1. OPEN MEETING

2. ROLL CALL

3. MINUTES
   A. 6-21-23, Planning Commission Regular Meeting Minutes.

4. AGENDA REVIEW AND APPROVAL

5. BRIEF PUBLIC COMMENT – NON-AGENDA ITEMS ONLY

6. CONSENT AGENDA
   A. PC-22-39, Hudson Square PUD Final Plan, Plans Date Stamped 04-12-23 Approval of Destruction of Documents.
   B. PC-21-90, Ridgewood Final PUD, Plans Date Stamped 11-21-22 Approval of Destruction of Documents.
   C. PC-23-17, Edgar Development Administrative Review, Plans Date Stamped 05-01-23 Approval of Destruction of Documents.
   D. PC-22-37, Stadium Ridge Apartments Site Plan, Plans Date Stamped 10-6-22, 11-30-22, 01-26-23 Approval of Destruction of Documents.
   E. PC-23-15, Lapeer Road Burger King Site Plan & SLU, Plans Date Stamped 04-11-23, Approval of Destruction of Documents.

7. NEW BUSINESS
   A. PC-23-23, Black Cat Beanery, Determination of Use/Uses Not Otherwise Included Within a District Request
   B. Discussion on tree preservation

8. UNFINISHED BUSINESS

9. PUBLIC COMMENTS

10. COMMUNICATIONS

11. PLANNERS REPORT/EDUCATION

12. COMMITTEE REPORTS

13. FUTURE PUBLIC HEARINGS

14. CHAIRMAN’S COMMENTS

15. COMMISSIONERS’ COMMENTS

16. ADJOURNMENT

In the spirit of compliance with the Americans with Disabilities Act, individuals with a disability should feel free to contact the Township at least seventy-two hours in advance of the meeting when requesting accommodations.