536-544 WASHINGTON AVE

NUTLEY, NJ

536-544 WASHINGTON AVENUE, NUTLEY, NJ

USE PERMITTED AS OF RIGHT	USE PROPOSED INDUSTRIAL/WAREHOUSE
LOT DIMENSIONS :	PROPOSED
LOT WIDTH (MIN.):	205' (EXISTING) (NO CHANGES)
SITE AREA (MIN.):	67,833.40 SF (PER SURVEY - NO CHANGE)
MIN. FRONT YARD DEPTH	29'-6"
MIN. SIDE YARD WIDTH:	18'-0" / 27'-0"
MIN. REAR YARD DEPTH:	51'-0"
MAX. BUILDING HEIGHT:	29'- 4 13/16"
BUILDING COVERAGE:	**26,833.41 SF *39.56% OF TOTAL LOT AREA*** 67,833.40 SF (PER SURVEY - NO CHANGE)
NUMBER OF PARKING SPACES:	**19 TOTAL PARKING SPACES**
REQUIRED PARKING CALCULATION: NUTLEY CODE SECTION 700-91 1 FOR EACH 3,000 SF OF WAREHOUSE	1ST FLR WAREHOUSE 26,833.41 SF / 3,000 = **8.94 / ROUND UP TO 9** **OVERALL REQUIRED = 9 PARKING**
SIGNAGE AREA:	145 SQFT - PROPOSED **150 SQFT - MAXIMUM REQUIRED**

NOTE: FOR MORE DETAILS, REFER TO CIVIL PLANS AND TABULATION

PROJECT DATA

ITEM	EXISTING	PROPOSED
LOT AREA:	67,833.40 SF (PER SURVEY)	67,833.40 SF (NO CHANGE)
BUILDING FOOTPRINT:		26,833.41 SF (1ST FLOOR)
BUILDING HEIGHT/STORIES:		29'- 4 13/16" (1 STORY)

PROPOSED USES:

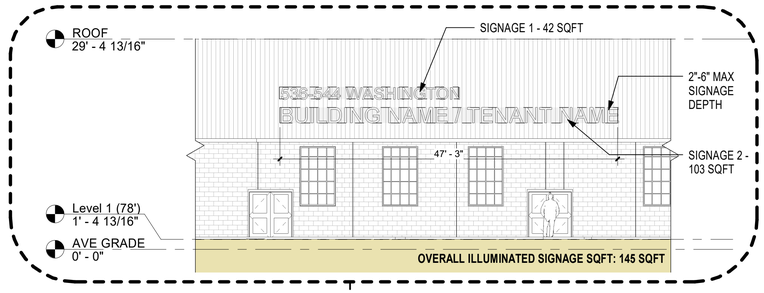
	USE	AREA
FLOOR LEVEL	EXISTING / PROPOSED	PROPOSED
1ST FLOOR	WAREHOUSE/INDUSTRIAL	26,833.41 SF
TOTAL GROSS FLOOR AREA:		26,833.41 SF

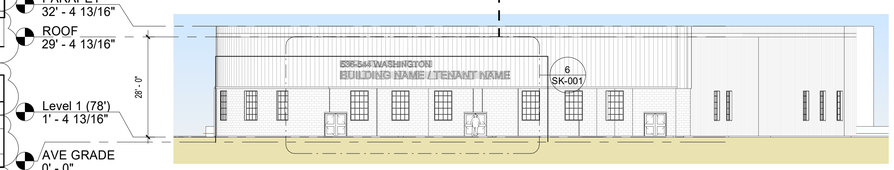


SITE PICTURES: NTS

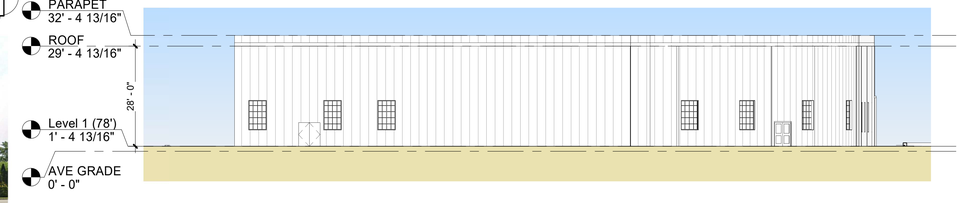


SITE PICTURES: NTS

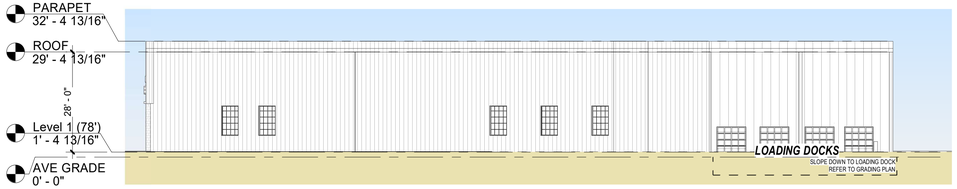




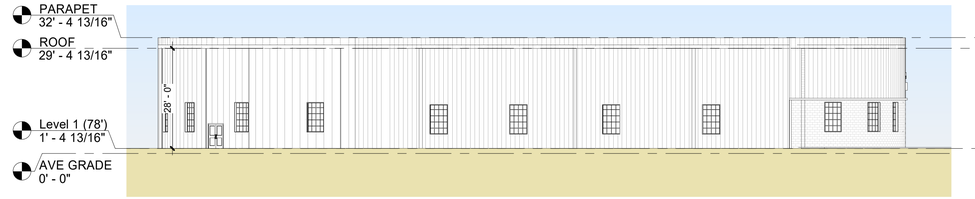
4 WEST ELEVATION (WASHINGTON AVENUE)
1" = 20'-0"



3 EAST ELEVATION
1" = 20'-0"

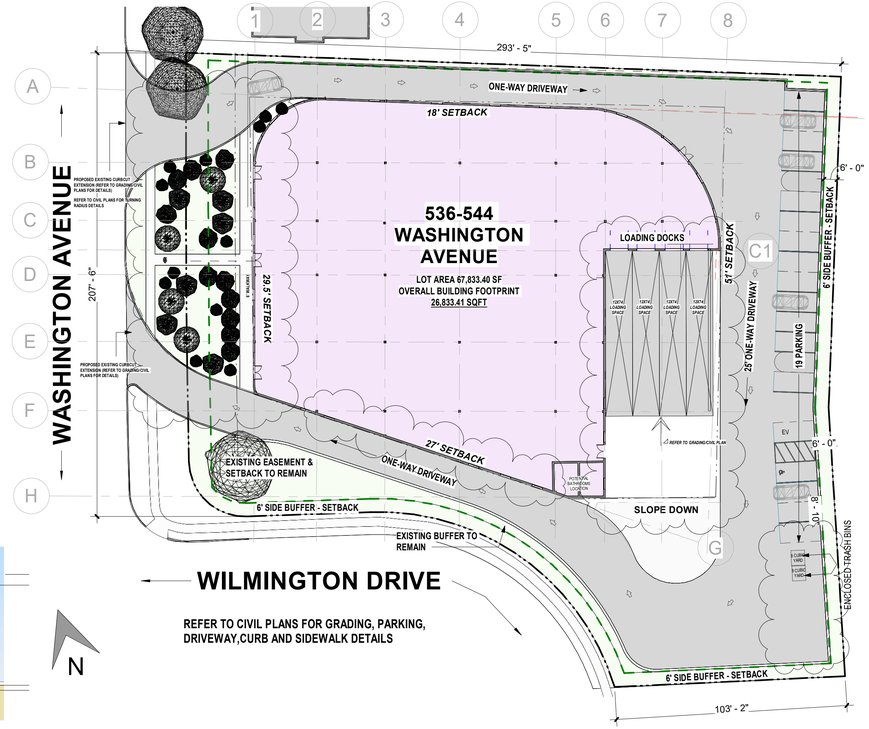


7 SOUTH ELEVATION (WILMINGTON DRIVE)
1" = 20'-0"



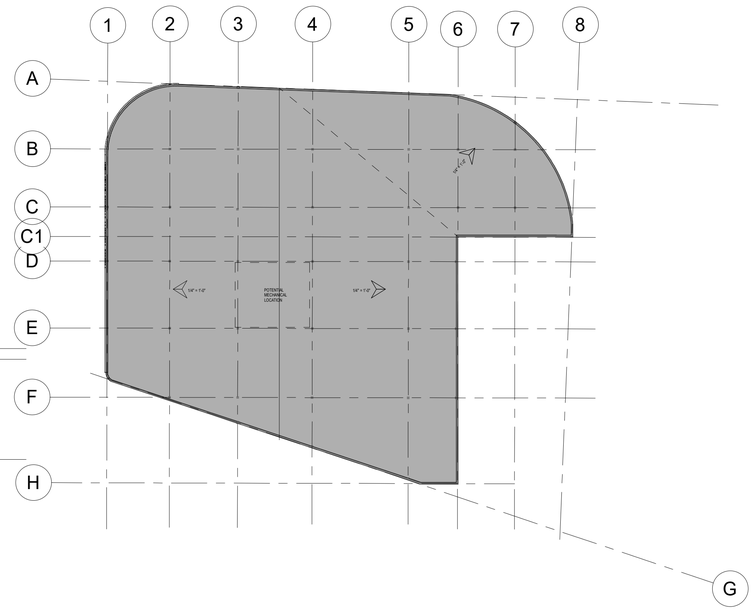
NOTE: REFER TO CIVIL PLANS FOR GRADING, PARKING, DRIVEWAY,CURB AND SIDEWALK DETAILS

8 NORTH ELEVATION.
1" = 20'-0"



N

1 Level 1 - PLAN
1/32" = 1'-0"



2 ROOF PLAN
1/32" = 1'-0"

Elizabeth E. Johnson, RA | NJ License: 21AI02116100
450 Fox Meadow Lane, West Chester, PA 19382
beth@brightonarch.com | 856-607-2349

ZONING

Revisions

1	Revision 1	08/25/2026

8/25/26 REVISION 1:

REMOVED SECOND FLOOR OFFICE
REDUCED BUILDING HEIGHT FROM 2 STORIES TO 1 STORY
INCREASED BUILDING FOOTPRINT FROM 24,740 SF TO 26,833 SF
REDUCED PARKING FROM 27 SPACES TO 19 SPACES
SHIFTED LOADING DOCKS 10' NORTH
DESIGNATED TRASH IN ENCLOSED OUTDOOR DUMPSTERS

536-544
WASHINGTON
AVE, NUTLEY NJ

SANBARDESIGN

Drawing Title:
ZONING

Date	07/21/2026
Project No.:	89
Drawn by	FV
Checked by	BL/EJH
Scale	As indicated
Drawing Number:	SK-001

8/25/2026 11:21:57 AM
24"x36"