

# INDEPENDENCE TOWNSHIP LAND USE BOARD

**July 21, 2025 7:30 p.m.**

*Automatic Adjournment at 10:30 p.m.*

1. FLAG SALUTE
2. CALL TO ORDER - Statement of Compliance  
Adequate notice of this meeting has been provided as required by law, by posting of the annual meeting notice on the municipal bulletin board and by mailing to the NJ Herald and Express Times in accordance with the Open Public Meeting Act, 1975.
3. ROLL CALL
4. OPEN TO THE PUBLIC: For matters not on the agenda.
5. RESOLUTIONS:
6. OLD BUSINESS:
7. NEW BUSINESS:  
2025-07 Interpretation: NJ Stars  
21 O'Brien Road  
Block 1, Lot 18
8. DISCUSSION:  
**Site Plan Committee Report (Rafalko, Engels)**  
**Ordinance Subcommittee Update (Cullen, Carvino)**  
**Redevelopment Subcommittee (Fernandez, Engels)**  
**Master Plan Subcommittee Update (Cogle, Mr. Kelsey, Rafalko)**
9. BILLS
10. ADJOURNMENT