

**ENGLEWOOD CLIFFS PLANNING BOARD**  
**REGULAR MEETING – December 11, 2025, 2025 7:30 PM**

10 Kahn Terrace, Englewood Cliffs, NJ

**CALL TO ORDER**

The meeting of the Englewood Cliffs Planning Board will come to order this (date). The time is (time).

**FLAG SALUTE:**

**"OPEN PUBLIC MEETINGS ACT" STATEMENT**

This meeting which conforms with the Open Public Meetings law, Chapter 231, Public Laws of 1975, is a regularly scheduled Planning Board meeting by advertisement in The Record, notification to the Northern Valley Press Journal, the Suburbanite, posting of notice on the municipal website at [www.EnglewoodCliffsNJ.org](http://www.EnglewoodCliffsNJ.org), and at Borough Hall, 482 Hudson Terrace, Englewood Cliffs, NJ.

**ROLL CALL**

**APPROVAL OF MINUTES:**            November 13, 2025 – Regular Meeting

**OLD BUSINESS:**

Application #345K - Commercial Site Plan Approval  
Englewood Hospitality, LLC – 495 Sylvan Ave. – Block 512 – Lot 3  
**Resolution - Approval**

**NEW BUSINESS:**

Application #349K - Commercial Sign Variance  
45 Sylvan Ave., LLC – 45-47 Sylvan Ave. - Block 207 – Lot 5

Discussion of 2024 Annual Report and Resolution.

**COMMUNICATIONS:**

**EXECUTIVE SESSION:**

**COMMITTEE REPORTS:**

**PUBLIC COMMENTS OTHER THAN HEARING ON THIS AGENDA**

**ADJOURNMENT**