

Map 3 Environmental Constraints

2007 MASTER PLAN
Borough of Rutherford
Bergen County, New Jersey



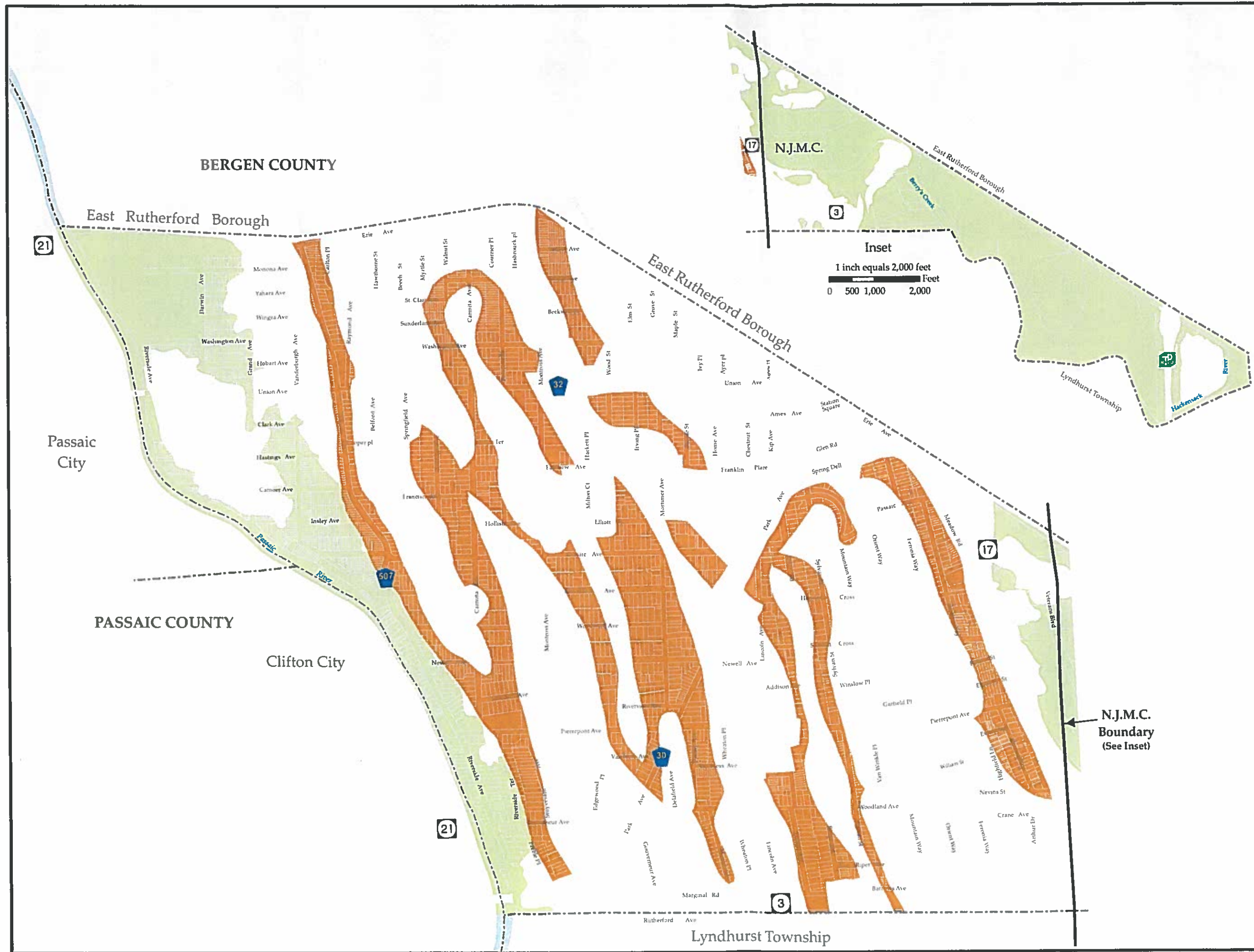
Legend

- Railroad
- County Boundary
- Municipal Boundary
- N.J.M.C. Boundary
- Environmental Constraints
 - Wetlands & Floodpla
 - Greater Than 15% Sk

Data Sources:
Wetlands & Floodplains: N.J.M.C.
Greater Than 15% Slope: U.S.D.A. / N.R



0 250 500 1,000
Feet
1 inch equals 1,000 feet



Inset
1 inch equals 2,000 feet
0 500 1,000 2,000
Feet

N.J.M.C.
Boundary
(See Inset)

Map 4 Land Use Plan

2007 MASTER PLAN
Borough of Rutherford
Bergen County, New Jersey



Legend

- Railroad
- County Boundary
- Municipal Boundary
- N.J.M.C. Boundary

Land Use Districts

- Single Family Detached - Low Density
- Single Family Detached
- Single & Two - Family Detached
- Townhouse
- Multi-Family Garden and Townhouse
- Multi-Family - Apartments
- Neighborhood Commercial
- Downtown Commercial
- Planned Commercial Development - 1 & 2
- Highway Commercial - 1
- Highway Commercial - 2
- Office, Research & Distribution
- Public Buildings & Facilities
- Parks & Open Space
- Maples Rehabilitation Area

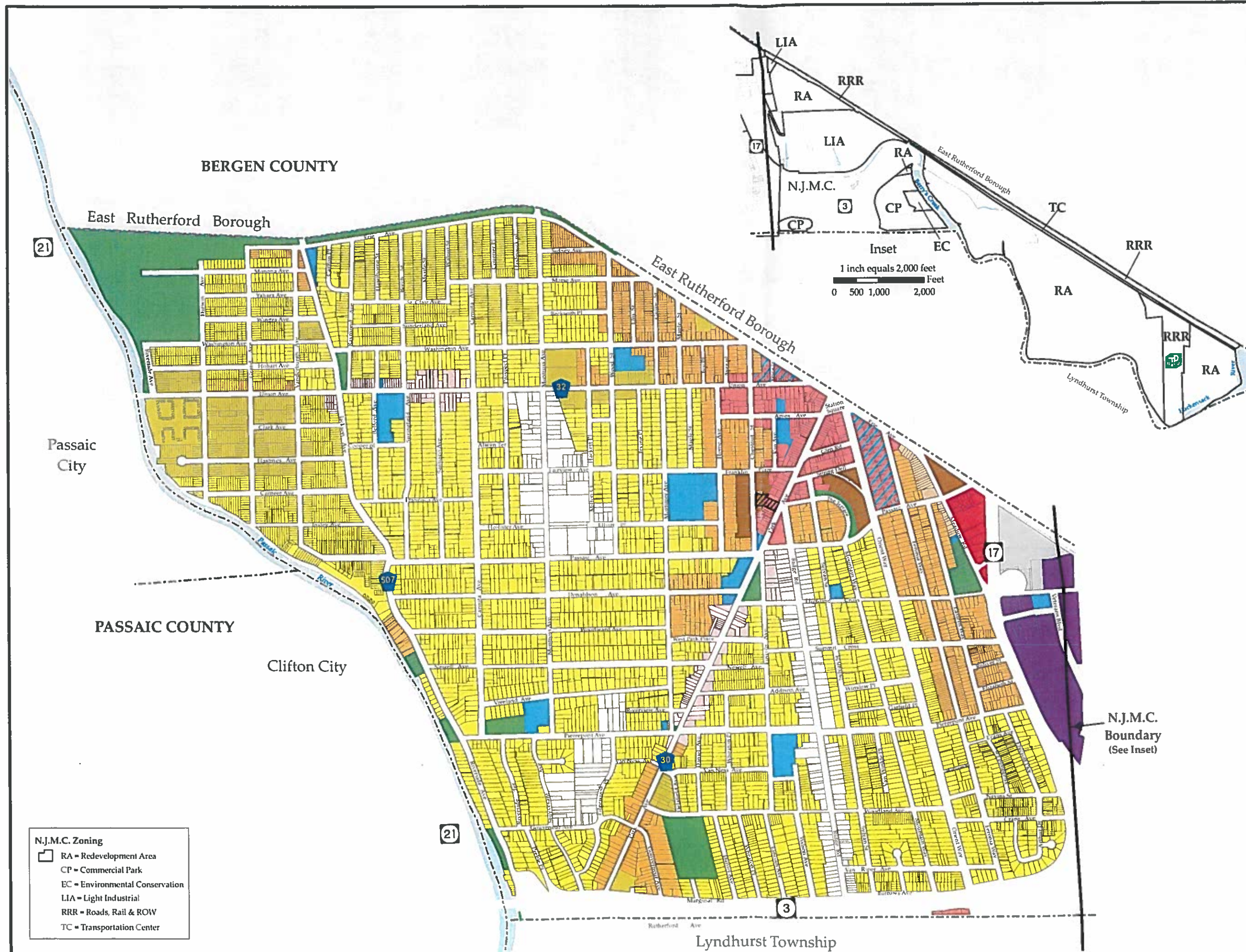


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Feet
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- N.J.M.C. Zoning**
- RA = Redevelopment Area
 - CP = Commercial Park
 - EC = Environmental Conservation
 - LIA = Light Industrial
 - RRR = Roads, Rail & ROW
 - TC = Transportation Center

Map 5 Potential Zone Changes Based on Land Use Plan

2007 MASTER PLAN
Borough of Rutherford
Bergen County, New Jersey



Legend

- Railroad
- County Boundary
- Municipal Boundary
- N.J.M.C. Boundary
- Existing Zone

Land Use Districts

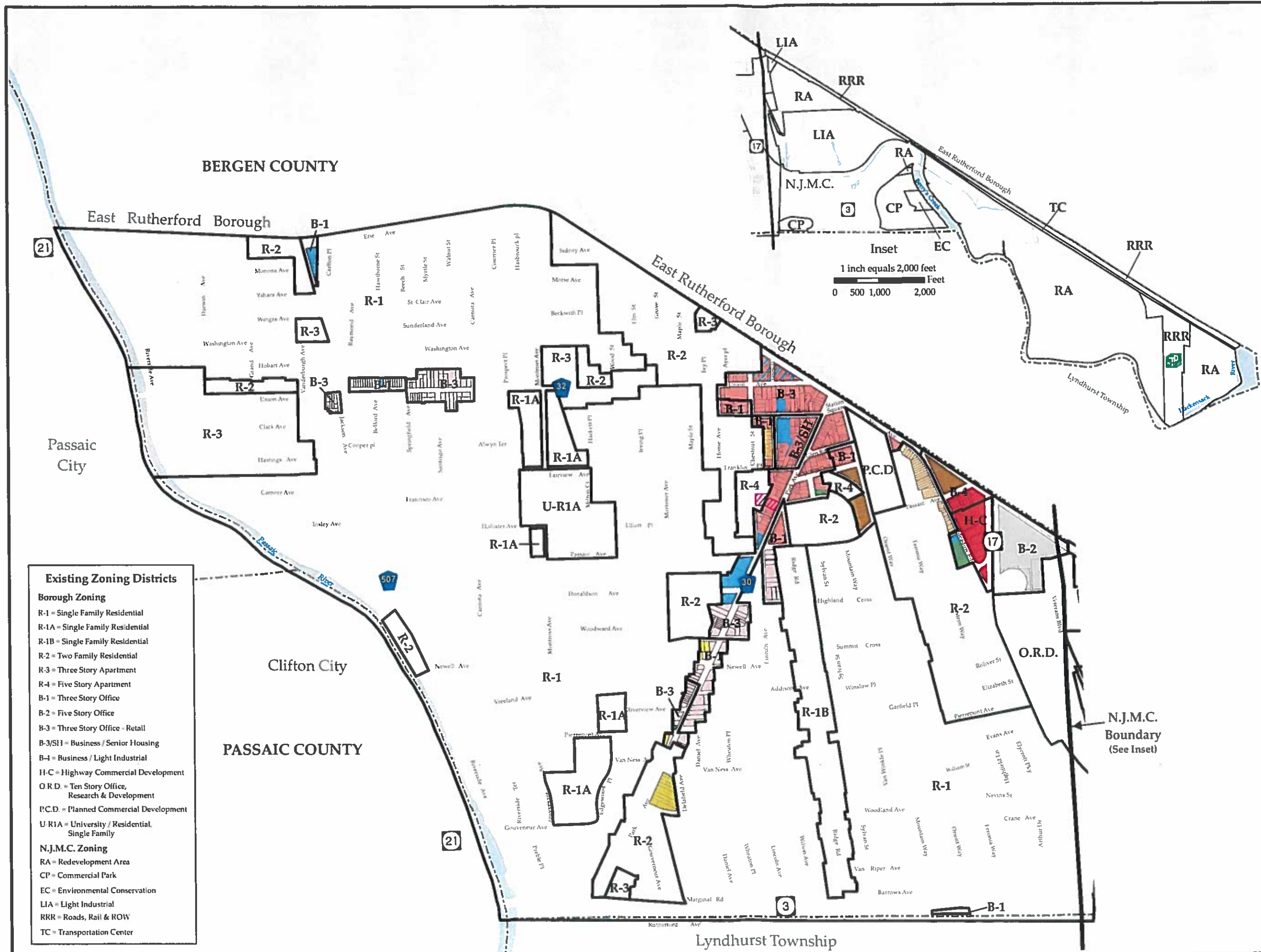
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0 250 500 1,000

Feet

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Existing Zoning Districts

Borough Zoning

- R-1 = Single Family Residential
- R-1A = Single Family Residential
- R-1B = Single Family Residential
- R-2 = Two Family Residential
- R-3 = Three Story Apartment
- R-4 = Five Story Apartment
- B-1 = Three Story Office
- B-2 = Five Story Office
- B-3 = Three Story Office - Retail
- B-3/SH = Business / Senior Housing
- B-4 = Business / Light Industrial
- H-C = Highway Commercial Development
- O.R.D. = Ten Story Office, Research & Development
- P.C.D. = Planned Commercial Development
- U-R1A = University / Residential, Single Family

N.J.M.C. Zoning

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- B-4 = Business / Light Industrial**
- H-C = Highway Commercial Development**
- O.R.D. = Ten Story Office,
Research & Development**
- P.C.D. = Planned Commercial Development**
- U-RIA = University / Residential,
Single Family**

- Railroad
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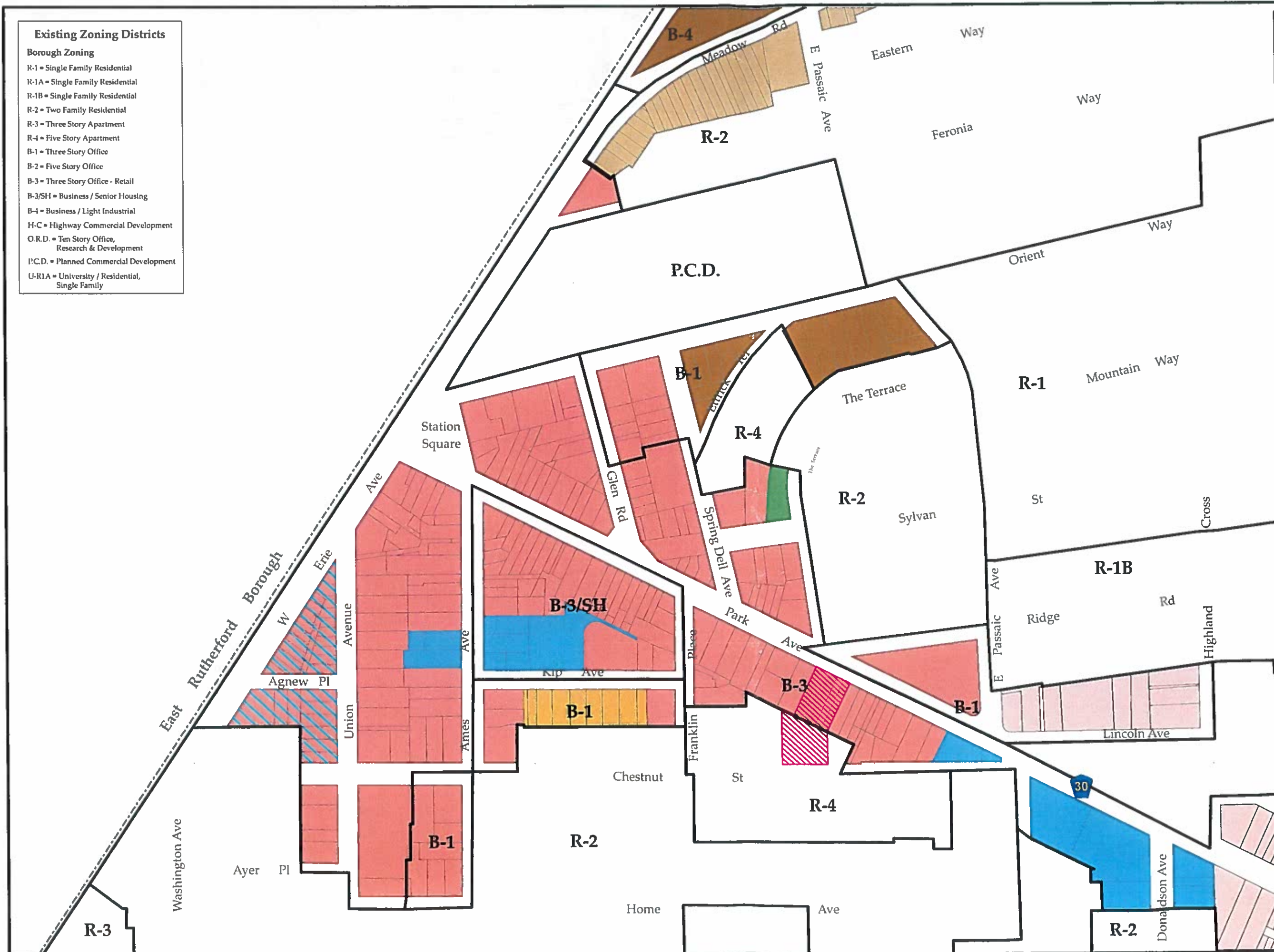
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Feet

1 inch equals 250 feet



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Map 6 Community Facilities Plan

2007 MASTER PLAN
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Legend

- Railroad
- County Boundary
- Municipal Boundar
- N.J.M.C. Boundary

Community Facilities

- Public School
- Public Building / Facility
- Parks and Public Open Space
- Proposed Facilities
- Gateways



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Feet
1 inch equals 1,000 feet



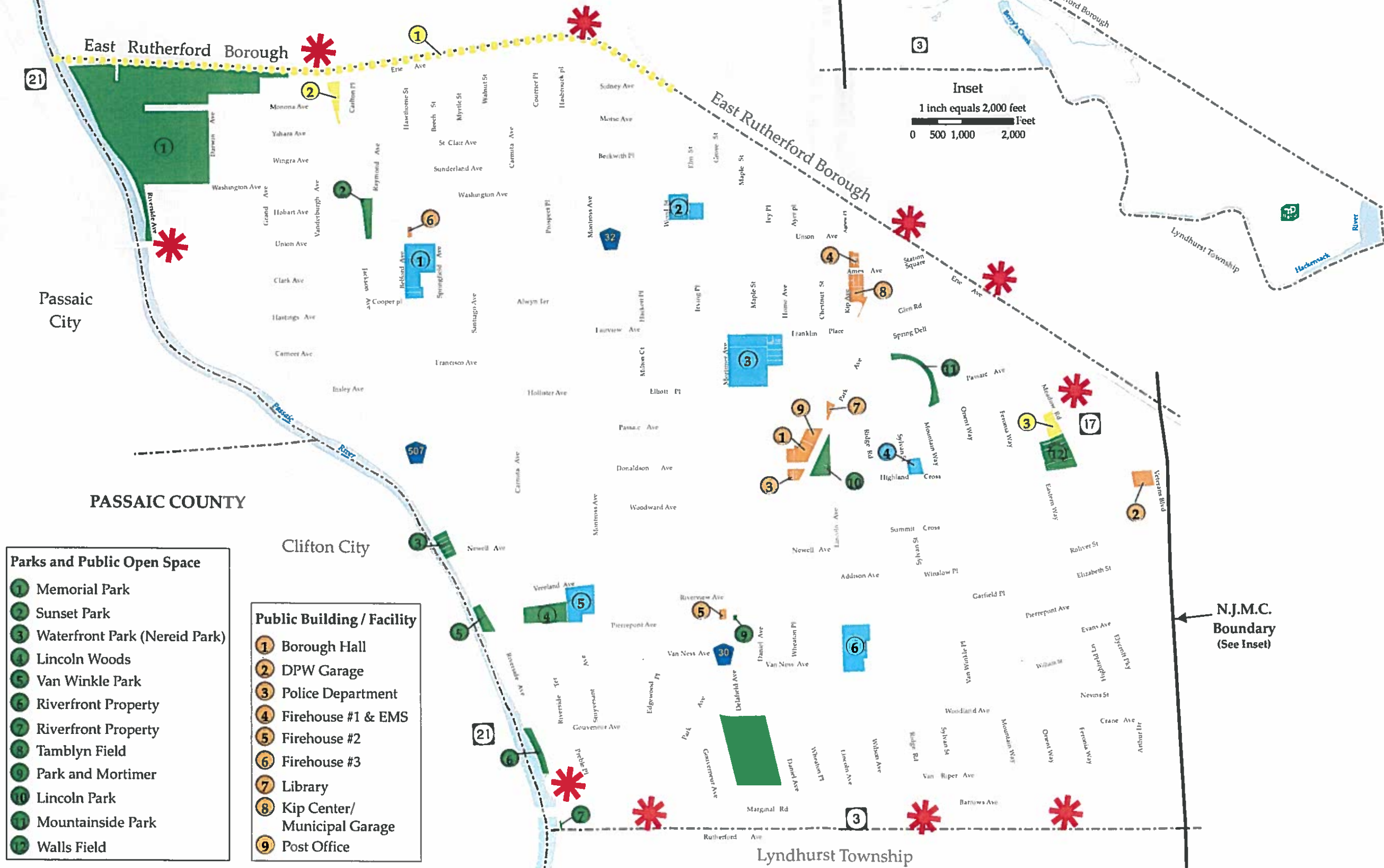
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- ### Public School
- 1 Union School
 - 2 Washington School
 - 3 Rutherford High School
 - 4 Sylvan School
 - 5 Lincoln School
 - 6 Pierrepont School

- ### Proposed Facilities
- 1 Erie Trail
 - 2 West End Firehouse
 - 3 Walls Field Extension

BERGEN COUNTY



- ### Parks and Public Open Space
- 1 Memorial Park
 - 2 Sunset Park
 - 3 Waterfront Park (Nereid Park)
 - 4 Lincoln Woods
 - 5 Van Winkle Park
 - 6 Riverfront Property
 - 7 Riverfront Property
 - 8 Tamblyn Field
 - 9 Park and Mortimer
 - 10 Lincoln Park
 - 11 Mountainside Park
 - 12 Walls Field

- ### Public Building / Facility
- 1 Borough Hall
 - 2 DPW Garage
 - 3 Police Department
 - 4 Firehouse #1 & EMS
 - 5 Firehouse #2
 - 6 Firehouse #3
 - 7 Library
 - 8 Kip Center/ Municipal Garage
 - 9 Post Office

Lyndhurst Township

17

N.J.M.C.

Inset
1 inch equals 2,000 feet
0 500 1,000 2,000

N.J.M.C.
Boundary
(See Inset)

Map 7 State & National Historic Sites & Districts

2007 MASTER PLAN

Borough of Rutherford
Bergen County, New Jersey



Legend

- Railroad
- County Boundary
- Municipal Boundary
- N.J.M.C. Boundary
- Historic Sites
- Downtown Historic District (Approximate Boundary)

Data Source:
New Jersey & National Registers of Historic Places

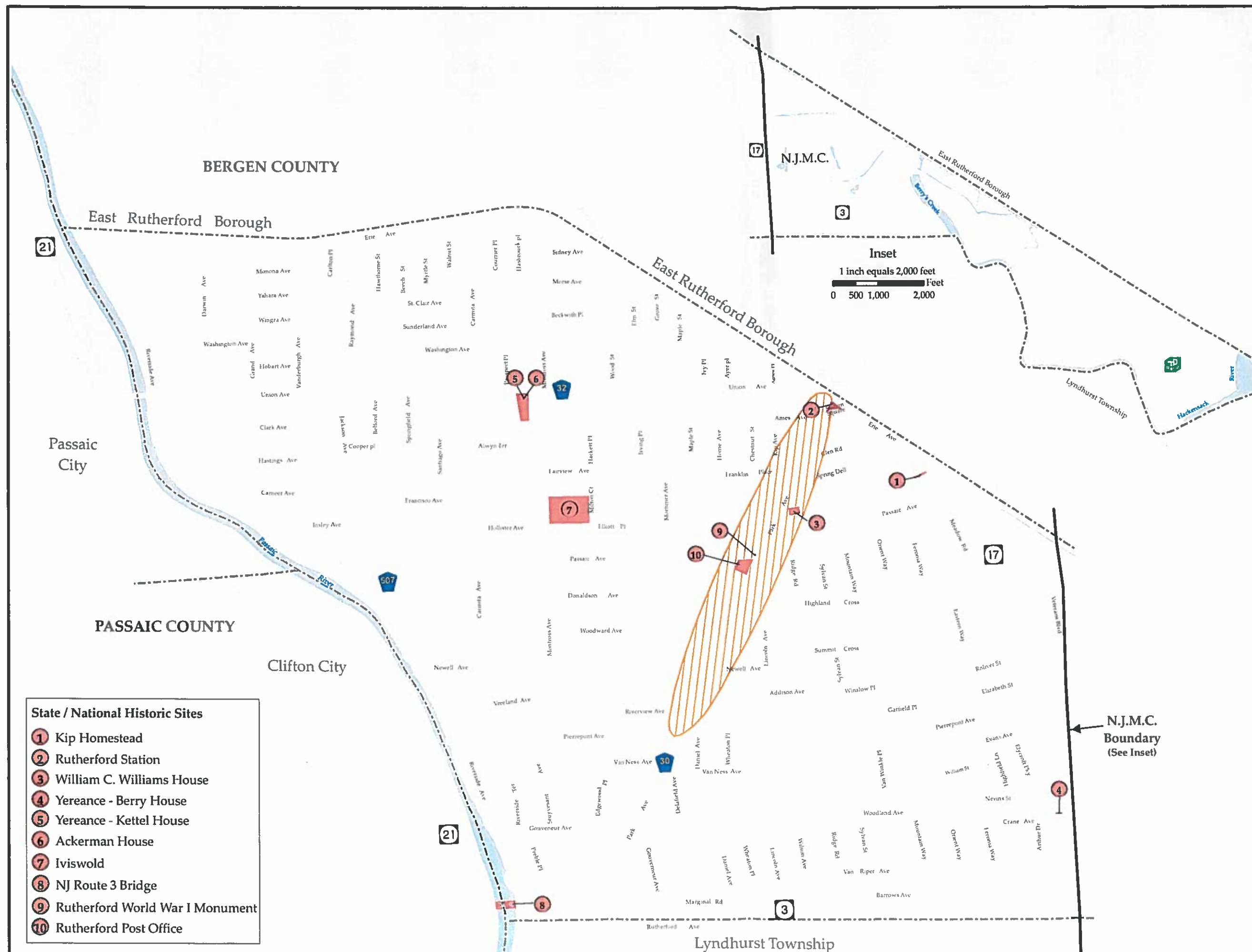


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Map 8
Roadway
Classifications

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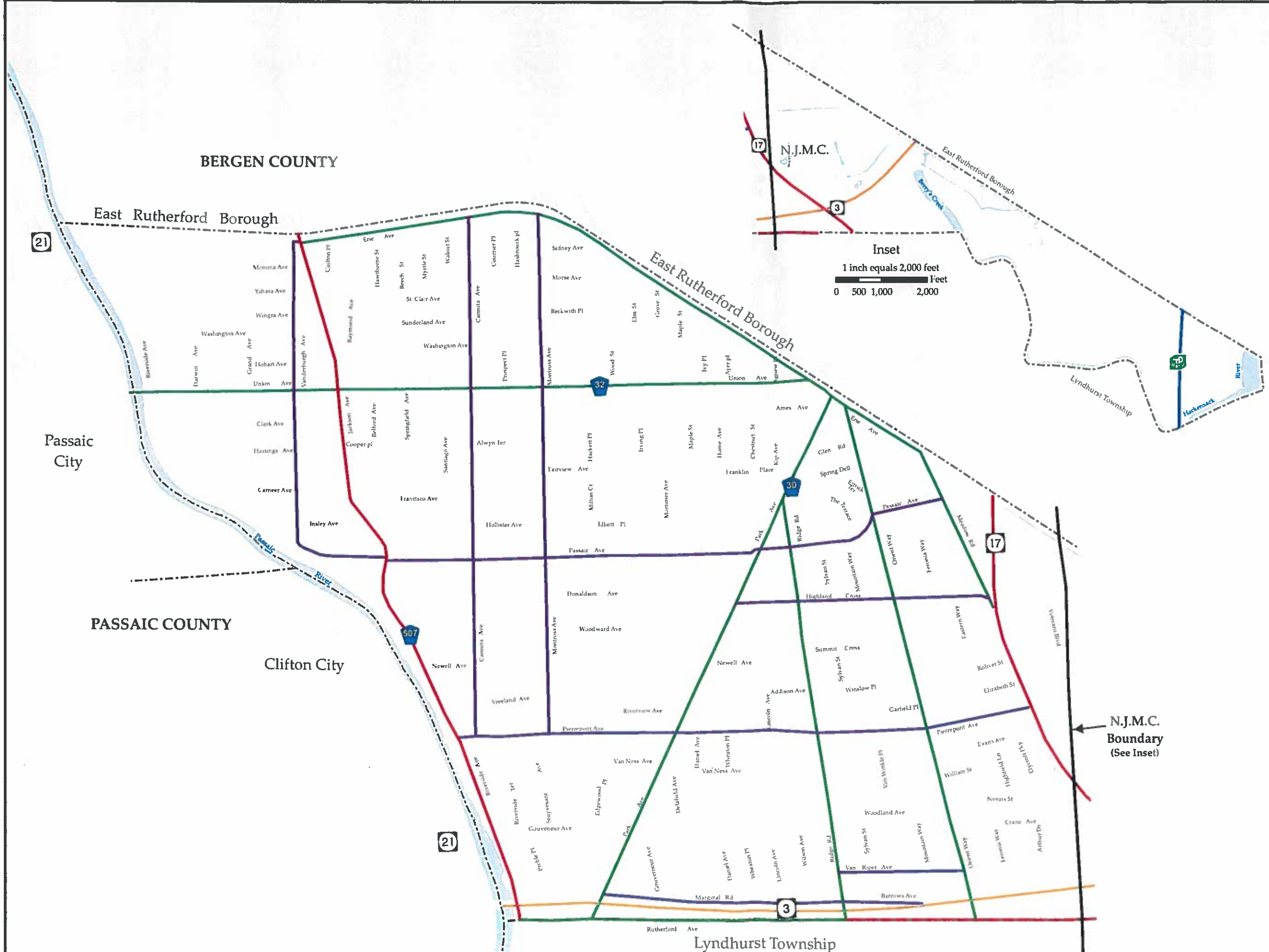
Legend

- Railroad
- County Boundary
- Municipal Boundary
- N.J.M.C. Boundary
- Roadway Classifications
 - Urban Interstate
 - Urban Freeway /Expressway
 - Urban Principal Arterial
 - Urban Minor Arterial
 - Urban Collector
- State Highway
- County Highway

Data Source:
NJDOT



0 250 500 1,000
Feet
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Map 9 Mass Transit Service

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Legend

- County Boundary
- Municipal Boundary
- N.J.M.C. Boundary

NJ Transit Service

Rail

- Bergen County Line
- Rutherford Station

Bus

- Route 76
Newark to Hackensack
- Route 162/163
NYC to Ridgewood
- Route 190
Newark to Paterson

Local Service

- Downtowner Loop A
- Downtowner Loop B
- Community Shuttle St
- Jitney Bus Stop

Data Source:

NJ Transit
Borough of Rutherford



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Feet

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