

INDEPENDENCE TOWNSHIP LAND USE BOARD

December 15, 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. MINUTES:
October 20, 2025
6. PUBLIC HEARING:
7. RESOLUTIONS:
2022-001 NJDRP (Extension Request)
8. OLD BUSINESS:
9. NEW BUSINESS:
2025-07 NJ Stars
2025-08 Dukin Variance
10. DISCUSSION:
Site Plan Committee Report (Rafalko, Engels)
Ordinance Subcommittee Update (Cullen, Carvino)
Redevelopment Subcommittee (Fernandez, Engels)
Master Plan Subcommittee Update (Cogle, Mr. Kelsey, Rafalko)
11. BILLS
12. ADJOURNMENT