



Handwritten initials or signature in the top right corner.

MUNICIPAL BUILDING

BOROUGH OF RUTHERFORD

OFFICE OF THE MAYOR
Bernadette P. McPherson

TO: Members of the Borough Council
FROM: Mayor Bernadette P. McPherson
DATE: June 12, 2003
RE: Designation of Area in Need of Rehabilitation
Parcels including "The Maples"
131 Chestnut Street (Block 73; Lots 7.01, 9 & 10)
106 Park Avenue (Block 73; Lot 23)
114 Park Avenue (Block 73; Lots 22.02 & 22.03)
CC: S. Victor DeLucia, Esq.

In concert with the Borough's efforts to continue the revitalization of the Downtown and encourage "smart growth" opportunities, I request that the Council consider beginning the process of conducting an investigation to determine if the aforementioned properties, upon which includes "The Maples" residence, meet the criteria of the Local Redevelopment and Housing Law (N.J.S.A. 40:12A-1 et Seq.) as "an area in need of rehabilitation".

Development of the aforementioned parcels is made difficult since they are located within two different zoning districts (B-3 Three Story Office-Retail and R-4 Five Story Apartment). Given the conflicting goals, objectives and regulations of the two zoning districts, it is difficult to provide development opportunities that would be consistent with the Master Plan goal of "continuing revitalization of the central business area". A rehabilitation area designation would promote sound planning and provide an opportunity for both the Borough and the property owners to develop the parcels in a fashion consistent with the Master Plan.

I request that the Council move this matter ahead by forwarding a draft resolution to the Planning Board for their review and consideration. The Borough Planner should provide input and recommend a course of action for the Planning Board and the Borough Council to follow. Should the area be designated as an area of rehabilitation, the Borough Planner would provide a proposal to draft a redevelopment plan designed for the area to be designated.



SCHOOR DEPALMA
Engineers and Consultants

Redevelopment Plan – Maples Rehabilitation Area



As transmitted to:

The Mayor and Council of the Borough of Rutherford

January 20, 2005

As prepared by:

The Planning Board of the Borough of Rutherford

Consulting planning services provided by:

Schoor DePalma, Inc.

Your Bottom Line Results Partner®

Justin Corporate Center, 200 State Highway Nine, P.O. Box 900, Manalapan, NJ 07726-0900 Tel: 732.577.9000 Fax: 732.577.9888
Manalapan ■ Atlantic City ■ Brick ■ Clinton ■ Exton ■ Kulpsville ■ Parsippany
Philadelphia ■ Phillipsburg ■ Stafford ■ Voorhees ■ White Plains
www.schoordepalma.com



Table of Contents

1.0 INTRODUCTION 1

1.1 STATUTORY BASIS FOR THE REDEVELOPMENT PLAN 1

1.2 DESCRIPTION OF THE REHABILITATION AREA 1

2.0 PUBLIC PURPOSE..... 4

2.1 REDEVELOPMENT GOALS AND OBJECTIVES..... 4

2.2 RELATIONSHIP TO LOCAL OBJECTIVES 4

2.2.1 Rutherford Master Plan..... 4

2.2.2 Rutherford Zoning Ordinance 5

3.0 REDEVELOPMENT PLAN..... 6

3.1 LAND USE..... 6

3.2 REDEVELOPMENT ACTIVITIES 6

3.3 LAND USE AND DEVELOPMENT REQUIREMENTS 6

3.3.1 Definitions 6

3.3.2 Waivers..... 6

3.3.3 Applicability 6

3.3.4 Site Plan Required..... 6

3.3.5 Permitted Uses 6

3.3.6 Bulk Design Standards 7

3.3.7 Subdivision Setback Standards..... 9

3.3.8 Dwelling Unit Standards..... 9

3.3.9 Sign Requirements..... 9

3.3.10 General Design Standards 11

3.3.11 Parking Standards..... 11

3.4 PROVISIONS RELATED TO OFF-SITE IMPROVEMENTS..... 12

3.5 PROVISIONS RELATED TO STATE AND FEDERAL REGULATIONS..... 13

4.0 RELATIONSHIP TO ZONING ORDINANCE 14

5.0 ACQUISITION AND RELOCATION 15

5.1 IDENTIFICATION OF REAL PROPERTY TO BE ACQUIRED 15

5.2 RELOCATION PROPOSAL 15

6.0 RELATIONSHIP OF OTHER PLANS..... 16

6.1 PLANS OF ADJACENT MUNICIPALITIES 16

6.2 NEW JERSEY STATE DEVELOPMENT AND REDEVELOPMENT PLAN 16

7.0 AMENDMENTS TO AND DURATION OF REDEVELOPMENT PLAN 17

7.1 AMENDMENTS TO REDEVELOPMENT PLAN 17

7.2 CERTIFICATES OF COMPLETION 17

Index of Tables

TABLE 1-1: PARCELS DESIGNATED AS REHABILITATION AREA..... 1

TABLE 1-2: LAND USE OF PARCELS IN REHABILITATION AREA 2

TABLE 3-1: SCHEDULE OF BULK DESIGN STANDARDS 9



1.0 INTRODUCTION

1.1 Statutory Basis for the Redevelopment Plan

On June 17, 2003 the Mayor and Council of the Borough of Rutherford adopted a resolution directing the Planning Board to conduct a preliminary investigation into whether certain land parcels located within the Borough of Rutherford meet the statutory criteria for designating them as an "area in need of rehabilitation" as defined in the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A: 12A-1 et seq. During its June 19, 2003 meeting, the Planning Board recommended that the Mayor and Council designate each of the properties referred by the Mayor and Council in as an area in need of rehabilitation, hereinafter referred to as the "Rehabilitation Area." At its June 24, 2003 meeting, the Borough Mayor and Council adopted a resolution to that effect. A copy of the Mayor and Council resolution designating the Rehabilitation Area is provided as an appendix to this redevelopment plan.

1.2 Description of the Rehabilitation Area

This Redevelopment Plan, hereinafter referred to as the "Plan," applies to six (6) contiguous tax parcels comprising the area designated as in need of rehabilitation. These parcels are outlined in Table 1-1.

Table 1-1: Parcels Designated As Rehabilitation Area

| Rehabilitation Area Parcels | Block | Lot | Address |
|--------------------------------|-------|-------|---------------------|
| 1 | 73 | 7.01 | 131 Chestnut Street |
| 2 | 73 | 9 | |
| 3 | 73 | 10 | |
| 4 | 73 | 43 | 106 Park Avenue |
| 5 | 73 | 22.02 | 114 Park Avenue |
| 6 | 73 | 22.03 | |

Map 1-A provides an overview of the parcels designated as part of the Rehabilitation Area. The Park Avenue parcels are located in the B-3 Business Zoning District and are part of the Downtown commercial area of the Borough. Chestnut Street is located in the R-4 Five Story Residential Zoning District. More specific information about the current zoning regulations applicable to each of the parcels is included in Section 2.2 of this Report.

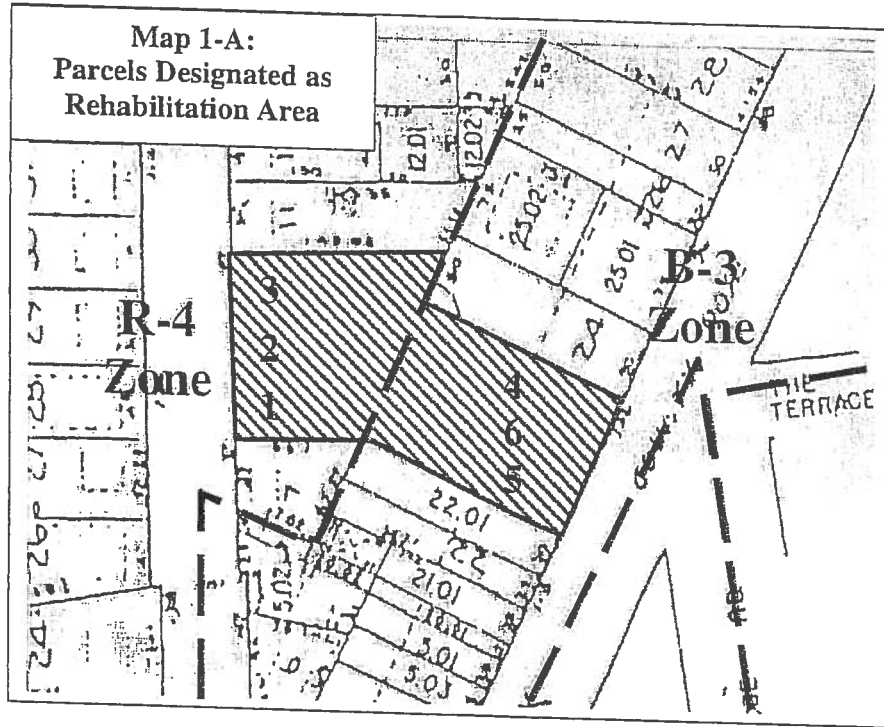


Table 1-2 provides a description of the existing land uses within the Rehabilitation Area.

Table 1-2: Land Use of Parcels in Rehabilitation Area

| Rehabilitation Area Parcel | Block | Lot | Land Use |
|----------------------------|-------|-------|---|
| 1 | 73 | 7.01 | • Residential / Multi-Family |
| 2 | 73 | 9 | |
| 3 | 73 | 10 | |
| 4 | 73 | 23 | <ul style="list-style-type: none"> • Retail/Commercial (first floor) • Residential Apartments (above first floor and in rear) |
| 5 | 73 | 22.02 | <ul style="list-style-type: none"> • Retail/Commercial (first floor) • Residential Apartments (above first floor and in rear) |
| 6 | 73 | 22.03 | |



SCHOOR DEPALMA
Engineers and Consultants

The Maples Redevelopment Plan
Borough of Rutherford
Our Project #: 030263001
January 20, 2005



Parcels 1, 2 and 3, located at 131 Chestnut Street, are developed with residential apartments known as "The Maples," which is older than 50 years old, one of the criteria for designation as "an area in need of rehabilitation."

The total land area is 14,488 square feet with 126 feet of frontage along Chestnut Street. In addition there is access to the rear of the Park Avenue parcels included in the Rehabilitation Area. Existing conditions at parcels 1 through 3 are shown in the following photographs.

Parcels 4, 5 and 6, with frontage along Park Avenue, are developed with first-floor retail and commercial uses and residential apartments above the first floor. The residential apartments are more than 50 years old, one of the criteria for designation as "an area in need of rehabilitation." The parcels fronting Park Avenue have a total lot area of 15,141 square feet with 103 feet of frontage.



2.0 PUBLIC PURPOSE

2.1 Redevelopment Goals and Objectives

This redevelopment plan is based on the following "smart growth" planning principles:

- Contributing to the revitalization of the downtown area
- Strengthening the surrounding neighborhoods
- Providing for a mixture of land uses consistent with the downtown development
- Enhancing a pedestrian oriented environment
- Utilizing high quality design standards.

The goal of this Plan is to provide options to enhance the condition of the Rehabilitation area and provide new development opportunities. In order to capitalize on the Rehabilitation Area's strategic location, the Plan will provide a range of quality commercial and residential uses.

The objectives of the redevelopment plan are to:

- Provide opportunities for regional and neighborhood retail services.
- Provide opportunities for safe, sanitary and affordable housing.
- Provide opportunities for modern office and commercial space.
- Create land use and building requirements specific to the redevelopment parcels that are sensitive to the adjoining neighborhoods.
- Provide infrastructure improvements involving streets, curbs and sidewalks.
- Ensure a long-term productive reuse of each of the redevelopment parcels.

2.2 Relationship to Local Objectives

2.2.1 Rutherford Master Plan

The Rutherford Master Plan Reexamination Report and Update was adopted in April 1997. A subsequent Reexamination Report was adopted in February 2004. The Plan supports the following Master Plan goals and objectives:

- Encourage a balance of land uses which would preserve the existing residential areas and encourage commercial and industrial uses in the appropriate areas to provide jobs and strengthen the tax base.
- Provide for the best possible development of the few remaining vacant parcels.
- Maintain a variety of housing types to maintain the suburban character.
- Continue revitalization of the central business area.
- Enhance community appearance and the visual environment.



2.2.2 Rutherford Zoning Ordinance

There are two zoning districts within the Rehabilitation Area. Parcels 1 through 3, which front on Chestnut Avenue, are located in the R-4 Five Story Apartment Zoning District. Uses permitted in the R-4 Zoning District are as follows:

- Principal Permitted Uses: Single-family detached dwellings, two-family dwellings, garden apartment multi-family dwellings, multi-family dwellings, parks, playgrounds, public facilities, schools
- Permitted Conditional Uses: Churches
- Permitted Accessory Uses: Detached garages, greenhouses, private storage sheds, private swimming pools

Parcels 4 through 6, which front on Park Avenue, are located in the B-3 Three Story Office Retail Zoning District. Uses permitted in the B-3 Zoning District are as follows:

- Principal Permitted Uses: Local retail, office and service uses (per §131-7D(1) of the Borough Zoning Ordinance), banks and financial institutions (excluding drive-in facilities), business offices, professional offices, private clubs and lounges, community centers and non-profit organizations, public facilities
- Principal Conditional Uses: Drive-in banks, funeral homes, services stations, off-tract off-street parking, motor vehicle repair facilities
- Permitted Accessory Uses: Fences and walls, garages for delivery trucks and other commercial vehicles, off-street parking, signs, temporary buildings for uses incidental to construction work, residential apartments (per §131-7D(6) of the Borough Zoning Ordinance, off-street parking and parking structures which meet the height limits of the zone district for accessory uses

The Plan envisions uses that are consistent with the pattern of development along the Park Avenue corridor in downtown Rutherford, but also take into account the nature of development along Chestnut Street.



3.0 REDEVELOPMENT PLAN

3.1 Land Use

The parcels are to be rehabilitated and/or redeveloped in a manner that is complementary to the surrounding environment. To that end, the proposed land uses in the Rehabilitation Area will contain an appropriate mixture of commercial and residential uses designed in accordance with the standards contained in this Redevelopment Plan.

3.2 Redevelopment Activities

The major activities planned for the rehabilitation area parcels include:

- Construction, redevelopment and/or rehabilitation of commercial and residential uses.
- Utility and infrastructure upgrades necessary to support the redevelopment plan.

3.3 Land Use and Development Requirements

3.3.1 Definitions

All terms used herein shall have the same meaning as defined in the Rutherford Zoning Ordinance unless otherwise specified in this redevelopment plan.

3.3.2 Waivers

Variation from the requirements set forth in this redevelopment plan may be necessary in certain unusual circumstances or to meet state or federal permit requirements. In such an instance, the Planning Board may waive certain bulk, parking or design requirements if the designated redeveloper demonstrates that such waiver will not substantially impair the intent of the redevelopment plan, and will not present a substantial detriment to the public health, safety and welfare.

3.3.3 Applicability

The standards outlined herein shall apply to the rehabilitation area as a single tract.

3.3.4 Site Plan Required

All redevelopment and/or rehabilitation activities shall be subject to site plan approval under the purview of the Planning Board.



3.3.5 Permitted Uses

Permitted uses within the rehabilitation area shall be based on the specified Redevelopment Plan Sub-area, as identified on the Redevelopment Plan Sub Area Map depicted on the following page. All uses are subject to the requirements of the Redevelopment Plan Design Standards, the Rutherford Zoning Ordinance or as otherwise stated in this plan. Uses permitted by specific provision of the Municipal Land Use Law shall also be permitted, when applicable.

A. Uses in Sub-area A (fronting on Park Avenue).

- 1) Principal permitted uses. Local retail, office and service uses (per §131-7.D(1) of the Borough Zoning Ordinance), banks and financial institutions (excluding drive-in facilities), business offices, professional offices, private clubs and lounges, community centers and non-profit organizations, public facilities.
- 2) Conditional uses. None.
- 3) Accessory uses. Fences and walls, garages for delivery trucks and other commercial vehicles, below grade off-street parking structure not visible from public view, signs, temporary buildings for uses incidental to construction work, residential apartments (per §131-7.D6 of the Borough Zoning Ordinance).
- 4) Prohibited Uses. Outdoor surface-level parking space(s) situated in a front yard area, Boarding or rooming house.

B. Uses in Sub-area B (fronting on Chestnut Street).

- 1) Principal permitted uses. Attached multi-family dwellings and residential apartments.
- 2) Conditional uses. None.
- 3) Accessory uses. Fences and walls, garages for delivery trucks and other commercial vehicles, off-street parking structure, signs, temporary buildings for uses incidental to construction work.
- 4) Prohibited Uses. Outdoor surface-level parking space(s) situated in a front yard area, Boarding or rooming house.

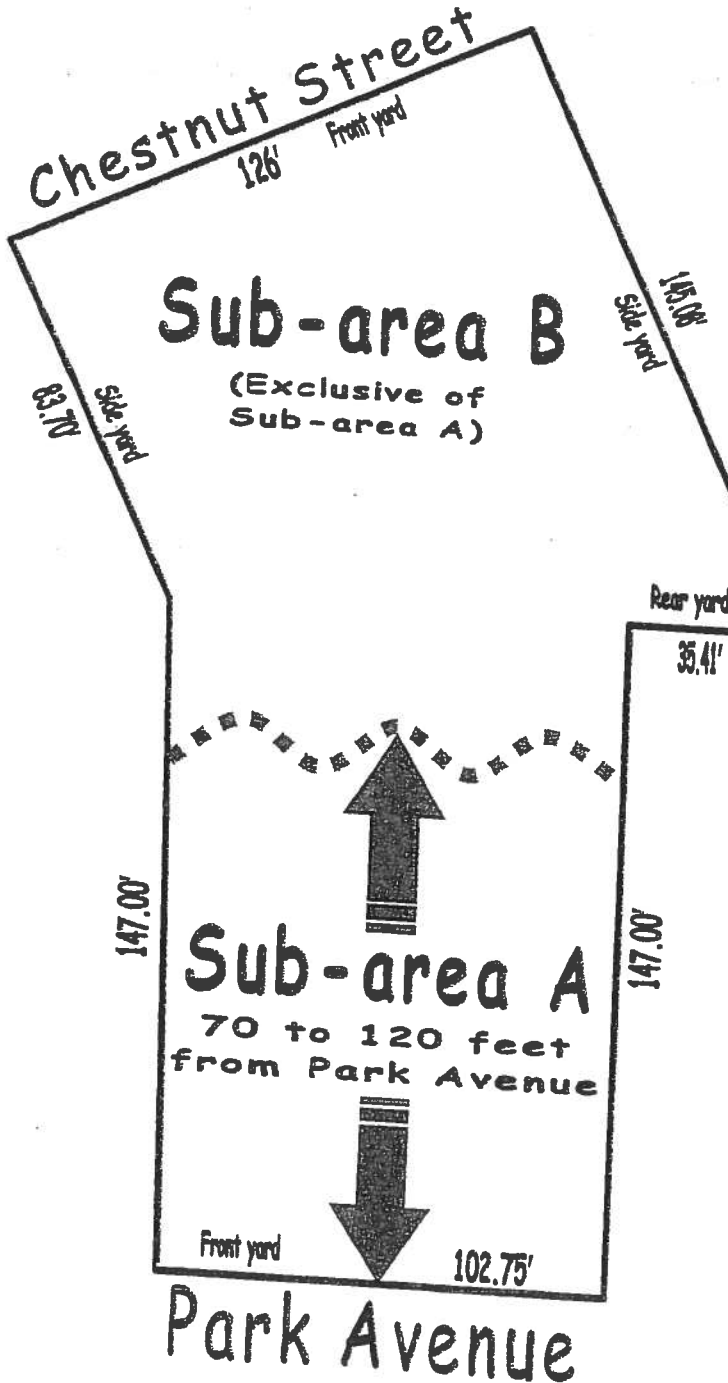


SCHOOR DEPALMA
Engineers and Consultants

The Maples Redevelopment Plan
Borough of Rutherford
Our Project #: 030263001
January 20, 2005



Redevelopment Plan Sub-area Map



Sub-area A - Sub-area A shall be that area situated towards Park Avenue, within a variable distance of 70 to 120 feet of Park Avenue. This variable distance shall be made non-variable by the designated redeveloper. The distance from Park Avenue shall be specified and depicted on a site plan drawing submitted in conjunction with a formal development application.

Sub-area B - Sub-area B shall be that area not a part of Sub-area A. The exact boundary of Sub-area B shall be specified by the designated redeveloper and depicted on a site plan drawing submitted in conjunction with a formal development application.



3.3.6 Bulk Design Standards

The following bulk design standards shall be applied to all development in the Rehabilitation Area. Any elements not covered by these standards shall be subject to other appropriate provisions of this Redevelopment Plan and/or the Rutherford Zoning Ordinance. All redevelopment activities are also subject to applicable state and federal requirements.

Table 3-1: Schedule of Bulk Design Standards

| Minimum/Maximum Standard | Requirement | |
|---------------------------------------|--------------------------------------|---------------------------------------|
| | Sub-area A (Fronting Park Avenue) | Sub-area B (Fronting Chestnut St.) |
| Min. lot area | 7,192 sq. ft. | 17,000 sq. ft. |
| Min. lot frontage | 102 feet | 126 feet |
| Min. front yard | 0 feet* | 20 feet** |
| Max. front yard | 0 feet* | 30 feet |
| Min. side yard (one side) | 0 feet | 5 feet |
| Min. (two sides) | 0 feet | 30 feet |
| Min. rear yard | 0 feet | 10 feet |
| Max. building/structure height (feet) | 40 feet | 50 feet |
| Max. number of stories | 3 stories | 4 stories |

*New buildings along Park Avenue shall be built to the right-of-way line to maintain the existing traditional urban street wall.

**New buildings along Chestnut Street shall be permitted to have an articulated building projection with a minimum front yard setback of no less than 12 feet provided that such feature shall be no wider than one-third the width of the building façade.

3.3.7 Subdivision Setback Standards

The redevelopment activities shall be permitted over the existing lot lines within the designated rehabilitation area; however, a deed of lot consolidation shall be required as a condition of development approval. The lot consolidation requirement is not intended to prevent future subdivision of the rehabilitation area. In the event of a subdivision and/or a resubdivision within the rehabilitation area, no required setback distances shall apply to proposed interior lot line boundaries. The setback requirements are intended to be solely tract boundary setbacks and are not intended to prevent a subdivision of Sub-area A from Sub-area B; however, a subdivision shall conform to the minimum lot area requirements set forth above.

3.3.8 Dwelling Unit Standards

- A. As-of-right residential yield. The maximum number of dwelling units permitted, as-of-right, is specifically not regulated or limited in terms of residential density (i.e. dwelling units per acre). The maximum as-of-right residential yield shall be determined by a development plan that fully conforms to: all of the bulk design standards; the minimum required number of off-street parking spaces; and the minimum dwelling unit size requirements.



- B. Minimum Dwelling Unit Size. Dwelling units shall comply with the following table, which is based on the number of bedrooms in the unit:

| Dwelling Unit Type | Minimum Floor Area* (square feet) |
|--|--|
| Studio Apartment | 500 S.F. |
| One (1) Bedroom Apartments | 850 S.F. |
| Two (2) Bedroom Apartments | 1,000 S.F. |
| Apartments with three (3) or more bedrooms | 1,150 S.F. + 150 S.F. per additional bedroom |

*floor area shall be measured as gross floor space, including closets, utility and storage areas.

- C. Dwelling Unit Mix. The mix of dwelling units shall be such that the number of dwelling units with three or more bedrooms shall comprise no more than 30% of the total number of dwelling units:
- D. Variation in As-of-right Residential Yield. The Planning Board may, in its discretion, waive the requirements for maximum height and maximum number of stories in Sub-area B to permit an increase in the as-of-right residential density specified in Paragraph A above, not to exceed a building height of 75 feet and with no more than six (6) stories, subject to all of the following provisions:
- 1) The developer shall provide onsite an enclosed parking structure with a reasonable number of parking spaces designated and reserved for the Rutherford business district and/or commuter parking for Rutherford residents in excess of the minimum standards established by this ordinance. The developer may be entitled to an increase in the as-of-right residential yield at a ratio of one (1) additional dwelling unit for every two (2) such parking spaces provided. Any additional dwelling units realized by this variation shall be similar, in size and amenity, to the as-of-right dwelling units.
 - 2) The minimum side yard setback requirement (one side) shall be increased by 10 feet at building height levels that exceed the maximum height requirement specified in the Schedule of Bulk Design Standards (Table 3-1).
 - 3) Notwithstanding provisions to the contrary, the maximum residential density standard stated above shall not be waived by the Planning Board. If a developer desires to exceed this standard, this redevelopment plan must be amended in accordance with the procedures of the Local Redevelopment and Housing Law.



3.3.9 Sign Requirements

Signs in Sub-area A shall be permitted and regulated pursuant to regulations of the Borough Zoning Ordinance applicable to the B-3 Zone. Signs in Sub-area B shall be permitted and regulated pursuant to regulations of the Borough Zoning Ordinance applicable to the R-4 Zone.

3.3.10 General Design Standards

- A. New buildings shall conform to the scale and architectural character of the surrounding neighborhood. Any portion of the rehabilitation area that is not necessary for building or parking purposes shall be appropriately landscaped in a manner consistent with the surrounding neighborhood.
- B. All buildings are required to have entrances accessed directly from the sidewalk. Sidewalks should extend from the building façade to the curb for the purpose of facilitating pedestrian movement and creating opportunities for outdoor eating and shopping areas, providing space for bus waiting areas or shelters, street furniture, etc.
- C. First floor facades intended for retail use must have large, clear storefront glass areas (50% to 70% of the area) to display the nature of the business and produce an interesting streetscape. Large blank walls are prohibited along any street. Storefront windows may be either typical large, single pane or multiple smaller panes (approximately 2 foot square) separated by mullions.
- D. Each street-level shop shall have its own shop front. The shop fronts may either have identical designs to reinforce the building design or varied designs to express the different businesses. A shop front should be separated from the roofline or a second floor by a horizontal architectural element such as a sash, cornice, frieze, molding, etc.
- E. Upper floor uses are to be provided with separate exterior entrances unless a large common lobby or atrium is provided. Unless it can be shown to be extremely impractical, an entrance along Park Avenue shall be provided to offer access to residential dwellings situated in Sub-area A of the rehabilitation area.
- F. Roofs may be flat but must include appropriate ornamentation such as cornices or parapets. Artificial mansards are not permitted.
- G. The "Façade and Streetscape Regulations Park Avenue Business District" are specifically applicable in the rehabilitation area and the Downtown Partnership, shall specifically retain its reviewing powers with respect to evaluating conformance with the building façade design standards contained therein.



3.3.11 Parking Standards

- A. Number of off-street spaces for nonresidential uses. There is no minimum parking space quantity requirements for the street level non-residential portion of the development constructed under the auspices of this redevelopment plan. All other nonresidential uses shall be provided with off-street parking in accordance with parking requirements of the Zoning Ordinance as are applicable in the B-3 Zone District.
- B. Number of off-street spaces for residential uses. Residential development shall be provided with the minimum required number of parking spaces in accordance with the New Jersey Residential Site Improvement Standards (RSIS), specifically N.J.A.C. 5:21-4.14. In accordance with N.J.A.C. 5:21-4.14(c), alternative parking standards to those specified in the RSIS may be accepted if the developer can demonstrate that alternative standards better reflect parking needs of the proposed development. In implementing alternative standards, a developer shall be required to submit a parking plan for approval by the Rutherford Planning Board during the course of the site plan review process. The parking plan shall address the need generated by the proposed development and how that need is to be met. In addition to on-site parking, the parking plan may cite the availability of off-site private and public parking facilities as well as on-street parking. The parking plan may also take into account the proximity of mass transit and the potential for pedestrian access.
- C. Parking Area Design Standards. Parking space dimensions, parking angles, driveway and aisle widths etc. shall be in accordance with the RSIS.
- D. Parking Structure/Garage Facade Design Standards. The architectural design of the exterior front façade of a parking garage structure shall be identical to the overall design of the principal building. The façade of a parking garage structure shall provide continuity of treatment by incorporating identical elements of design such as, but not limited to: fenestration details, proportion and spacing; vertical and horizontal proportions of primary building design elements; building colors; and, building materials.

3.4 Provisions Related to Off-Site Improvements

Any party and/or parties responsible for the development of the Rehabilitation Area covered by this Plan shall be responsible for his/her fair share of any installation or upgrade of infrastructure related to their project whether on-site or off-site. Infrastructure items include but are not limited to gas, electric, water, sanitary and storm sewers, telecommunications, streets, curbs, sidewalks, street lighting and street trees. The extent of the redeveloper's responsibility will be outlined in the redeveloper's agreement with the Borough. Off-site responsibility for properties not covered under the redeveloper's agreement will be determined during the permit and/or site plan review phases.

All infrastructure improvements shall comply with applicable local, state and federal codes including the Americans with Disabilities Act. All utilities shall be placed underground.



SCHOOR DEPALMA
Engineers and Consultants

The Maples Redevelopment Plan
Borough of Rutherford
Our Project #: 030263001
January 20, 2005



3.5 Provisions Related to State and Federal Regulations

Certain redevelopment activities proposed in this plan may be subject to state and federal standards, regulations, permit requirements and legal obligations. The redeveloper is responsible for ensuring compliance with all applicable standards, meeting any and all legal obligations generated because of the development, and obtaining necessary state and federal permits.



SCHOOR DEPALMA
Engineers and Consultants

The Maples Redevelopment Plan
Borough of Rutherford
Our Project #: 030263001
January 20, 2005



4.0 Relationship to Zoning Ordinance

This redevelopment plan shall constitute an “overlay” zoning district for each of the redevelopment parcels (sub-areas) covered by this plan. All construction, reconstruction, alteration, rehabilitation or other activities requiring a construction permit shall be conducted in conformance with the standards contained herein. In the case where a particular land use or site standard is not covered in this redevelopment plan, compliance with the Borough Zoning Ordinance or other applicable Borough code or ordinance will be required.



SCHOOR DEPALMA
Engineers and Consultants

The Maples Redevelopment Plan
Borough of Rutherford
Our Project #: 030263001
January 20, 2005



5.0 ACQUISITION AND RELOCATION

5.1 Identification of Real Property to be Acquired

None of the parcels identified in Section 1.2 of this Plan are to be acquired by the Borough for the redevelopment activities outlined in this Plan. These properties may be developed by the property owner(s) according to the standards outlined in the Plan.

5.2 Relocation Proposal

The property owner(s), in cooperation with the Borough and/or its agencies, shall be responsible for assisting in the relocation of all occupants displaced as a result of any redevelopment occurring due to the Plan adopted by the Borough. The Borough and/or its agencies will be responsible for preparing a Workable Relocation Assistance Plan (WRAP), which must be filed and approved by the New Jersey Department of Community Affairs prior to the physical relocation of any households or businesses. Relocation compensation and assistance will be provided in accordance with the approved WRAP.



6.0 RELATIONSHIP OF OTHER PLANS

6.1 Plans of Adjacent Municipalities

The Borough is located in southern Bergen County and is bordered by the Borough of East Rutherford to the north, the Township of Lyndhurst to the South, to the west the Cities of Passaic and Clifton, and the Town of Secaucus to the East across the Hackensack River. Most of the land area within the Borough east of New Jersey State Highway Route 17 is under the zoning jurisdiction of the New Jersey Meadowlands Commission (NJMC). As the redevelopment area/parcels are located in the Borough's Downtown area and are relatively small in scale, the Plan is unlikely to have a notable impact on any of the adjacent municipalities.

6.2 New Jersey State Development and Redevelopment Plan

The State Development and Redevelopment Plan places most of the Borough, including the parcels designated as a rehabilitation area, within the Metropolitan Planning Area (PA-1).

The Plan is compatible with the State Plan's intention for the Metropolitan Planning Area, which is to provide for much of the state's future redevelopment; revitalize cities and towns; promote growth in compact forms; and protect the character of existing stable communities. The redevelopment plan also furthers the following State Plan policy objectives:

- **Land Use:** Ensure efficient and beneficial utilization of scarce land to strengthen its existing diversified and compact nature.
- **Housing:** Provide a full range of housing choices through redevelopment, new construction, rehabilitation, adaptive reuse, and the introduction of new housing into appropriate non-residential settings.
- **Economic Development:** Promote economic development by encouraging strategic land assembly, site preparation and infill development, public/private partnerships, and infrastructure improvements.
- **Redevelopment:** Encourage redevelopment at intensities sufficient to support transit, a broad range of uses and efficient use of infrastructure. Promote design that enhances public safety, encourages pedestrian activity and reduces dependency on the automobile.



SCHOOR DEPALMA
Engineers and Consultants

The Maples Redevelopment Plan
Borough of Rutherford
Our Project #: 030263001
January 20, 2005



7.0 AMENDMENTS TO AND DURATION OF REDEVELOPMENT PLAN

7.1 Amendments to Redevelopment Plan

This Plan may be amended from time to time in accordance with the procedures of the Local Redevelopment and Housing Law.

7.2 Certificates of Completion

Upon inspection and verification by the Borough of Rutherford that the redevelopment and/or rehabilitation of the designated area has been completed, a Certificate of Completion and Compliance shall be issued to the redeveloper and such parcel shall be deemed no longer in need of rehabilitation.

This redevelopment plan shall remain effective until all of the designated area has been redeveloped and/or rehabilitated and deemed no longer in need of rehabilitation by the governing body of the Borough of Rutherford.



SCHOOR DEPALMA
Engineers and Consultants

The Maples Redevelopment Plan
Borough of Rutherford
Our Project #: 030263001
January 20, 2005



APPENDIX A:

RESOLUTION RELATED TO DESIGNATION OF PARCELS
AS AREA IN NEED OF REHABILITATION

BOROUGH OF RUTHERFORD

County of Bergen

June 24, 2003

RESOLUTION

BE IT RESOLVED that the following parcels are deisgnated as an "area in need of rehabilitation" pursuant to N.J.S.A. 40A:12A-1 et. seq.: 131 Chestnut Street (Block 73, Lots 7.01, 9, and 10) 106 Park Avenue (Block 73, Lot 23); and 114 Park Avenue (Block 73, Lots 22.02 and 22.03)

I hereby certify that this is a true and exact copy of a resolution adopted by the Mayor and Council of the Borough of Rutherford, on the 24th day of June, 2003
Mary P. Kriston
Mary P. Kriston
Borough Clerk



MARY P. KRISTON
BOROUGH CLERK

May 12, 2005

To: Michael Sartori, Secretary to Planning Board

Enclosed please find a certified copy of Ordinance No 3077-05 adopting the Redevelopment Plan of the Maples Rehabilitation Area.

This was adopted by the Mayor & Council at their April 25, 2005 meeting.

Very truly yours,

Mary P. Kriston
Borough Clerk

Enc.

Also given to Vic DeLuca