

**ZONING BOARD OF ADJUSTMENT
BOROUGH OF HAWTHORNE
REORGANIZATION/PUBLIC MEETING
FEBRUARY 23, 2026**

AGENDA

The Reorganization/regular meeting of the Hawthorne Zoning Board of Adjustment will be held on Monday, February 23, 2026 in the Auditorium-Courtroom on the first floor of the Municipal Building, 445 Lafayette Avenue, Hawthorne, New Jersey. The regular public meeting will commence at 6:45 PM.

ROLL CALL

PLEDGE OF ALLEGIANCE

OPEN PUBLIC MEETINGS ACT STATEMENT

The Regular Meeting of the Zoning Board of Adjustment of the Borough of Hawthorne is now in session. In accord with the provisions of Section 5 of the “Open Public Meetings Act,” “Adequate Notice of this meeting has been posted on the Municipal Bulletin Board, published in the legal newspaper of the Borough, and a schedule, including date and time, provided to all persons entitled by law to same.”

REORGANIZATION PORTION

MINUTES

The minutes for the meeting of November 24, 2026 will be acted upon.

MEMORIALIZED RESOLUTION

Adopting the 2025 Annual Report of the ZBA

Puzio Management LLC, 158 Arlington Avenue (block 138. lot 30)

Site located in R-1 Zone

Memorialized Resolution for the applicant that was approved for a use variance/Expansion of Non-conforming Use/Conditional [N.J.S.A. 40:55D-70d (1)(2)(3)] for an addition to an existing two-family house in a (1) family Zone.

OLD BUSINESS OLD BUSINESS

Mitat Kokonozi, 89 8th Avenue (block 213, lot 1 & 13)

****** the former application was listed under 147 Utter – same block and lot**

Site is located in an R-2, 1 and 2 Family Residential Zone.

Applicant is seeking a “C” variance [N.J.S.A. 40:55D-70(c) / chapter 540-112 Schedule of area, bulk and coverage controls for an expansion of single-family dwelling and “D” variance - Use Variance/Expansion of Non-conforming Use/Conditional Use Variance [N.J.S.A. 40:55D-70d(1)(2)(3)] – 2nd floor add-a-level over existing footprint (two-Family Dwelling is adjacent and there will be no change) and all other variances deemed necessary.

NEW BUSINESS

Veronic Thiessen, 193 North Ethel Avenue (block 22, lot 14)

Site located in an R1 One-Family Zone

Applicant is seeking a Bulk Variance(s) [N.J.S.A. 40:50D-70c] to construct a detached one-car garage located in the rear yard of the property. Size of garage 14'-0" x 22'-0" x 15' Height. Variance(s) requested: lot coverage, lot depth and all other variances deemed necessary.

Anthony and Kristen Manzo, 91 Sunrise Drive (block 276.01, lot 10)

Site located in an R1 One-Family Zone

Applicant is seeking a Bulk Variance(s) [N.J.S.A. 40:50D-70c] to increase existing structure and construct new garage. Height. and Use Variance(s) [N.J.S.A. 40:55D-70d(1)(2)(3)] requested: lot coverage, lot depth, and all other variances deemed necessary.

362 Lincoln Ave, LLC

Property: 366 Lincoln Avenue (block 178, lots 22 & 23)

Site is located in a B-1 Zone.

Applicant is seeking a "Use Variance/Expansion of Non-conforming Use / Conditional Use Variance [N.J.S.A. 40:55D-70d(1)(2)(3)] for a proposed, four, 3-bedroom townhouse style multi-family units and garage parking for rent and all other variances deemed necessary.

Agenda Subject to Change