlantic Ave, Audubon, NJ 08106**
BLOCK/LOT: **58/2.01**

The Borough Zoning Board of Adjustment approved a use variance and an on-site parking variance for Club 317 Recovery Clubhouse at 317 East Atlantic Avenue. Applicant Greg Barbye requested relief to allow the peer-support clubhouse to continue holding 12-step recovery meetings at the storefront location, which has been in operation since May 1, 2025. Barbee testified that the clubhouse functions as a vital, substance-free environment offering fellowship, mentoring, and community service for individuals recovering from alcoholism and addiction. He emphasized that the facility operates quietly and strictly does not provide residential or medical treatment, clinical rehabilitation, medication distribution, or overnight accommodations. The current weekly schedule includes evening sessions on Mondays, Tuesdays, Wednesdays, and Fridays, as well as an 11:00 a.m. meeting on Saturdays. Attendance generally ranges from 5 to 25 people per session, averaging about 15 individuals, with slightly larger groups on Tuesdays and Fridays when local rehabilitation programs transport attendees via transit vans.
The applicant addressed potential parking impacts by estimating a typical demand of eight to ten spaces per meeting. This demand is mitigated by high rates of carpooling among members and the use of 24 available public parking spaces across the street, ensuring that the curb spaces nearest to the building remain open for upstairs apartment tenants. The board observed that because nearly all meetings occur outside standard business hours, the clubhouse causes negligible conflict with surrounding commercial activity. In addition to peer support, Barbee highlighted the site's broader community benefits, which include free Narcan distribution, local food and clothing collections in partnership with the Agape Project, proximity to public transit, and a zero-waste, low-impact footprint. He also noted that the resident in the apartment directly above the storefront supports the clubhouse and has reported no complaints.

Public comment was unanimously supportive of the application. William Jensen, representing Luke's Place across the street, endorsed the program, noting that the evening meeting schedule successfully safeguards daytime parking for his clients with developmental disabilities. Jensen requested that the surrounding sidewalks remain strictly clear of debris, vehicles, or obstructions to ensure safe passage for clients with mobility limitations. While the board clarified that general sidewalk maintenance and obstruction issues fall under standard borough code enforcement rather than land-use approvals, Barbye formally agreed to keep the area clear and ensure members do not block pedestrian paths. Other members of the public, including neighboring property and business owner Marie Versace, local sober-living operator Jacob Jackson, and multiple participants in the program, testified to the critical, life-saving impact of the clubhouse and affirmed that it has caused zero parking or neighborhood disruptions. Acknowledging the testimony and the lack of dedicated on-site stalls, the board granted

the required parking relief alongside the use variance to formally approve the operations.

CLUB 317, LLC VOTE:

Motion to Approve: Dave Thompson Second to Approve: Steve Connelly

ROLL CALL VOTE

Dave Thompson	Yes
Paul Hartstein	Yes
Mark Owens	Yes
Steve Connelly	Yes
Dan Gaspari	Yes
Jim Rossell, Jr.	Yes
Kevin Moran	Yes

Comcast of Garden State L.P

APPLICATION: **Completeness Review Only**
APPLICANT: **Comcast of Garden State L.P**
Property Address: **604 W Merchant Street, Audubon, NJ 08106**
BLOCK/LOT: **148.08/1**

The Borough Zoning Board of Adjustment officially deemed a Comcast application complete for a later hearing**,** following the recommendations of the board engineer. The upcoming application involves a request for a use variance alongside preliminary and final major site-plan approval. The board engineer recommended granting several completeness waivers, which allows the application to move forward into the formal technical review phase ahead of a future public hearing date. Board members noted that taking action during this session was necessary to comply with the state's statutory completeness-review timeframe. With the completeness status approved under the engineer's conditions, no public testimony or technical details were reviewed, and the matter will be scheduled for a full evidentiary hearing at a later date.

COMCAST OF GARDEN STATE L.P VOTE:

Motion to Approve: Dave Thompson Second to Approve: Jodi Clark

ROLL CALL VOTE

Mayor Jakubowski	Yes
Commissioner Alemi	Yes

Dave Thompson	Yes
Paul Hartstein	Yes
Steve Connelly	Yes
Dan Gaspari	Yes
Jim Rossell, Jr.	Yes
Kevin Moran	Yes
Jodi Clark	Yes

RESOLUTIONS:

JUSTIN ADAMCZYK-DELARGE:
Resolution 2026-12 Approved

Motion: Mayor Jakubowski Second: Jim Rossell, Jr

ROLL CALL VOTE

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

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

Motion: Mayor Jakubowski Second: Jim Rossell, Jr 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 9:20pm.

Motion: Dave Thompson Second: Mark Owens Rol Call Vote: All in favor