



THOMAS J. EVANS  
Director of Revenue and Finance

CODE ENFORCEMENT DEPT.

DAVID BERRY  
Construction Official  
Zoning Official

## TOWNSHIP OF NUTLEY

1 KENNEDY DRIVE  
NUTLEY, NEW JERSEY 07110

BUILDING  
PLUMBING  
ELECTRICAL  
FIRE  
ZONING

TELEPHONE: (973) 284-4957 · FACSIMILE: (973) 284-0071

May 4, 2026

Jose Centeno  
150 Coeyman Avenue  
Nutley, NJ 07110

**Re: Driveway in front of dwelling  
Front Yard Coverage (DW Increase and Add Walkway)  
150 Coeyman Avenue  
Block- Lot: 5001/8**

Dear Mr. Centeno,

Your request for a permit, at the above referenced premises, to increase the driveway in front of the main dwelling, which will reduce the front yard coverage to 37%, as shown on the property survey by Richard J. Hingos Inc. dated May 14, 2024, is denied for the following reason.

This property is located in an R-1 district as shown on the Nutley Zoning Map.

Chapter 700, Article VIII, Section 700-94 A (1) of the Codes of Nutley states front yard: the driveway shall consist of the area directly opposite to an attached garage, detached garage or not more than two feet in front of the main dwelling when a two-foot in-depth landscape area is provided directly in front of the main dwelling or depressed garage or the extension of the side yard into the front yard. The driveway width shall not exceed 16 feet in width for lots up to 50 feet in width. Lots having a width greater than 50 feet may have a driveway width of up to 18 feet in width when conforming to § 700-48. However, if there is no garage and no available side yard, a driveway not to exceed 16 feet in width from the side lot line may be constructed. ***The driveway will be in front of the main dwelling for more than two (2') feet.***

Chapter 700, Article VII, Section 700-48 states any lot containing a residence for one or two families shall have at least 60% of the required front yard in landscaping. This area shall not be covered with paving, walkways or any other impervious surface. Landscaping may consist of grass, ground cover, shrubs and other plant material. ***The required is 60%, the proposed is 37%.***

A non-refundable filing fee of \$175.00 was received by the Code Enforcement Department in order to begin the application process. **All tax and water bills must be paid to date prior to the processing of a variance fee.**

Information on procedures for an appeal of this decision to the Board of Adjustment can be obtained from Jessica Liebold, [jlleibold@nutleynj.org](mailto:jlleibold@nutleynj.org) or at 973-284-4957. It should be noted that, under State Statute, notice of appeal of this decision must be filed with this office no later than twenty (20) calendar days from the date of this notice.

Any changes to the proposed plans must be submitted prior the applications being returned to the Code Enforcement Office. No changes can be made once the application is received by this office.

Sincerely,

David Berry  
Zoning Official  
DB/jl



# TOWNSHIP OF NUTLEY, NEW JERSEY

## ZONING BOARD OF ADJUSTMENT APPLICATION FORM

Docket No: ZBA-20-0016

TO ALL APPLICANTS: This application form is designed to obtain from you information necessary for the processing of your application by the Zoning Board of Adjustment.

Application Fee: \$ 175 (on denial letter)

Date of Denial Letter: 4/30/20

### Section I: SUBJECT PROPERTY

Address: 150 Coeyman Avenue

Block: 5001 Lot: 8 Zone: R-1

	District Requirements	Proposed
Lot Area	_____	_____
Lot Width	_____	_____
Lot Depth	_____	_____
Front Yard	_____	_____
Side Yard	_____	_____
Rear Yard	_____	_____
Other	_____	_____

### Section II: APPLICANT INFORMATION

Name: Jose Centeno

Address: 150 Coeyman Avenue

Nutley, NJ 07110

Telephone: (917) 371-1412

Email Address: Jose.Centeno@Live.com

Applicant is a:

\_\_\_\_ Corporation    \_\_\_\_ Partnership    \_\_\_\_ LLC     Individual

*If the owner is not the applicant, the following must be provided:*

Owner Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email Address: \_\_\_\_\_

**Section III: DISCLOSURE STATEMENT**

Pursuant to N.J.S. 40:55D-48.1 the names and address of all persons owning 10% of the stock in a corporation or a 10% interest in any partnership must disclosed by the applicant. In accordance with N.J.S. 40:55D-48.2, that disclosure requirement applies to any corporation or partnership which owns more than 10% interest.

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Interest: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Interest: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Interest: \_\_\_\_\_

**Section IV: PROPERTY INFORMATION**

	Existing	Proposed
Total existing and total proposed dwelling units	_____   _____	_____   _____
Total existing and total proposed professional offices	_____	_____
Total existing and total proposed parking spaces	_____	_____

Present use of premises: One Family Dwelling

Has there been any previous appeal, request, or application to this or any other Township of Nutley Board or the Construction Code Official involving these premises? no

If yes, state the nature, date and the disposition of each such matter: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Section V: PROFESSIONAL INFORMATION**

***Applicant's Attorney***

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email Address: \_\_\_\_\_

***Applicant's Architect***

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email Address: \_\_\_\_\_

***Applicant's Engineer***

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email Address: \_\_\_\_\_

***Applicant's Planning Consultant***

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email Address: \_\_\_\_\_

***List any other expert who will submit a report or who will testify for the applicant.  
(Attach additional sheets, if necessary)***

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email Address: \_\_\_\_\_ Field of Expertise: \_\_\_\_\_

**Section VI: GENERAL INFORMATION**

In the space below, state the nature of the constraints imposed by the physical characteristics of the land under consideration (i.e. exceptional narrowness, shallowness 01' topographic conditions).

X Attached document

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

In the space below, state any other extraordinary or exceptional situation or condition of the land involved which would constrain development in accordance with Zoning Regulations

X Attached document

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Explain how not granting this variance request would impose peculiar and exceptional practical difficulties or exceptional or undue hardship upon you.

Attached document

X

Explain how the granting of this variance will not detrimentally affect the public good or substantially impair the intent and purpose of the Zone Plan and Zoning Ordinance.

Attached document

X

**Section VI: GENERAL INFORMATION**

**In the space below, state the nature of the constraints imposed by the physical characteristics of the land under consideration (i.e. exceptional narrowness, shallowness 01' topographic conditions).**

To the left of my driveway exists a masonry wall that belongs to my neighbor. On the right side of my driveway, existed a retaining wall that belonged to my property. From the masonry wall on the left, to the retaining wall on the right existed approximately 8-9 feet of space, which represented my driveway.

When the property was purchased, I did not realize the exceptional narrowness of the driveway (I think the seller's agent intentionally parked their car in the driveway, but I'm only speculating). The average car width is almost 7 feet, and getting in and out of the car, once parked, had become a hardship, even if we unloaded the car (groceries, etc.) in the front of the property. Once I pulled in and parked in the driveway, the car doors would not open with enough space to get in and out safely, and I would have to exit sideways, try not to damage my car door against the walls, climb the retaining wall onto the grass, and walk across the grass to get to my front door. In the morning, I would have to pull the car out, have my daughter walk across the front of the car (I live on a two-way street), and get in on the passenger side.

Please note that I subsequently submitted a permit application to move my retaining wall two feet to the right and to pave the driveway. This permit application was approved and I was granted permission to move my retaining wall in order to allow access to my vehicle. The new retaining wall (including its position) has since been inspected, and approved.

**In the space below, state any other extraordinary or exceptional situation or condition of the land involved which would constrain development in accordance with Zoning Regulations.**

Retaining wall has been repositioned, driveway and walkway remain under construction.

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**Explain how not granting this variance request would impose peculiar and exceptional practical difficulties or exceptional or undue hardship upon you.**

Not granting this variance request would impose exceptional and practical difficulties, and a hardship for several reasons.

As previously stated, I was granted permission to move the retaining wall and re-pave the driveway. At no point was I told that (although the retaining wall could be moved to the right in order to widen the driveway) I could not pave the entire driveway from neighbor's masonry wall to the newly positioned retaining wall. Only after the project was more than halfway through, and I had already spent a substantial amount of money, was I made aware that the driveway could not be paved entirely. I had to stop this project, and I won't be able to recoup any of the money spent. Had I known that this could have been an issue, I would have given more thought to a potential solution. With that said, I don't even know what the solution would have been because there is nowhere else to park the car, and I have a grass lawn to the right of the retaining wall.

Whenever we would get snow, it was extremely difficult to dig my vehicles out. I simply did not have enough space to comfortably operate. In fact, I hurt myself this past winter trying to get snow away from the driver's side door, and when the snow turned to ice it became dangerous.

Not granting permission to build a small walkway from the driveway to the front of property would also create a hardship, keeping in mind a 10 year-old child, and also the inevitable aging that my partner and I will experience. As currently constructed, my property is elevated, requiring two sets of stairs in order to access the home. It benefits everyone to be able to safely exit the vehicle from the driveway, and enter the home. When we begin to approach our older years, I don't know how we would manage having to unload a vehicle in the front of the property, park the car in the driveway, walk back to the front, and climb two sets of stairs with groceries, or other items.

**Explain how the granting of this variance will not detrimentally affect the public good or substantially impair the intent and purpose of the Zone Plan and Zoning Ordinance.**

Granting this variance will not detrimentally affect the public good, or substantially impair the intent and purpose of the Zone Plan and Zoning Ordinance, and will actually have the opposite effect. Paving the driveway an additional two feet will not affect neighbors or anyone who visits the neighborhood at all. In fact, I have gotten several compliments on how the work has improved the aesthetics of the neighborhood in general, and comments on how difficult and uncomfortable it must have been to have to use the driveway as previously constructed. Installing a small walkway will not impact my neighbors or anyone else.

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**CERTIFICATION**

STATE OF NEW JERSEY }

COUNTY OF ESSEX }

ss.

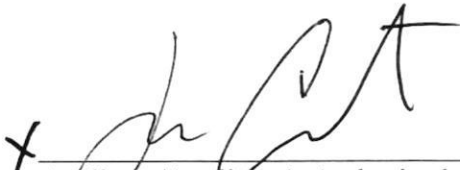
X Jose Centeno, being duly sworn, hereby certify (*check one*)

➤  that I am the applicant

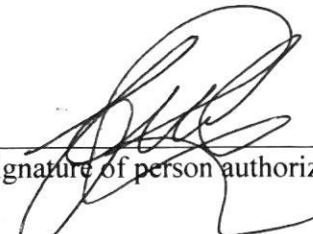
or

➤ \_\_\_\_\_ that I am the \_\_\_\_\_ of \_\_\_\_\_,  
(Title) (Company Name)  
the Applicant, and that I am duly empowered and authorized to make this representation  
on behalf of \_\_\_\_\_;  
(Company Name)

and that the information presented in this application is true, complete and accurate.

X   
Applicant/Applicant's Authorized  
Officer or Representative

Subscribed and sworn to before me  
this 5<sup>th</sup> day of May, 20 26.

X   
Signature of person authorized to take oaths

05/05/2026

ROBERTH A. SOSA  
Notary Public, State of New Jersey  
My Commission Expires 07/22/2030



# Nutley

## Parcel Offset List

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**Target Parcel(s):** Block-Lot: 5001-8  
CENTENO, JOSE  
150 COEYMAN AVENUE

28 parcels fall within 200 feet of this parcel(s).

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**Block-Lot: 5001-2**

LABIB, RAMEZ & IRENE LABIB  
14 OVERLOOK TERRACE  
NUTLEY, NJ 07110  
RE: 14 OVERLOOK TERRACE

**Block-Lot: 5003-8**

MENDEZ, CARLOS & ROSA  
133 COEYMAN AVENUE  
NUTLEY, NJ 07110  
RE: 133 COEYMAN AVENUE

**Block-Lot: 2804-16**

NUTLEY BOARD OF EDUCATION  
375 BLOOMFIELD AVE  
NUTLEY, NJ 07110  
RE: 59 SO. SPRING GARDEN AVE.

**Block-Lot: 2804-15**

JANIEC, JOHN MICHAEL  
28 OVERLOOK TER  
NUTLEY, NJ 07110  
RE: 28 OVERLOOK TERRACE

**Block-Lot: 5003-6**

MUNOZ, DIEGO & JENNIFER S  
141 COEYMAN AVE  
NUTLEY, NJ 07110  
RE: 141 COEYMAN AVENUE

**Block-Lot: 5003-7**

SHEDD, CHRISTOPHER & KAREN  
137 COEYMAN AVE  
NUTLEY, NJ 07110  
RE: 137 COEYMAN AVENUE

**Block-Lot: 5001-15**

HUSSAIN, ALTAF & KHUSBOO  
9 FOREST AVE  
NUTLEY, NJ 07110  
RE: 9 FOREST AVENUE

**Block-Lot: 5003-4**

DALY, MARK W. & MARY M.  
151 COEYMAN AVE  
NUTLEY, NJ 07110  
RE: 151 COEYMAN AVENUE

**Block-Lot: 5001-13**

MCCORMACK, TARA  
128 COEYMAN AVE  
NUTLEY, NJ 07110  
RE: 128 COEYMAN AVENUE

**Block-Lot: 5003-5**

MAGNUSSON, JILL M.  
145 COEYMAN AVE  
NUTLEY, NJ 07110  
RE: 145 COEYMAN AVENUE

**Block-Lot: 5003-1**

EMRALINO, FELICIANO  
254 RIDGE RD  
NUTLEY, NJ 07110  
RE: 254 RIDGE ROAD

**Block-Lot: 5001-7**

CELLI, CONCETTA  
152 COEYMAN AVE  
NUTLEY, NJ 07110  
RE: 152 COEYMAN AVENUE

**Block-Lot: 5001-19**

GARCES, JOHN & CHRISTINA  
25 FOREST AVE  
NUTLEY, NJ 07110  
RE: 25 FOREST AVENUE

**Block-Lot: 5001-5**

IMPERATRICE, JAMES E. & KATHLEEN A.  
156 COEYMAN AVE  
NUTLEY, NJ 07110  
RE: 156 COEYMAN AVENUE

**Block-Lot: 5001-1**

20 OVERLOOK, LLC  
28 ORCHARD STREET  
NUTLEY, NJ 07110  
RE: 20 OVERLOOK TERRACE

**Block-Lot: 5001-3**

MC CORMACK, BRIAN J. & LISA M.  
168 COEYMAN AVE  
NUTLEY, NJ 07110  
RE: 168 COEYMAN AVENUE

**Block-Lot: 5001-6**

AGAR, MICHAEL F & AGUIRE, JEANETTE  
154 COEYMAN AVE  
NUTLEY, NJ 07110  
RE: 154 COEYMAN AVENUE

**Block-Lot: 5001-4**

MC BRIDE, MICHAEL J. & KATHLEEN  
158 COEYMAN AVE  
NUTLEY, NJ 07110  
RE: 158 COEYMAN AVENUE

**Block-Lot: 5001-9**

OLNEY, LUTHER & JEAN  
148 COEYMAN AVE  
NUTLEY, NJ 07110  
RE: 148 COEYMAN AVENUE

**Block-Lot: 5001-10**

CENTENO, JOSEPH JAMES & LISA J.  
140 COEYMAN AVENUE  
NUTLEY, NJ 07110  
RE: 140 COEYMAN AVENUE

**Block-Lot: 5001-16**

DWYER, KEVIN BARRY PATRICK & ANNA M.  
13 FOREST AVENUE  
NUTLEY, NJ 07110  
RE: 13 FOREST AVENUE

**Block-Lot: 5001-18**

DE YOUNG, BRIAN N & COSTER, ELENA  
21 FOREST AVE  
NUTLEY, NJ 07110  
RE: 21 FOREST AVENUE

**Block-Lot: 5001-11**

MOLINARO, FRANK A.  
136 COEYMAN AVE  
NUTLEY, NJ 07110  
RE: 136 COEYMAN AVENUE

**Block-Lot: 5003-2**

CAMPO, JOSEPH & JULIA  
161 COEYMAN AVE  
NUTLEY, NJ 07110  
RE: 161 COEYMAN AVENUE

**Block-Lot: 5001-17**

PERRONE, JOSEPH G. & CAROL  
17 FOREST AVE  
NUTLEY, NJ 07110  
RE: 17 FOREST AVENUE

**Block-Lot: 5003-41**

CIRACO, ANTHONY & SCHUMANN, LAUREN  
248 RIDGE ROAD  
NUTLEY, NJ 07110  
RE: 248 RIDGE ROAD

**Block-Lot: 5003-3**

GOITIANDIA, MICHAEL & MICHELE  
155 COEYMAN AVE  
NUTLEY, NJ 07110  
RE: 155 COEYMAN AVENUE

**Block-Lot: 5001-12**

FUNKE, ROXANNE F.  
132 COEYMAN AVE  
NUTLEY, NJ 07110  
RE: 132 COEYMAN AVENUE

## UTILITIES

(A)

AT & T  
Corporate Office  
P.O. Box 7207  
Bedminster, NJ 07921-7207

(B)

NJ Dept. of Transportation  
1035 Parkway Avenue  
CN-600  
Trenton, NJ 08625

(C)

Essex County Planning Board  
Public Works Building  
900 Bloomfield Avenue  
Verona, NJ 07044

(D)

PSE&G Company  
Manager-Corporate Properties  
80 Park Plaza, T6B  
Newark, NJ 07102

(E)

North Jersey District Water Supply Co.  
1 F.A. Orechio Drive  
Wanaque, NJ 07465

(F)

Passaic Valley Water Co.  
1525 Main Avenue  
Clifton, NJ 07011

(G)

Verizon  
540 Broad Street, Room 305  
Newark, NJ 07101

(H)

TCI of Northern New Jersey  
40 Potash Road  
Oakland, NJ 07436  
Attn: Dan Gannon

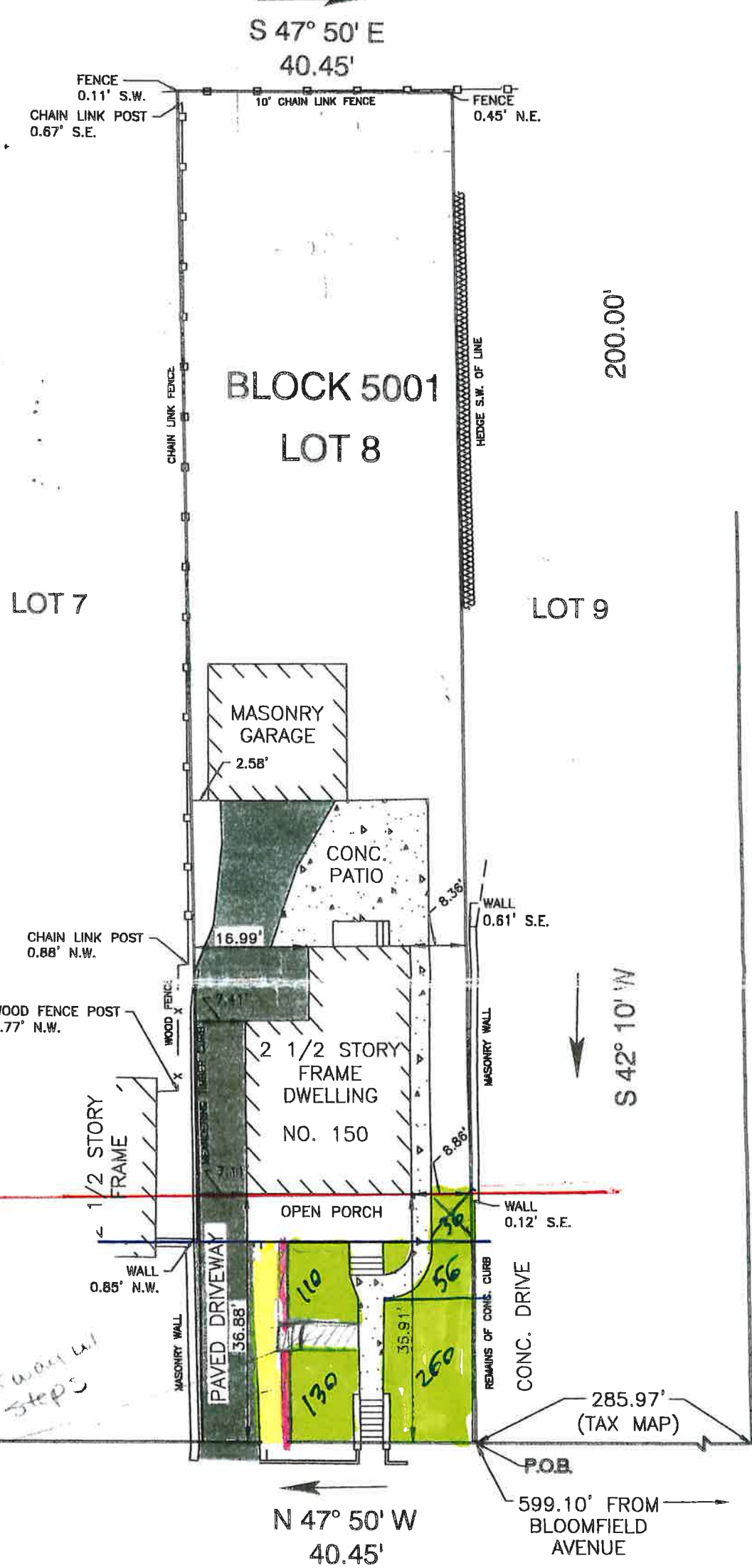
(I)

Essex County Utilities Authority  
Leroy R. Smith Jr. Public Safety Building  
60 Nelson Place – 6<sup>th</sup> Floor  
Newark, NJ 07102

(J)

Norfolk Southern Railway  
125 County Road  
Jersey City, NJ 07307

MAP OF PROPERTY  
Situated in  
TOWNSHIP OF NUTLEY, ESSEX COUNTY, NEW JERSEY



Front yard  
Coverage  
40 x 37 = 1480 sq  
60% = 888  
40% = 592

Landscape coverage 55.6%  
Imp coverage 92.4%

Walkway w/ 2 steps

REF: DBK 4430 PG 106


THIS IS A BUILDING LOCATION SURVEY MADE FOR TITLE PURPOSES ONLY. NO CORNER STAKES HAVE BEEN REQUESTED OR SET. ALTHOUGH ABSOLUTE OFFSET DIMENSIONS ARE NOT TO BE USED FOR PERMANENT CONSTRUCTION

THE CERTIFICATION IS MADE ONLY TO HEREON NAMED PARTIES FOR PURCHASE OR MORTGAGE HEREIN DELINEATED PROPERTY BY NAMED PURCHASER BELOW. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION EITHER DIRECTLY OR INDIRECTLY

COEYMAN AVENUE  
(50' R.O.W.)

A WRITTEN "WAIVER AND DIRECTION NOT TO SET CORNER MARKERS" HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003 c.14 (N.J.S.A. 45:8-36.3) AND N.J.A.C. 13:40-5.1(d)

CERTIFICATE OF AUTHORIZATION No. 24GA2804600

SCALE: 1"=20'	THIS SURVEY PREPARED ONLY FOR: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY VESTED LAND SERVICES, LLC. (101949) JOSE CENTENO SHUPACK & HARDY, LLP. JEFFREY S. SHUPACK, ESQ. NBKC BANK, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR	RICHARD J. HINGOS INC. PROFESSIONAL LAND SURVEYORS 539 VALLEY ROAD P.O. BOX 43752 UPPER MONTCLAIR, NJ 07043 TELEPHONE (973) 783-1114 EMAIL: RJHINGOS@COMCAST.NET
SURVEY: 24-30534		
DATE: 05-14-2024		
DRAWN: KME		
CHECKED: RJH		
DWG: 24-30534.DWG		 RICHARD J. HINGOS, JR. PROFESSIONAL LAND SURVEYOR N.J. LIC. NO. 43231