ENGLEWOOD CLIFFS PLANNING BOARD

REGULAR MEETING – February 12, 2026, 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:

OATH OF OFFICE FOR NEWLY APPOINTED MEMBER

William Woo – Mayor Designee

"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., and at Borough Hall, 482 Hudson Terrace, Englewood Cliffs, NJ.

ROLL CALL

APPROVAL OF MINUTES: December 11, 2025 – Regular Meeting
January 8, 2026 – Re-Organization Meeting
January 8, 2026 – Regular Meeting

OLD BUSINESS:

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

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

Application #350K - New Home Construction Lot Coverage Variance
Carisa Ferrari-Iannuzzi – 21 Van Nostrand - Block 207 – Lot 4
Resolution – Approval

NEW BUSINESS:

Affordable Housing 4th Round Borough Ordinance changes for Continuity

Application #351K - Residential Home Rear & Side Yard Variance
Hyunjin Kim – 16 Sixth – Block 203 – Lot8

COMMUNICATIONS:

EXECUTIVE SESSION:

COMMITTEE REPORTS:

PUBLIC COMMENTS OTHER THAN HEARING ON THIS AGENDA
ADJOURNMENT