

Map 1 Existing Land Use

2007 MASTER PLAN
Borough of Rutherford
Bergen County, New Jersey



Legend

- Railroad
 - County Boundary
 - Municipal Boundary
 - N.J.M.C. Boundary
 - Existing Land Use**
 - Single Family Residential
 - Single Family Attached (Townhouse)
 - Two Family Residential
 - Multi Family Residential
 - Mixed Use (Commercial / Residential)
 - Office / Financial
 - Retail / Service
 - Communication & Utility
 - Hotels & Motels
 - Industrial
 - Public & Quasi Public
 - School
 - Recreational Land
 - Vacant Land
 - Altered Lands
- Areas that have been changed due to these human activities: solid waste disposal, dredge material disposal, quarries, sand and gravel pits, other extractive mining, abandoned mining sites.
- Land Use Data Sources:**
New Jersey Meadowlands Commission
Bergen County
Rutherford Construction Department
Rutherford Health Department

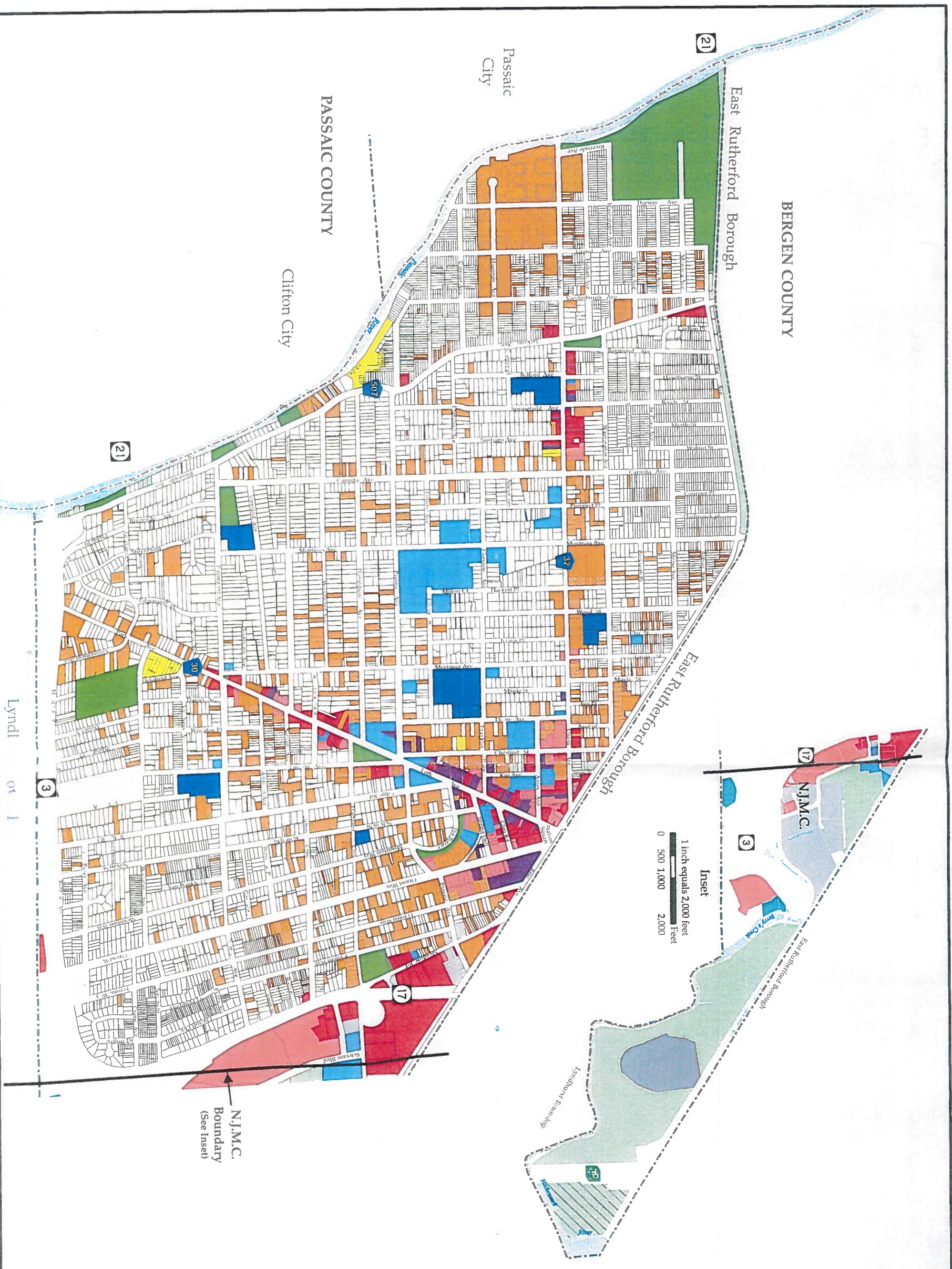


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Feet
1 inch equals 1,000 feet



December 20, 2007

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1 inch equals 2,000 feet
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Feet

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

Lyndi
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Map 2 Existing Land Use and Zoning

2007 MASTER PLAN
Borough of Rutherford
Bergen County, New Jersey

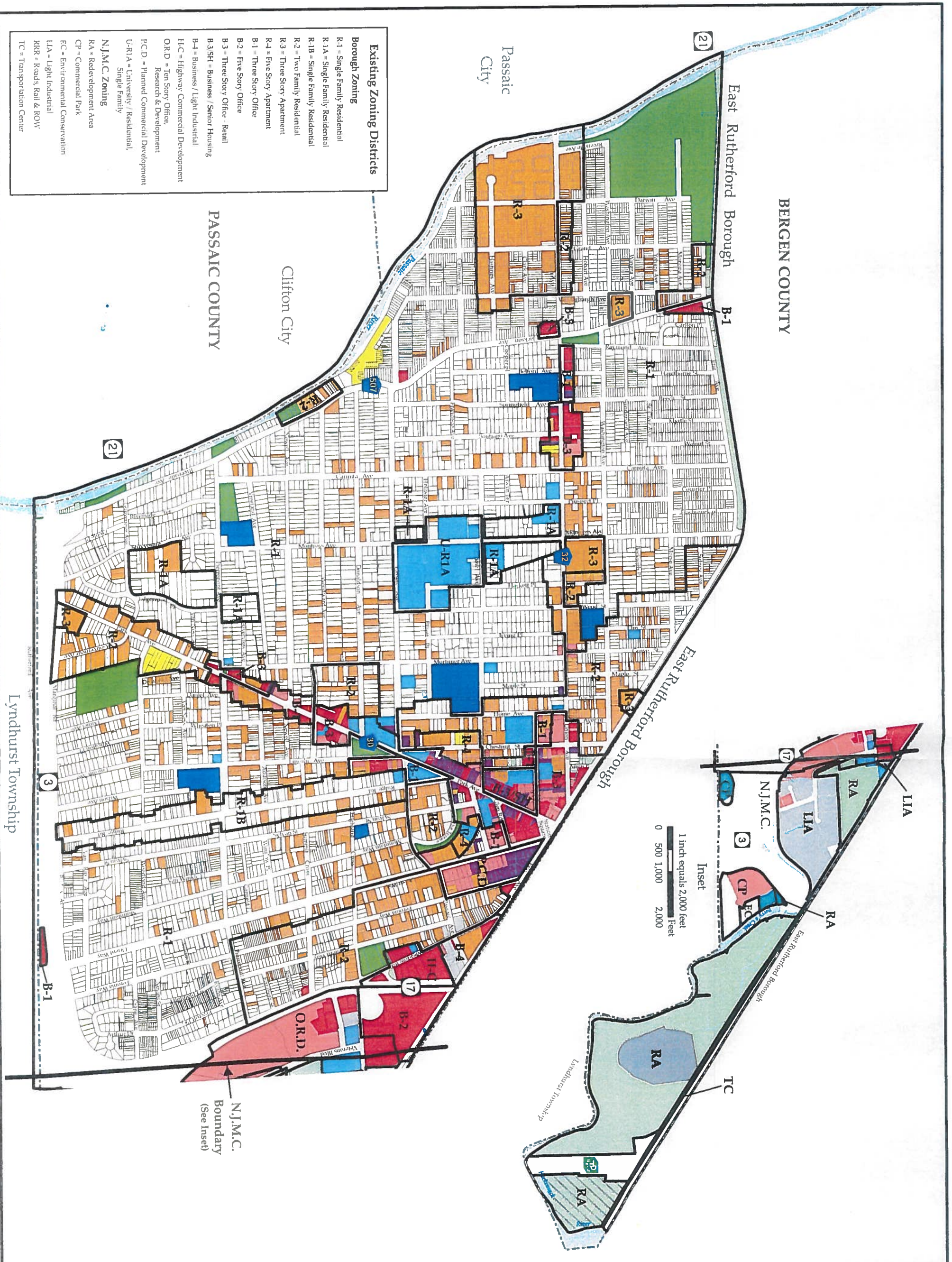


Legend

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 - Zoning Boundary
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 - Public & Quasi Public
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 - Recreational Land
 - Vacant Land
 - Altered Lands

Areas that have been changed due to these human or solid waste disposal areas, dredge material disposal, quarries, sand and gravel pits, other extensive mining, abandoned mining sites

Land Use Data Sources:
New Jersey Meadowlands Commission
Bergen County
Rutherford Construction Department
Rutherford Health Department



- 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**
- RA = Redevelopment Area
 - CP = Commercial Park
 - FC = Environmental Conservation
 - LIA = Light Industrial
 - KRR = Roads, Rail & ROW
 - TC = Transportation Center

PASSAIC COUNTY

Clifton City

Passaic City

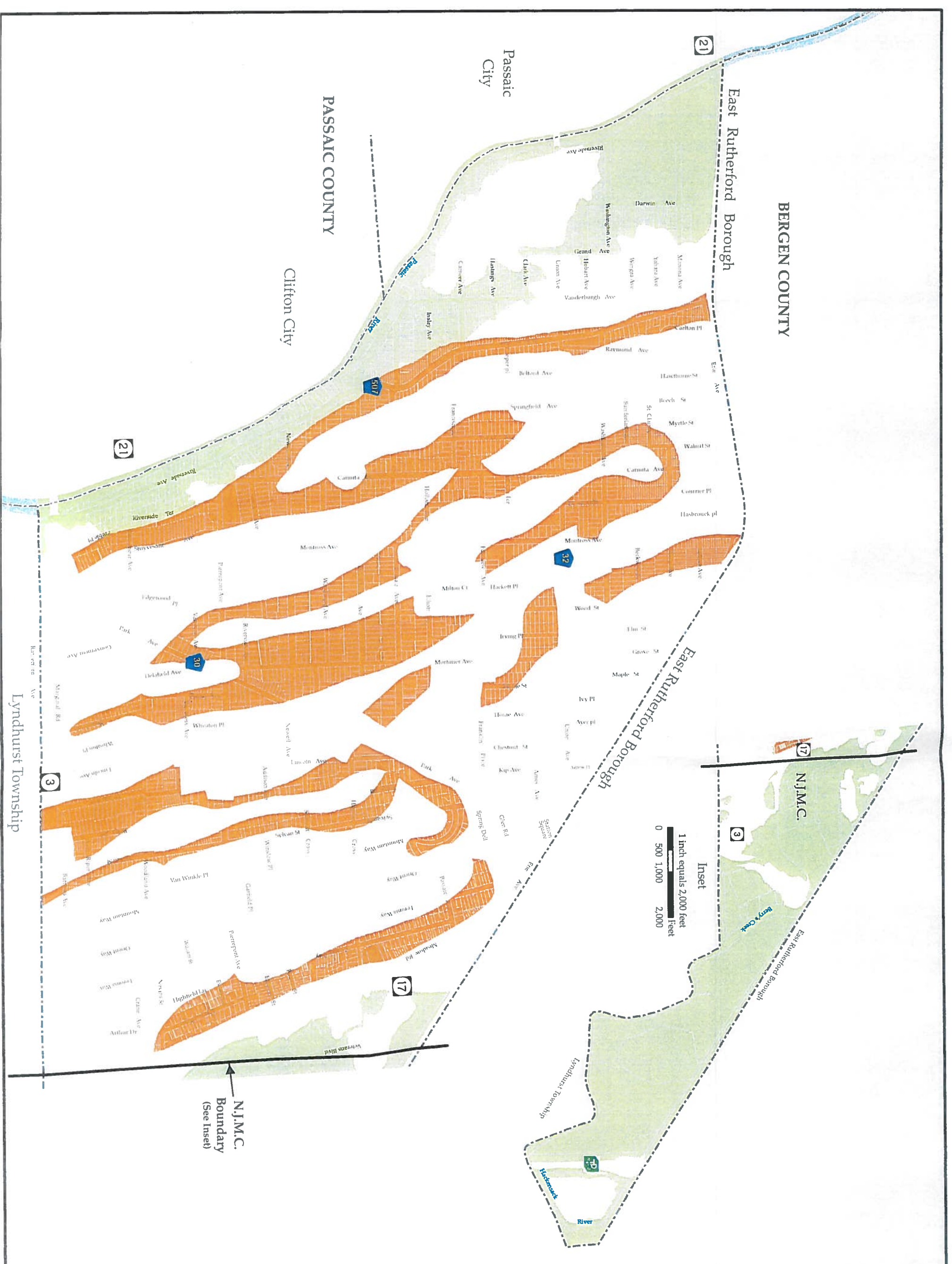
East Rutherford Borough

BERGEN COUNTY

Lyndhurst Township

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

Lyndhurst Township



BERGEN COUNTY

PASSAIC COUNTY

21

21

3

17

3

17







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

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 & Floodplains
Greater Than 15% Slope: U.S.D.A. / N.R.
-  Greater Than 15% Slope

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



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Lynnhurst Township

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

Map 4 Land Use Plan

2007 MASTER PLAN
Borough of Rutherford
Bergen County, New Jersey

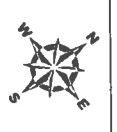


Legend

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

Land Use Districts

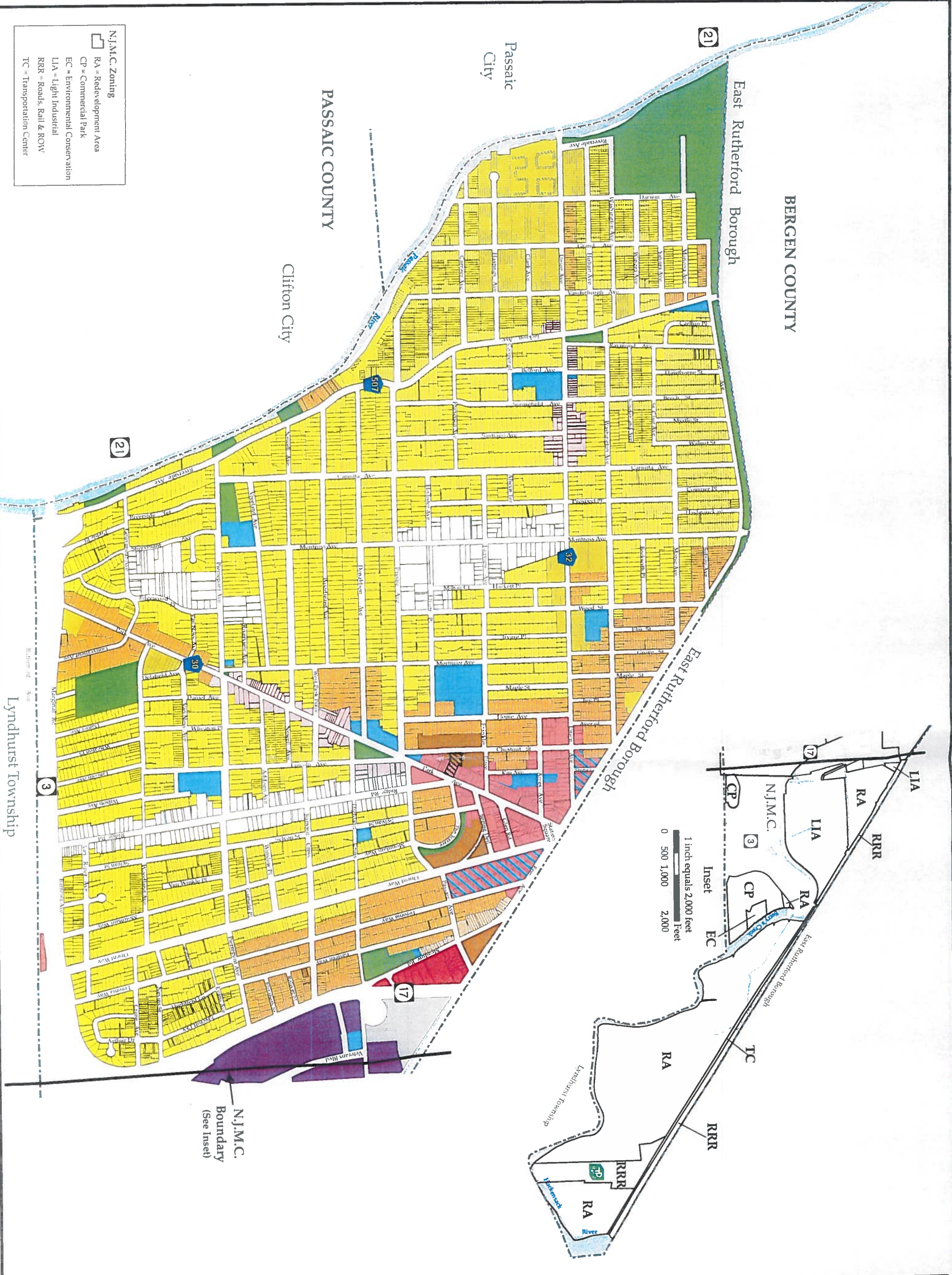
- Single Family Detached - Low Density
- Single Family Detached
- Single & Two - Family Detach
- Townhouse
- Multi-Family Garden and Townhouse
- Multi-Family - Apartments
- Neighborhood Commercial
- Downtown Commercial
- Planned Commercial Development - 1 & 2
- Highway Commercial - 1
- Highway Commercial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



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Feet
1 inch equals 1,000 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

BERGEN COUNTY

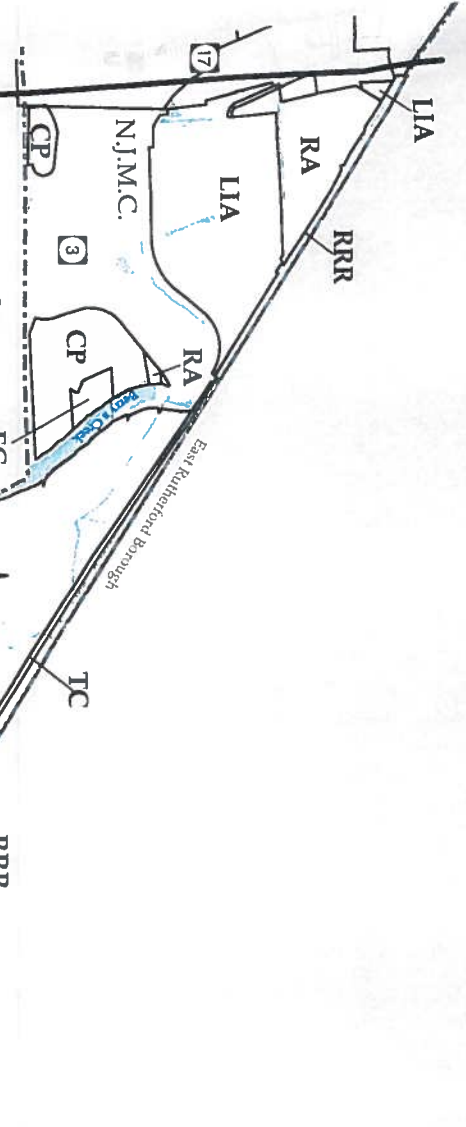
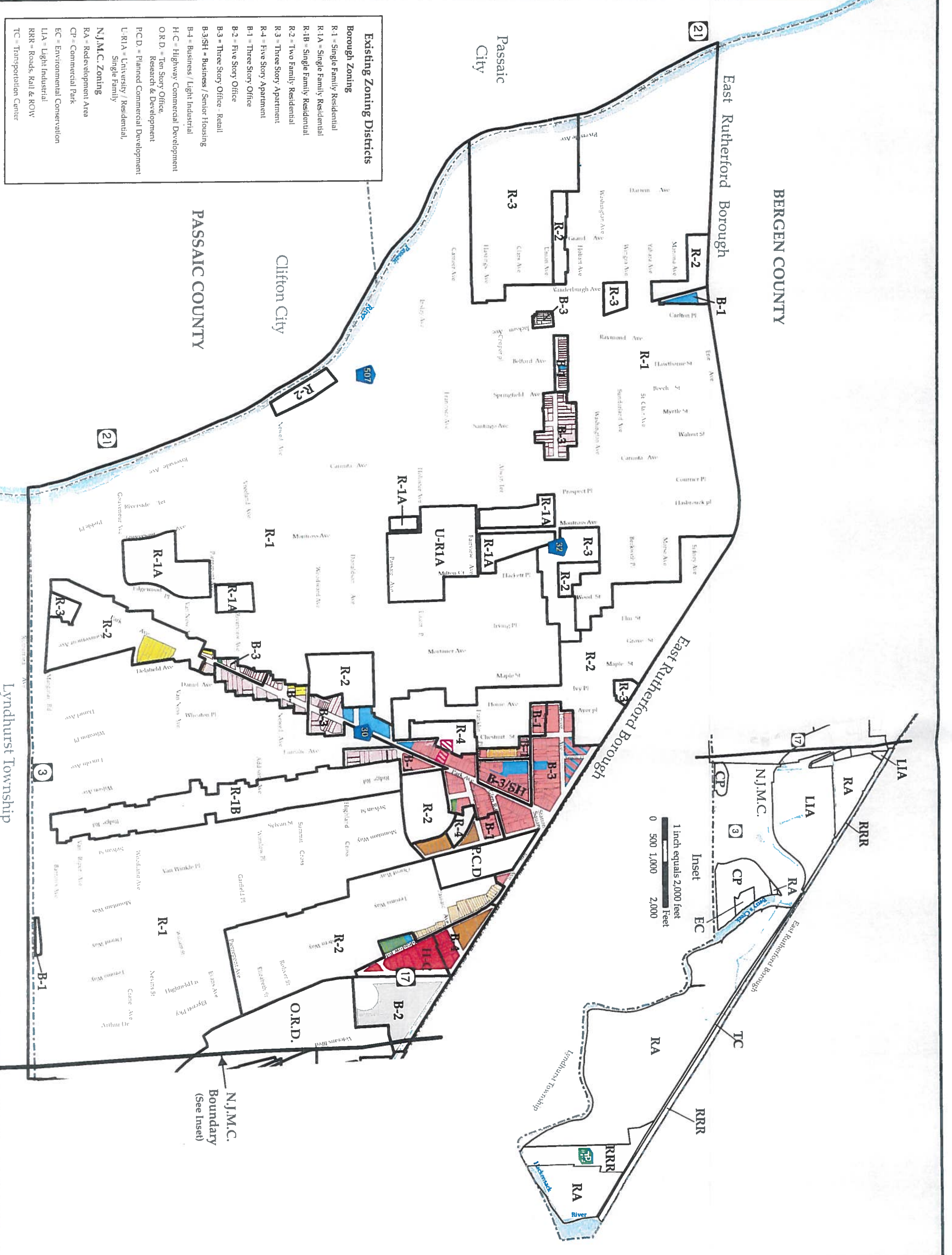
East Rutherford Borough

Passaic City

Cliffon City

PASSAIC COUNTY

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 - L-R1A = University / Residential, Single Family
- N.J.M.C. Zoning**
- RA = Redevelopment Area
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1 inch equals 2,000 feet
0 500 1,000 2,000

Lyndhurst Township

Map 5
Potential Zone Changes Based on 2007 MASTER PLAN
Borough of Rutherford
Bergen County, New Jersey

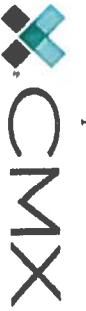


Legend

- Railroad
- County Boundary
- Municipal Boundary
- N.J.M.C. Boundary
- Existing Zone
- Land Use Districts**
- Single Family Detached
- Low Density
- Single Family Detached
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- Townhouse
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- Garden and Townhouse
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- Development - 1 & 2
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- Highway Commercial - 2
- Office, Research & Distributiv
- Public Buildings & Facilities
- Parks & Open Space
- Maples Rehabilitation Area

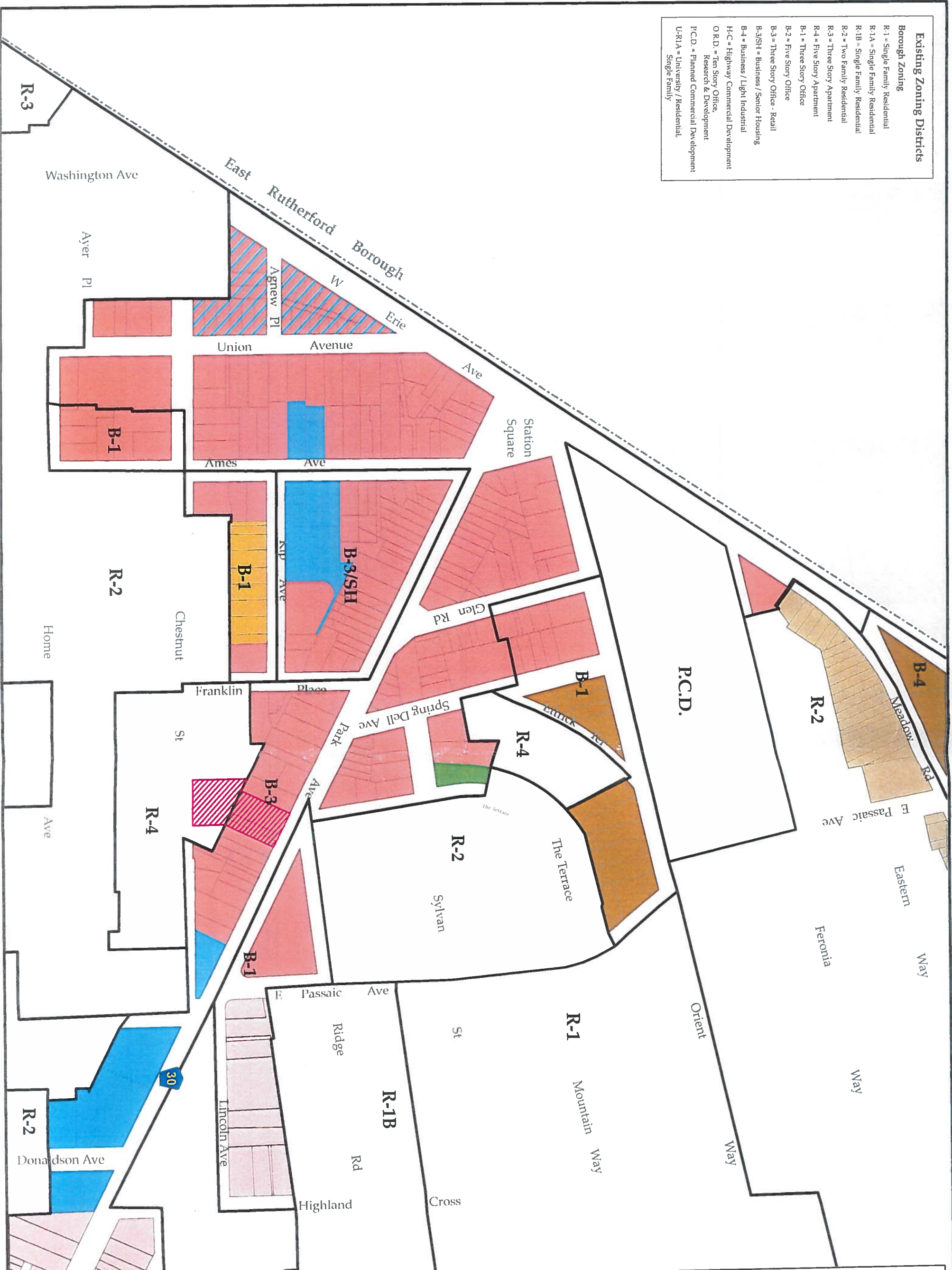


0 250 500 1,000
1 inch equals 1,000 feet



Existing Zoning Districts

- Borough Zoning**
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 - 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



**Map 5A
Potential Zone
Changes Based on
Land Use Plan**

**DOWNTOWN/
STATION SQUARE
2007 MASTER PLAN
Borough of Rutherford
Bergen County, New Jersey**



Legend

- Railroad
- Municipal Boundary
- Existing Zone
- Land Use Districts**
- Single Family Detached - Low Density
- Single Family Detached
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- Townhouse
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- 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



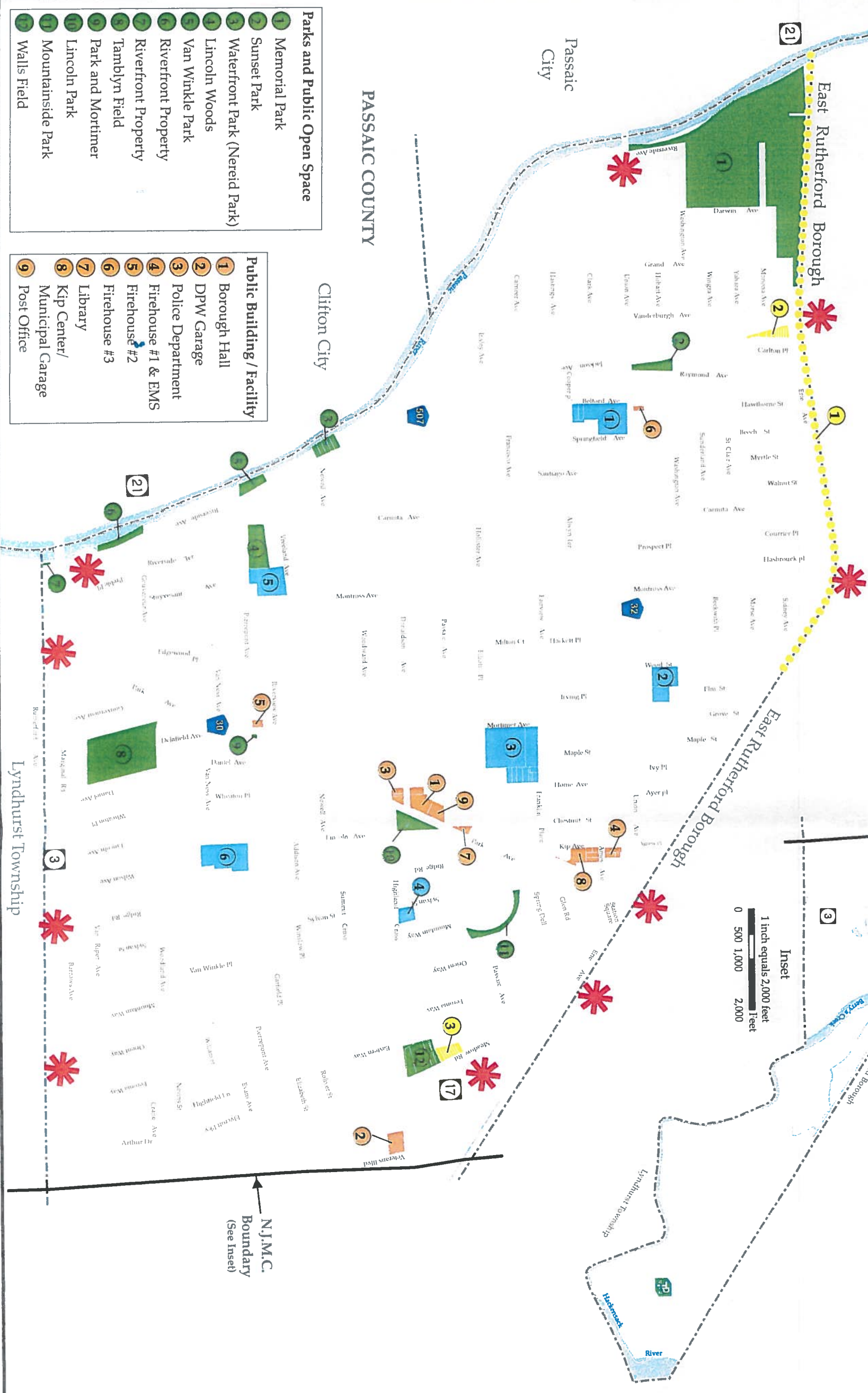
0 62.5 125 250
1 inch equals 250 feet



- 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 Tamlyn 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

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

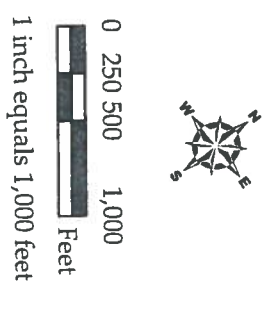
**Map 6
Community
Facilities
Plan**

2007 MASTER PLAN
Borough of Rutherford
Bergen County, New Jersey



- 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



Map 7 State & National Historic Sites & Districts

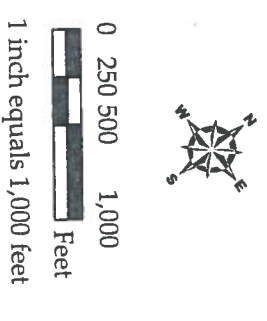
2007 MASTER PLAN
Borough of Rutherford
Bergen County, New Jersey



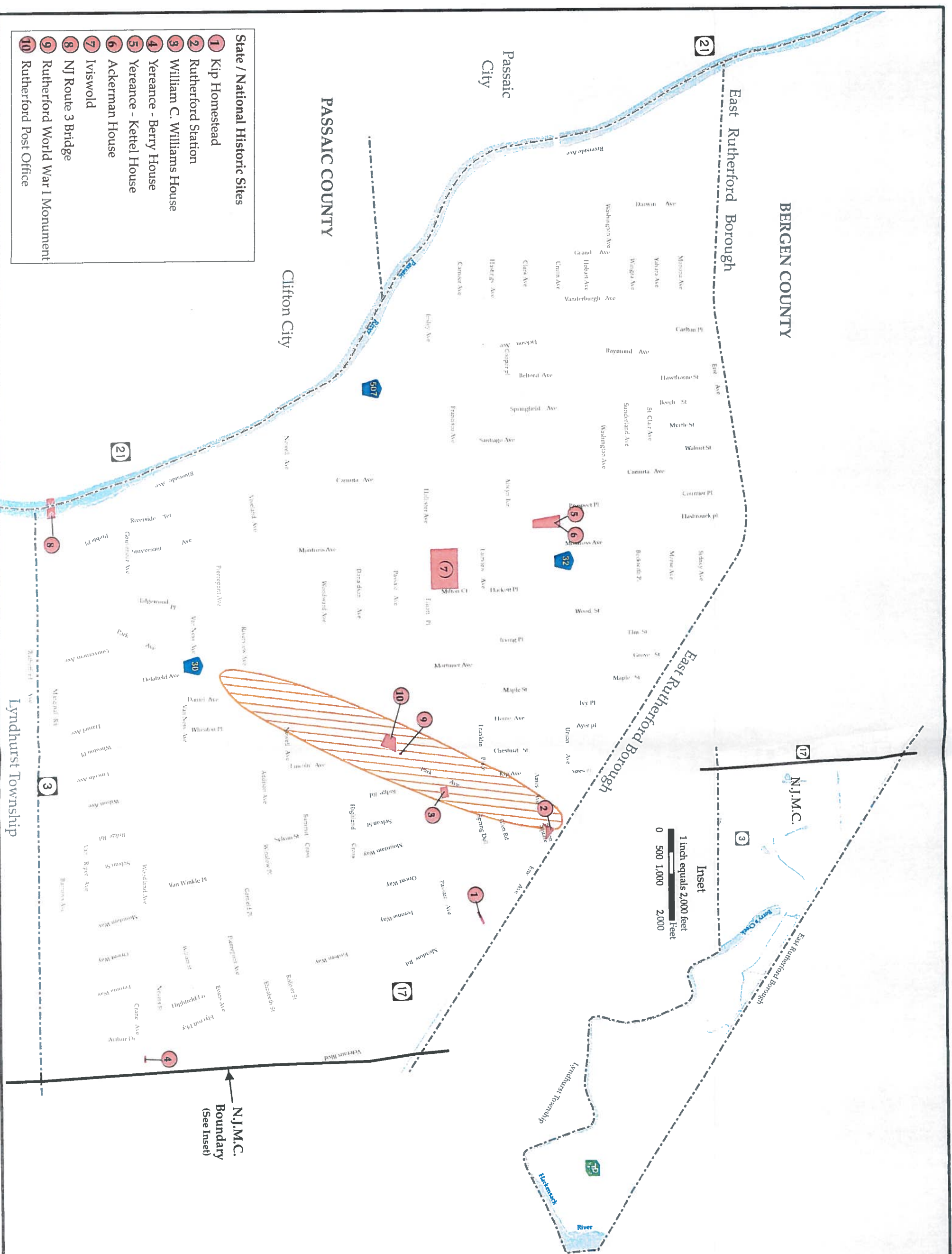
Legend

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

Data Source:
New Jersey & National Registers of Historic Places



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- State / National Historic Sites**
- 1 Kip Homestead
 - 2 Rutherford Station
 - 3 William C. Williams House
 - 4 Yereance - Berry House
 - 5 Yereance - Kettel House
 - 6 Ackerman House
 - 7 Iviswold
 - 8 NJ Route 3 Bridge
 - 9 Rutherford World War I Monument
 - 10 Rutherford Post Office

Map 8 Roadway Classifications

2007 MASTER PLAN
Borough of Rutherford
Bergen County, New Jersey



Legend

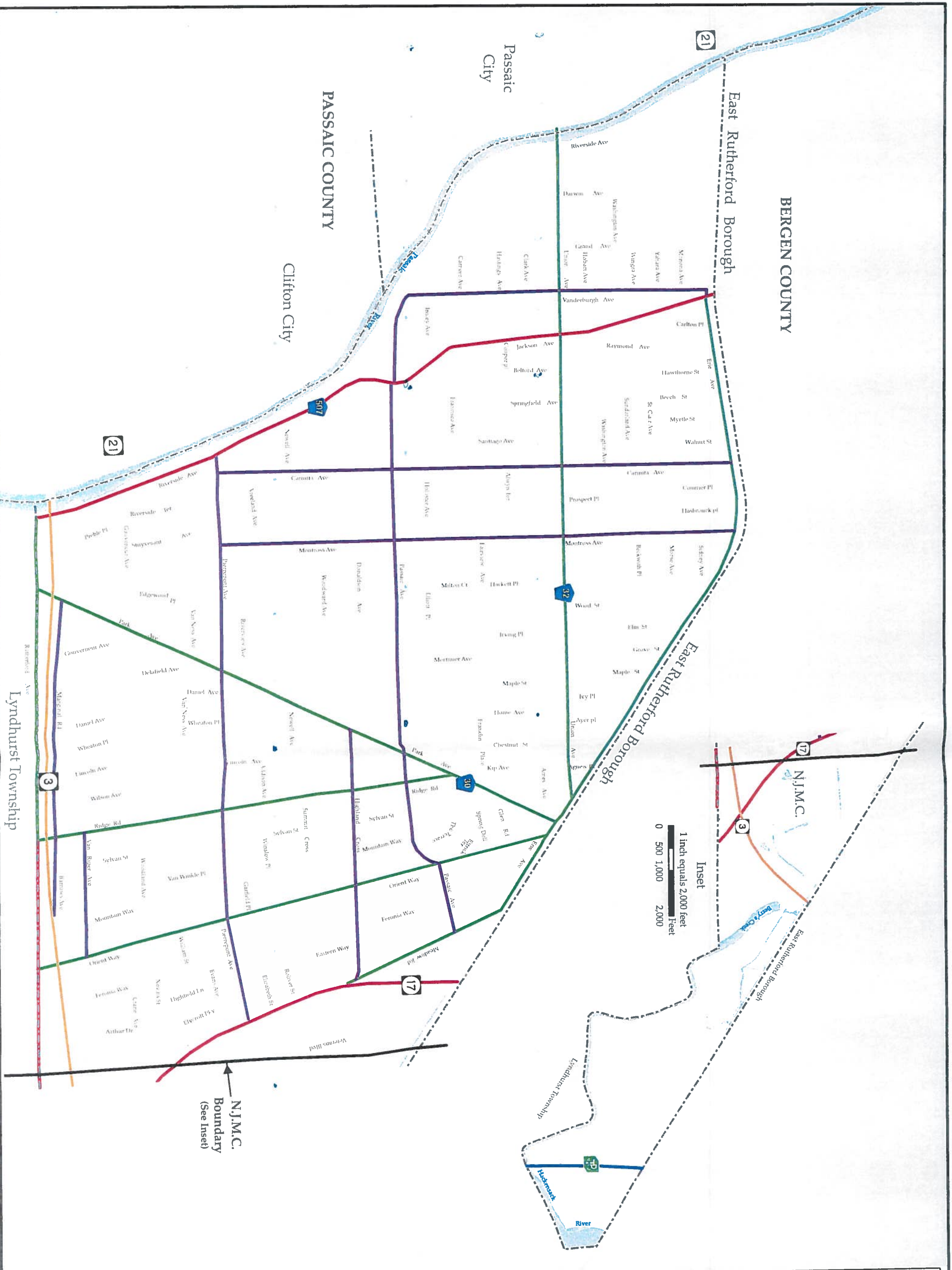
- Railroad
 - County Boundary
 - Municipal Boundary
 - N.J.M.C. Boundary
 - Roadway Classifications**
 - Urban Interstate
 - Urban Freeway /Expressway
 - Urban Principal Arterial
 - Urban Minor Arter
 - Urban Collector
 - State Highway
 - County Highway
- Data Source:
NJDOT



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Feet
1 inch equals 1,000 feet



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Inset
1 inch equals 2,000 feet
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Feet

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

Map 9 Mass Transit Service

2007 MASTER PLAN
Borough of Rutherford
Bergen County, New Jersey



Legend

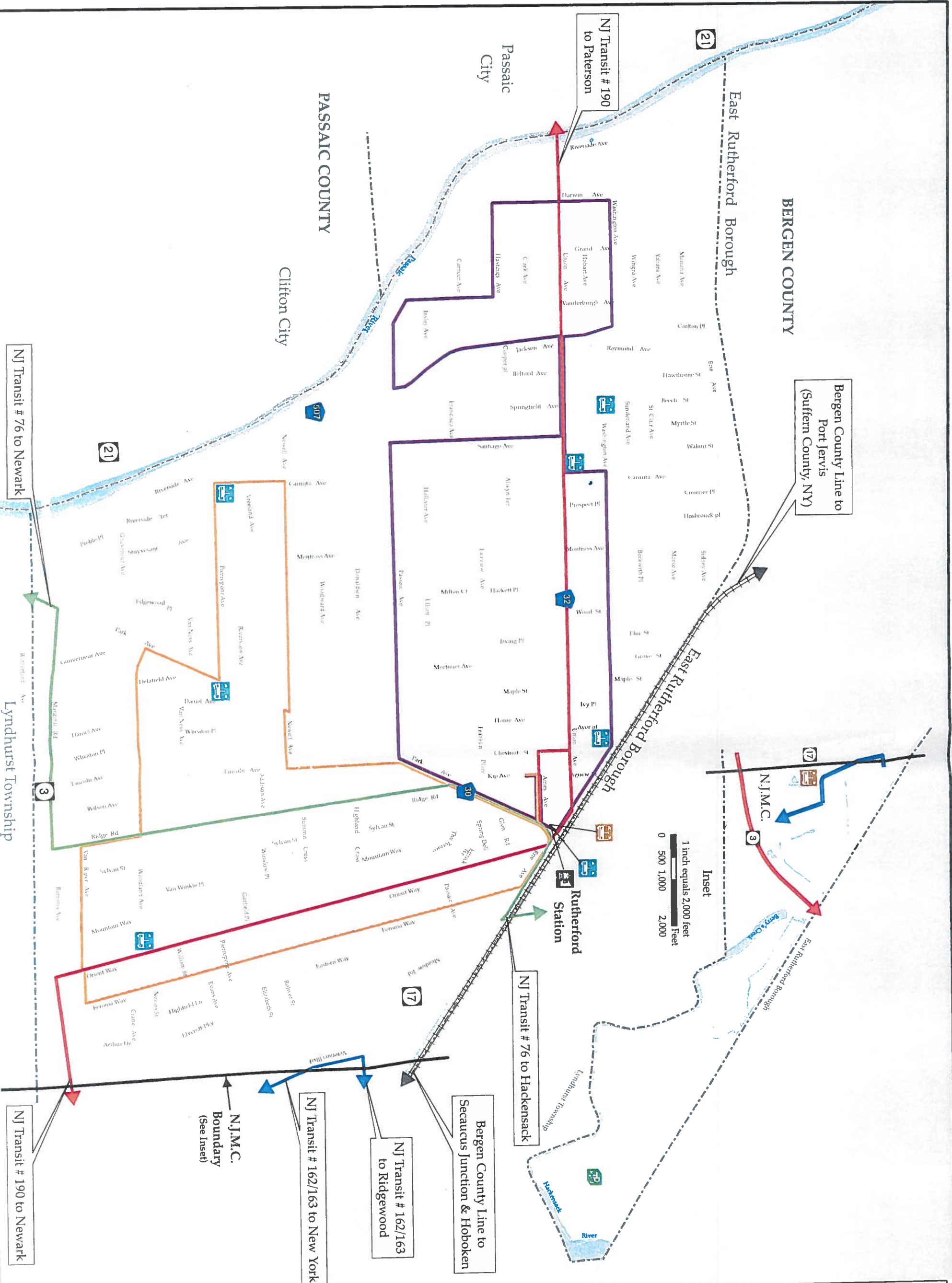
- County Boundary
- Municipal Boundary
- N.J.M.C. Boundary
- NJ Transit Service
- Rail
 - Bergen County Line
 - Rutherford Station
- Bus
 - Route 76
 - Route 162/163
 - NYC to Ridgewood
 - Route 190
 - Newark to Paterson
- Local Service
 - Downtown Loop A
 - Downtown Loop B
 - Community Shuttle St
 - Jitney Bus Stop
- Data Source:
NJ Transit
Borough of Rutherford

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



December 20, 2007

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NJ Transit # 76 to Newark

Lyndhurst Township

NJ Transit # 190 to Newark

NJ Transit # 190 to Paterson

Bergen County Line to Port Jervis (Suffern County, NY)

NJ Transit # 76 to Hackensack

NJ Transit # 162/163 to Ridgewood

Bergen County Line to Secaucus Junction & Hoboken

NJ Transit # 162/163 to New York

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