

Redevelopment Study & Preliminary Investigation Report

Block 155, Lot 15.05;
Block 169, Lots 2, 3, 22.01, 27, 28, 30, 30.01 31, 33, 35, 38, 40,
42, 46, 47, 48; and,
Block 221, Lot 3

Prepared:
November 30, 2017

Prepared for:



Borough of Rutherford
Bergen County, New Jersey

Prepared by:



T&M Associates
11 Tindall Road
Middletown, NJ 07748

*The original of this document has been signed
and sealed in accordance with New Jersey Law.*

Martin P. Truscott, PP, AICP, LEED-GA
NJ Professional Planner No.: LI-02443

Jeffrey Cucinotta, PP, AICP
NJ Professional Planner No.: LI-06340



BOROUGH OF RUTHERFORD
County of Bergen

RESOLUTION NO. 151-2017

Dated: 7/24/2017

RESOLUTION OF THE BOROUGH OF RUTHERFORD, IN THE COUNTY OF BERGEN, NEW JERSEY AUTHORIZING AND DIRECTING THE BOROUGH PLANNING BOARD TO UNDERTAKE AN INVESTIGATION TO DETERMINE WHETHER CERTAIN PROPERTY CONSTITUTES AN AREA IN NEED OF REDEVELOPMENT

WHEREAS, the governing body of the Borough of Rutherford (the "Borough") is interested in determining whether certain property located within the Borough is in need of redevelopment under the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 *et seq.* (the "Redevelopment Law"); and

WHEREAS, the Borough desires to authorize and direct the Borough's Planning Board to undertake an investigation to determine whether the area consisting of Block 155, Lot 15.05, Block 169, Lots 2, 3, 22.01, 27, 28, 30, 30.01, 31, 33, 35, 38, 40, 42, 46, 47 and 48, and Block 221, Lot 3 on the Official Tax Map of the Borough along with Meadow Road north from its intersection with East Passaic Avenue to the beginning point of East Erie Avenue (collectively, the "Study Area") constitutes an area in need of redevelopment under Section 5 of the Redevelopment Law (N.J.S.A. 40A:12A-5); and

WHEREAS, if the Study Area is determined to meet the criteria for designation as an area in need of redevelopment and the Borough so designates the Study Area, then the Borough shall be authorized to use all the powers provided under the Redevelopment Law for use in a redevelopment area, other than the power of eminent domain.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Rutherford, County of Bergen, State of New Jersey, as follows:

1. The aforementioned recitals hereof are incorporated herein as though set forth at length herein.
2. The Planning Board is hereby authorized and directed to undertake a preliminary investigation and conduct a public hearing(s) to determine whether the Study Area is in need of redevelopment under the Redevelopment Law.

3. The Planning Board, following said preliminary investigation and hearing(s), is further authorized and directed make a recommendation to the governing body of the Borough, pursuant to N.J.S.A. 40A:12A-6, as to whether the Study Area should or should not be determined by the governing body to be an area in need of redevelopment.

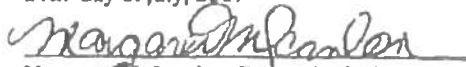
4. In the event the Planning Board recommends that the governing body determine the Study Area be designated as a redevelopment area, and the governing body so determines, the Planning Board is hereby authorized and directed to prepare a redevelopment plan for the Study Area, pursuant to N.J.S.A. 40A:12A-7f.

5. In the event the governing body shall designate the Study Area as a redevelopment area, the Borough shall be authorized to use all the powers provided under the Redevelopment Law for use in a redevelopment area, other than the power of eminent domain.

non-consider

6. A copy of this Resolution shall be forwarded to the Planning Board for action consistent therewith.

I hereby certify that this is a true and exact copy
of resolution adopted by the Mayor and Council of the
Borough of Rutherford on the
24th day of July, 2017


Margaret M. Scanlon, Borough Clerk

Redevelopment Study & Preliminary Investigation Report
Borough of Rutherford

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Introduction

The purpose of this Redevelopment Study and Preliminary Investigation Report (hereinafter referred to as “the redevelopment study”) is to determine whether the properties identified as Block 155, Lot 15.05; Block 169, Lots 2, 3, 22.01, 27, 28, 30, 30.01 31, 33, 35, 38, 40, 42, 46, 47, 48; and, Block 221, Lot 3 (hereinafter referred to as “the Study Area,”) in the Borough of Rutherford qualify as an area in need of redevelopment, as defined in the Local Redevelopment and Housing Law, P.L. 1992, Chapter 79 (commonly and hereinafter referred to as the “LRHL”). The Study Area is shown on the accompanying municipal location map (Map 1) and aerial location map (Map 2).

This report is written pursuant to Section 6 of the LRHL (N.J.S.A. 40A:12A-6a), which states the following:

No area of a municipality shall be determined to be a redevelopment area unless the governing body of the municipality shall, by resolution, authorize the planning board to undertake a preliminary investigation to determine whether the proposed area is a redevelopment area according to the criteria set forth in Section 5 of P.L. 1992. C.79 (C.40A:12A-5). ... The governing body of a municipality shall assign the conduct of the investigation and hearing to the planning board of a municipality.








The Borough Council of the Borough of Rutherford adopted Resolution 151-2017 on June 26, 2017 requesting that the Planning Board undertake a preliminary investigation of the Study Area to determine whether it qualifies as an area in need of redevelopment pursuant to the LRHL. This resolution is included in this report (n.b., it is located before the Table of Contents).

This report serves as the “statement setting forth the basis for the investigation,” which is required by the LRHL [N.J.S.A. 40A:12A-6b(1)]. In accordance with N.J.S.A. 40A:12A-6b(5):

After completing its hearing on this matter, the planning board shall recommend that the delineated area, or any part thereof, be determined, or not be determined, by the municipal governing body to be a redevelopment area. After receiving the recommendation of the planning board, the municipal governing body may adopt a resolution determining that the delineated area, or any part thereof, is in need of redevelopment.

It is noted that in directing the Planning Board to undertake the preliminary investigation and redevelopment study, the Borough Council identified that the Study Area shall be subject to a **non-condemnation** redevelopment area designation. Pursuant to N.J.S.A. 40A, the redevelopment area designation shall **not** authorize the municipality to use the power of eminent domain.

**Map 1 - Municipal Location
Preliminary Investigation & Redevelopment Study
Borough of Rutherford,
Bergen County, New Jersey**

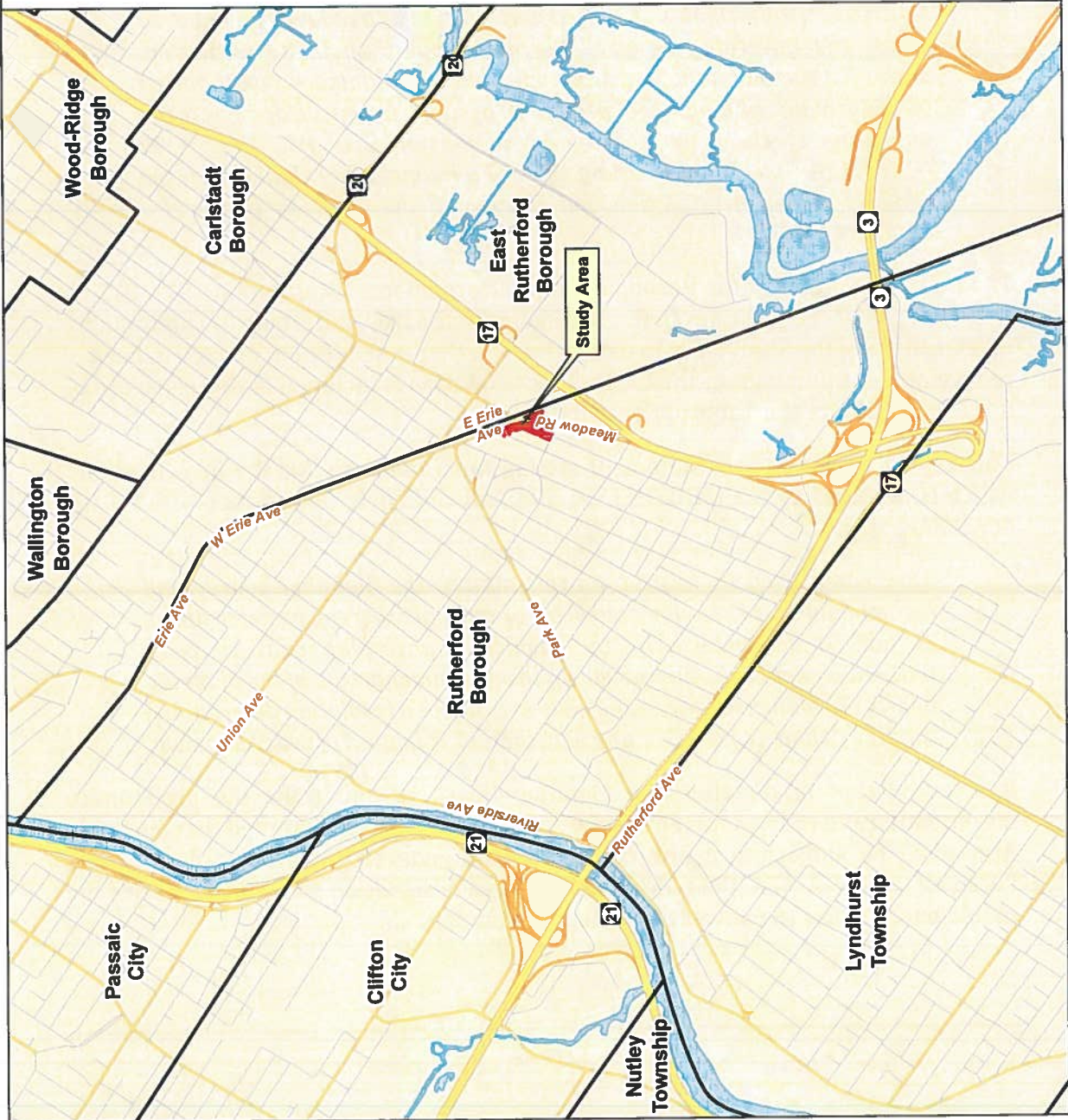
- Study Area** 
- Municipal Boundary** 
- Open Water** 
- Roads**
-  US or State Route
 -  County Route
 -  Local Road
 -  Ramp



T&M Associates
11 Tindell Road
Middletown, NJ 07748
Phone: 732-671-6400
Fax: 732-671-7365

Borough of Rutherford,
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New Jersey

Prepared by: JAC, 10/24/2017
Source: USFWS NMI, NJDOT, NJGIN, Bergen County,
Borough of Rutherford, T&M Associates
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Meadow Road Municipal Location.mxd



Map 2 - Aerial Location Map
Preliminary Investigation & Redevelopment Study
Borough of Rutherford,
Bergen County, New Jersey

 Study Area Properties (Lot Number)



0 50 100 200 Feet



T&M Associates
 11 Tindall Road
 Middletown, NJ 07748
 Phone: 732-671-5400
 Fax: 732-671-7365

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 New Jersey

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Study Area Description

The Study Area (see Map 2) is comprised of Block 155, Lot 15.05; Block 169, Lots 2, 3, 22.01, 27, 28, 30, 30.01 31, 33, 35, 38, 40, 42, 46, 47, 48; and, Block 221, Lot 3, and comprises approximately 2.7 acres of land area. Most of the Study Area has frontage along East Erie and Meadow Road to the north, east, and bisecting a portion of the Study Area, along Feronia Way to the west, and East Passaic Avenue to the south. Located just to the southeast of Rutherford's downtown area, most Study Area properties are within less than a quarter mile of the Rutherford New Jersey Transit train station.

The Study Area is predominantly residential in character, with some properties used for vehicle repair/storage or parking, characterized by inhabited single family detached structures. Land uses as confirmed by the site visit and field analysis conducted on November 8, 2017 are depicted in the photos in Appendix A (corresponding photo numbers are indicated below) and described as follows:

1. **Block 155, Lot 15.05 (2 Feronia Way):** This property is a vacant lot with a maintained grassy lawn that is enclosed/fenced (see Appendix A, photos 155-15.05-1 through 155-15.05-5). The site visit revealed five (5) non-hazardous waste drums stored on site at the northern corner of the property (see photos 155-15.05-6 through 155-15.05-7). This property stands where the Feronia Way right of way once stood. Historic aerials show that in 1995, the Feronia Way right of way was a straight road connecting East Passaic Avenue and East Erie Avenue. By 2002, historic aerials show that the right of way had been reconfigured to its current location, providing a perpendicular intersection with East Erie Avenue.
2. **Block 169:**
 - a. **Lot 2 (127 East Passaic Avenue):** This property is a two-family structure, with frontage on East Passaic Avenue and a detached garage in the rear yard (see Appendix A, Photos 169-2-1 through 169-2-2).
 - b. **Lot 3 (131 East Passaic Avenue):** This property is developed with a single family detached structure in the western third of the property. The residential portion of the property is fenced and separated from the remainder of the lot (see photos 169-3-1 through 169-3-3). The eastern portion of the property is fenced/screened along East Passaic Avenue, with vehicular access along Meadow Road (see photos 169-3-4 through 169-3-6), though the Borough confirmed that the gate entrance from Meadow Road is mostly always open to allow vehicular access (see photo 169-3-7). This portion of the property is used for storage of vehicles, materials, equipment, trailers, and dumpsters for various contracting and commercial uses (see photos 169-3-8 through 169-3-19). The eastern portion of the property also provides access to the rear alleyway to the properties adjacent and to the north (see photo 169-3-17).
 - c. **Lot 22.01 (1 Feronia Way):** This property is owned by the Boiling Springs Bank and is used as a parking lot with 13 parking stalls (see photos 169-





22.01-1 through 169-22.01-6). The parking area is reserved for users with permits.

- d. **Lot 27 (28 Meadow Road):** This property is developed with a single family residential structure and an attached garage (see photos 169-27-7 through 169-27-7). The Borough confirmed this residential structure is vacant, and that water has been shut off.
- e. **Lot 28 (26 Meadow Road):** This property is developed with a single family detached residential structure (see photos 169-28-1 through 169-28-5). The site visit revealed that the chimney on the primary structure is missing various bricks (see photo 169-28-5). There is a two-story detached accessory structure in the rear of the property (see photos 169-28-6 through 169-28-11).
- f. **Lot 30 (24 Meadow Road):** This property is developed with a single family detached residential structure (see photos 169-30-1 through 169-30-3).
- g. **Lot 30.01 (22 Meadow Road):** This property is developed with a single family detached residential structure (see photos 169-30.01-1 through 169-30.01-3).
- h. **Lot 31 (20 Meadow Road):** This property is developed with a single family detached residential structure (see photos 169-31-1 through 169-31-5).
- i. **Lot 33 (16 Meadow Road):** This property has no principal structure on site, only an accessory shed in the rear of the property. The majority of the land area of the property is used as vehicular access connecting Meadow Road to the alleyway in adjacent properties (see photos 169-33-1 through 169-33-12).
- j. **Lot 35 (12 Meadow Road):** This property is developed with a single family detached residential structure (see photo 169-35-1 through 169-35-11). The structure on site is known as the Kip Homestead, and is identified on the State and National Registers of Historic Places. The designation date for the New Jersey Registry was October 3, 1980 and for the National Register was January 10, 1983. The site visit revealed that the primary structure has a falling roof and soffits.
- k. **Rear Alleyway Behind Lots 27, 28, 30, 30.01, 31, 33, and 35:** The rear alleyway serves is exhibited by a number of accessory storage structures and vehicular and equipment storage in various states of disrepair (see photos 169-Alleyway-1 through 169-Alleyway-21).
- l. **Lot 38 (8 Meadow Road):** This property is developed with a two-family residential structure (see photos 169-38-1 through 169-38-4). The site visit revealed that the primary structure has a falling roof and soffits.
- m. **Lot 40 (4 Meadow Road):** This property is developed with a two-family residential structure (see photos 169-40-1 through 169-40-6). The site visit revealed that the primary structure has a falling roof and soffits.
- n. **Lot 42 (34 East Erie Avenue):** This property is developed with a single family detached residential structure (see photos 169-42-1 through 169-42-3). There is a detached garage in the rear yard (see photos 169-42-4

- through 169-42-5). The property recently underwent a large addition to the primary structure.
- o. **Lot 46 (33 East Erie Avenue):** This property is developed with a single family detached residential structure (see photo 169-46-1).
 - p. **Lot 47 (32 East Erie Avenue):** This property is developed with a single family detached residential structure (see photo 169-47-1).
 - q. **Lot 48 (31 East Erie Avenue):** This property is developed with a single family detached residential structure (see photos 169-48-1 through 169-48-4). The rear yard is surrounded by a damaged fence with multiple missing fence panels (see photos 169-48-5 through 169-48-7). Borough code enforcement records indicate three code violations since 2004, as follows: 1) an unsafe structure notice was opened in January 2004 and closed in May 2006; 2) a violation for work without a permit was opened on July 15, 2004 and closed two days later; and, 3) a violation for failure to obtain required inspection was opened on July 15, 2004 and closed two days later. There are no active code violations on record for this property.
3. **Block 221, Lot 3 (9 Meadow Road):** This property is used as an auto repair shop. There is a two-story building in the southern half of the property, and a paved parking area in the northern half of the property. There is no sidewalk along the right of way, and no fencing or screening dividing the parking lot/vehicular storage area from the right of way (see photos 221-3-1 through 221-3-39). This property is also on the Known Contaminated Sites List.

An analysis of tax records reveals that the northernmost Study Area properties exhibit diversity of ownership, while the southernmost properties (Block 169, Lots 2, 3, 27, 28, 30, 30.01, 31, 33, 35, 38, and 40) are commonly owned, as shown in Map 3.

Map 3 - Ownership Map
Preliminary Investigation & Redevelopment Study
 Borough of Rutherford,
 Bergen County, New Jersey









-  Study Area Properties
-  Parcel Boundary
-  Municipal Boundary
-  Roadway Network

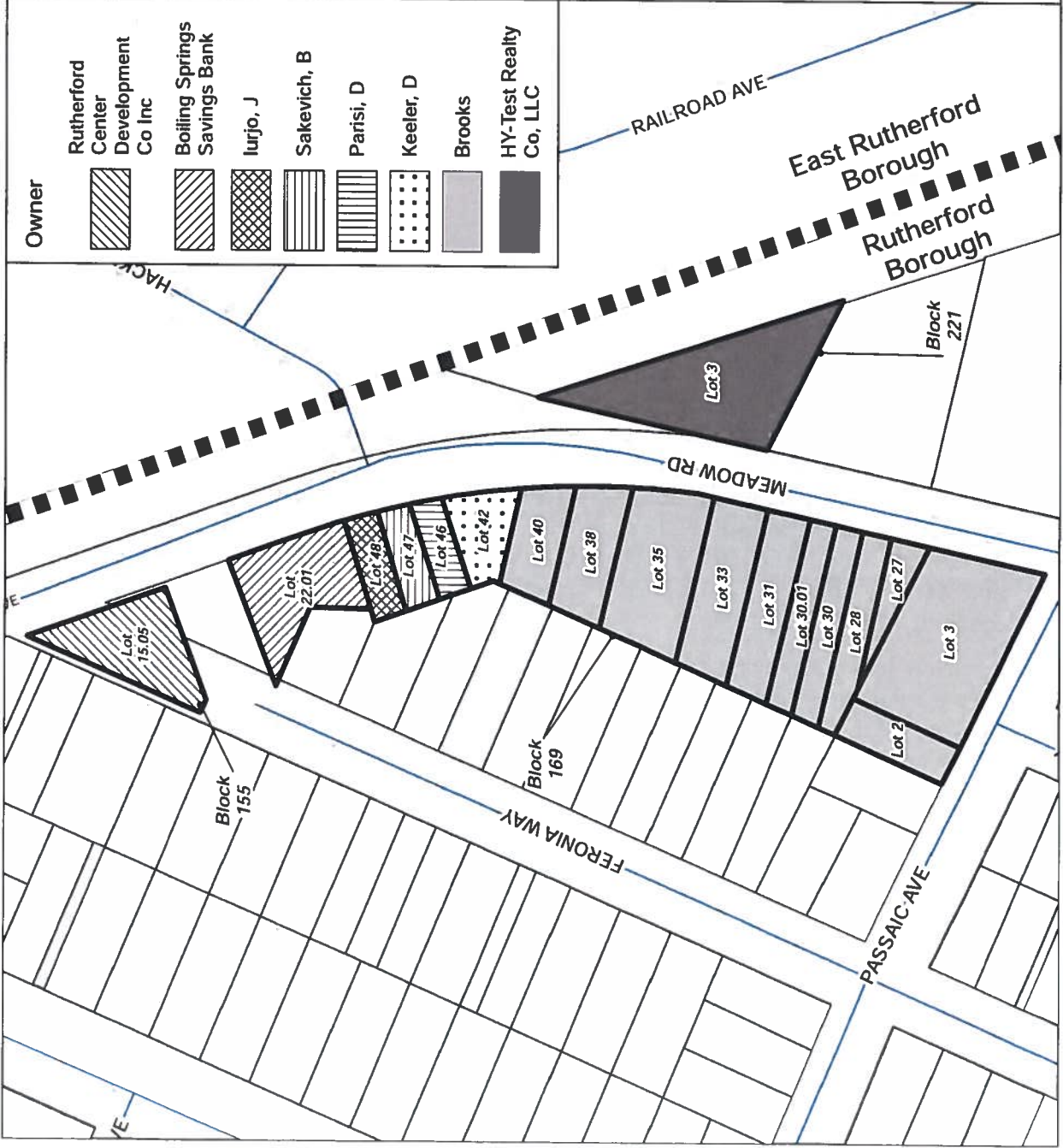


T&M Associates
 11 Tindall Road
 Middletown, NJ 07748
 Phone: 732-671-6400
 Fax: 732-671-7365

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 Bergen County,
 New Jersey

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 Source: NJGIN, Bergen County, Borough of Rutherford, T&M Associates
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Owner	Symbol
Rutherford Center Development Co Inc	
Boiling Springs Savings Bank	
Iurjo, J	
Sakevich, B	
Parisi, D	
Keeler, D	
Brooks	
HY-Test Realty Co, LLC	



Land Use Analysis (Land Use Land Cover and MOD IV)

Existing land uses at the Study Area were evaluated through investigation of MOD-IV land use classifications and land use/land cover data as mapped by the New Jersey Department of Environmental Protection (NJDEP) in 2012. Land uses were affirmed during the site visit and field analysis conducted on November 8, 2017.

According to NJDEP's land use/land cover (LULC) data, the land uses in the Study Area include a mix of commercial, residential, and "mixed urban or built up land," as depicted in Map 4 and described as follows:





1. **Commercial/Services:** Study Area properties classified as Commercial include Block 155, Lot 15.05, Block 169, Lot 22.01, and Block 221, Lot 3.
2. **Residential (High Density or Multiple Dwellings):** The LULC Classification System defines residential (high density or multiple dwellings) as either high-density single units or multiple dwelling units on one-eighth ($\frac{1}{8}$)- to one-fifth ($\frac{1}{5}$)-acre lots. These areas are generally found in the densely populated urban zones, and generally are characterized by impervious surface coverage of approximately 65 percent. Study Area properties classified as residential (high density or multiple dwellings) include Block 169, Lot 2; a portion of Lots 3, 27, 28, 30, 30.01, 31, and 33; and, Lots 36, 38, 40, 42, 46, 47, and 48.
3. **Mixed Urban or Built Up Land:** This category includes urban or built-up areas not separated into individual categories but including one-third intermixture of another use or uses. Uses considered in mixed urban include primarily residential, commercial/service, industrial and transportation/communication/utility.

Land in the immediate vicinity of the Study Area is classified as either commercial/services (to the east along Meadow Road, to the north of the Study Area along East Erie Road, and to the west fronting on Feronia Way and Orient Way), residential "high density or multiple dwellings" (the remainder of Block 169, to the south of Passaic Avenue along Feronia Way, and to the west fronting on Feronia Way and Orient Way), mixed urban or built up land (to the south in between Eastern Way and Meadow Road), and transportation (the New Jersey Transit rail line to the east of the Study Area).






The New Jersey Property Tax System, known as MOD-IV, provides for the uniform preparation, maintenance, presentation, and storage of statewide property tax information. MOD-IV is the mechanism to maintain and update all assessment records and produce all statutorily-required tax lists. As shown in Map 5, The Study Area properties' MOD-IV land values for the year 2017 are as follows:

1. Class 1 – Vacant: Block 155, Lot 15.05;
2. Class 2 – Residential: Block 169, Lots 2, 3, 27, 28, 30, 30.01, 31, 33, 35, 38, 40, 42, 46, 47, and 48;
3. Class 4A – Commercial: Block 169, Lot 22.01; and,
4. Class 4B – Industrial: Block 221, Lot 3.

Map 4 - Land Use Land Cover (2012)
Preliminary Investigation & Redevelopment Study
Borough of Rutherford,
Bergen County, New Jersey

-  Municipal Boundary
-  Study Area Properties (Lot Number)
-  Parcel Boundary
-  Roadway Network

Land Use Land Cover 2012

-  Residential
-  Commercial
-  Public
-  Mixed Urban or Built Up Land
-  Transportation

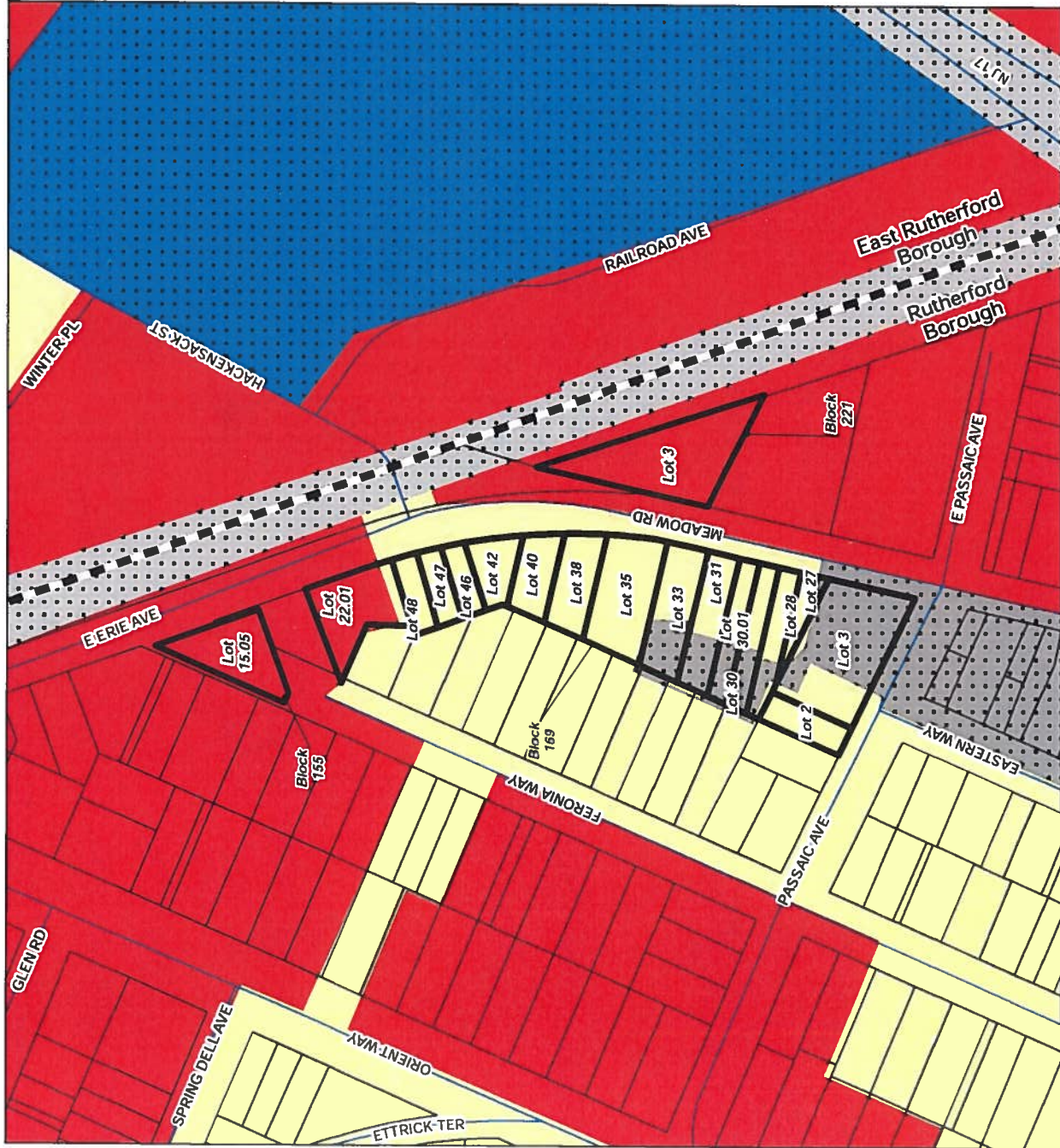


T&M Associates
 11 Tindall Road
 Middletown, NJ 07748
 Phone: 732-671-6400
 Fax: 732-671-7365









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 Source: NJDEP, NJGIN, Bergen County, Borough of Rutherford, T&M Associates
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 Meadow Road LULC Map.mxd

NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.



Map 5 - Land Use (MOD IV Property Class)
Preliminary Investigation & Redevelopment Study
Borough of Rutherford,
Bergen County, New Jersey

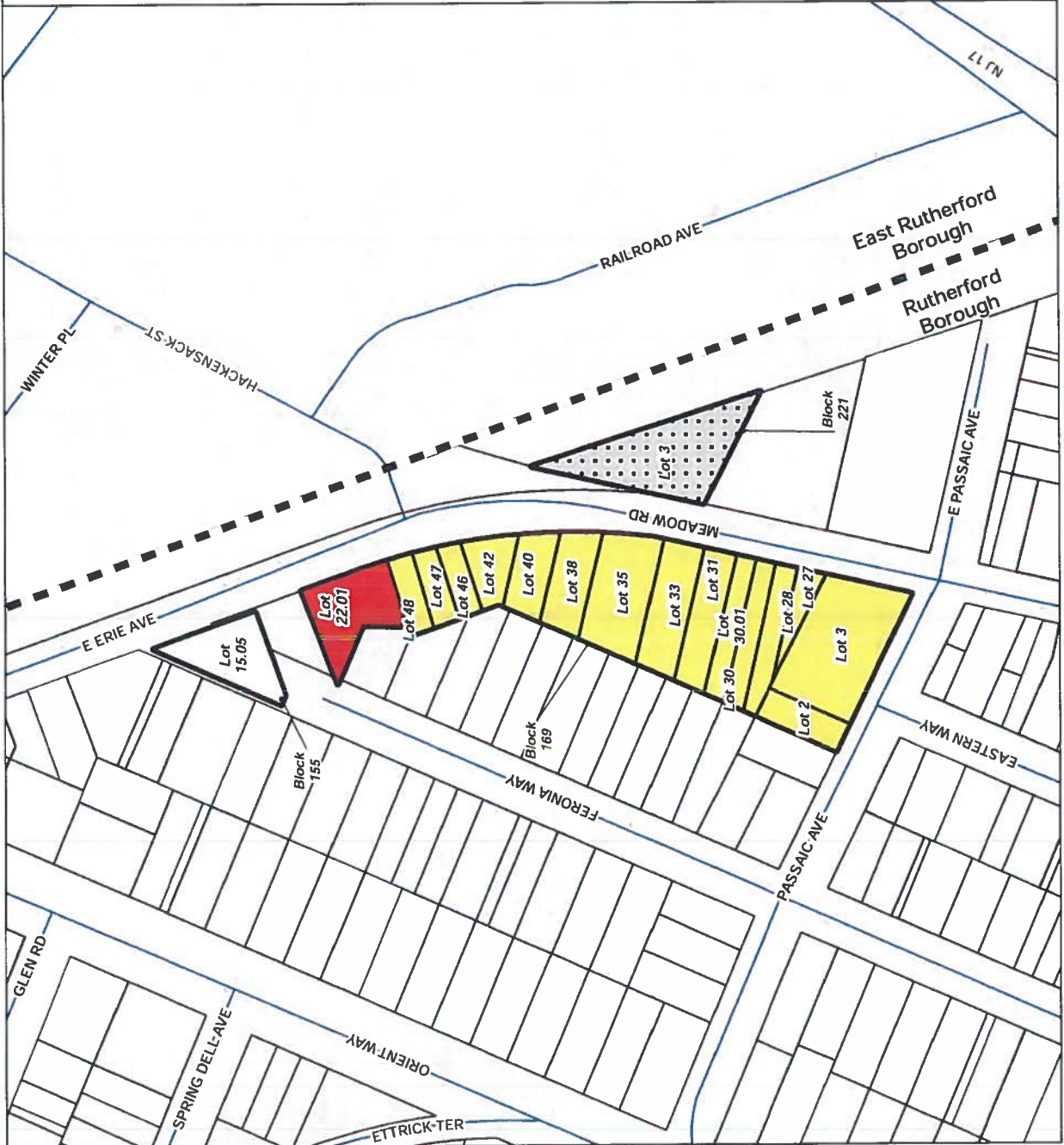
-  Municipal Boundary
-  Study Area Properties (Lot Number)
-  Parcel Boundary
-  Roadway Network
- Property Class Land Use**
 -  Class 1 - Vacant
 -  Class 2 - Residential
 -  Class 4A - Commercial
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 Phone: 732-671-6400
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Zoning and Relationship to Zoning Ordinance

The Study Area properties are located in the zoning districts listed below and shown in Map 6:

1. R-2 Residential 2 (Two-Family) and TO Townhouse Overlay: Block 169, Lots 2, 3, 22.01, 27, 28, 30, 30.01, 31, 33, 35, 38, 40, 42, 46, 47, and 48;
2. R-4 Residential 4 (Five Story Apartment): Block 221, Lot 3; and,
3. PCD Planned Commercial Development: Block 155, Lot 15.05.






Land use regulations as outlined in Chapter 131: Zoning (Attachments 1 and 2) of the Borough Code are detailed below. Use requirements for the R-2 Residential 2 (Two-Family) Zone are as follows:

1. Principal Permitted Uses
 - a. Single-family detached dwellings
 - b. 2-family dwellings
 - c. Parks, playgrounds
 - d. Public facilities
 - e. Schools
2. Principal Conditional Uses
 - a. Churches
3. Permitted Accessory Uses
 - a. Detached garages
 - b. Greenhouses
 - c. Private storage sheds
 - d. Private swimming pools
 - e. Fences and wall

Use requirements for the R-4 Residential 4 (Five Story Apartment) Zone are as follows:

1. Principal Permitted Uses
 - a. Single-family detached dwellings
 - b. 2-family dwellings
 - c. Garden apartment multifamily dwellings
 - d. Multifamily dwellings
 - e. Parks, playgrounds
 - f. Public facilities
 - g. Schools
2. Principal Conditional Uses
 - a. Churches
3. Permitted Accessory Uses
 - a. Detached garages
 - b. Greenhouses
 - c. Private storage sheds
 - d. Private swimming pools
 - e. Fences and wall

Map 6 - Zoning Map
Preliminary Investigation & Redevelopment Study
Borough of Rutherford,
Bergen County, New Jersey

-  Study Area Properties (Lot Number)
-  Zoning Boundary
-  TO Overlay Zone
-  Municipal Boundary
-  Roadway Network

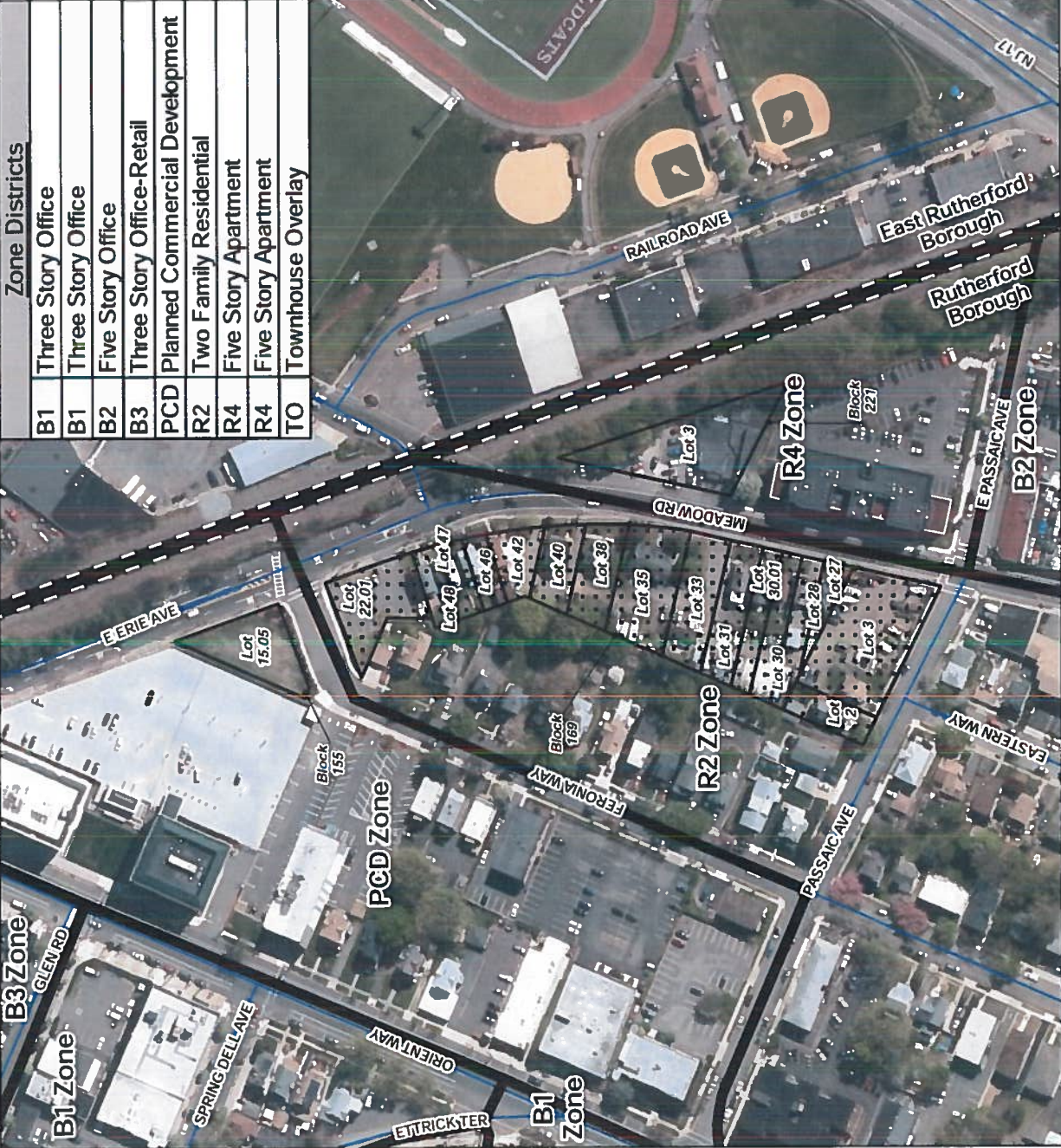


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 Middletown, NJ 07748
 Phone: 732-671-6400
 Fax: 732-671-7365

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Prepared by: JAC, 11/15/2017
 Source: NJGIN, Bergen County, Borough of Rutherford, T&M Associates
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Zone Districts	
B1	Three Story Office
B1	Three Story Office
B2	Five Story Office
B3	Three Story Office-Retail
PCD	Planned Commercial Development
R2	Two Family Residential
R4	Five Story Apartment
R4	Five Story Apartment
TO	Townhouse Overlay



Redevelopment Study & Preliminary Investigation Report
Borough of Rutherford

Use requirements for the PCD Planned Commercial Development Zone are as follows:

1. Principal Permitted Uses
 - a. Local retail, office, and service uses
 - b. Banks and financial institutions, excluding drive-in facilities
 - c. Business offices, including employment agencies, medical or dental clinics and laboratories, photographers' or artists' studios and galleries, schools for music or dance, telephone office, travel bureaus, and ticket offices
 - d. Professional offices, limited to architects, dentists, doctors, engineers, insurance brokers, lawyers, real estate agents, or similar professional uses
 - e. Private clubs and lodges
 - f. Community centers and nonprofit organizations
 - g. Public Facilities
 - h. Planned commercial development

Use requirements for the TO Townhouse Overlay zone are as follows:

1. Principal Permitted Uses:
 - a. Residential townhouses
2. Principal Conditional Uses:
 - a. Churches
3. Permitted Accessory Uses:
 - a. Detached garages
 - b. Greenhouses
 - c. Private storage sheds
 - d. Private swimming pools
 - e. Fences and walls

Table 1 outlines the lot and bulk standards of the R-2 Residential 2 (Two-Family) Zone:

Table 1: Lot and Bulk Standards of the R-2 Zone

Standard	Use Category	
	1- and 2- Family Residential	All Other Permitted Uses
Minimum Lot Area (sq. ft.)	5,000	10,000
Minimum Lot Frontage (ft.)	50	100
Minimum Lot Width (ft.)	50	100
Minimum Lot Depth (ft.)	100	100
Minimum Front Yard Setback (ft.)	20	25
Minimum Rear Yard Setback (ft.)	25	25
Minimum Side Yard Setback (ft.)	5 each /15 both	10 each /20 both
Maximum Yard Coverage of Principal Building (%)	30	25
Maximum Height Principal Building (ft. / stories)	35 / 2 ½	35 / 2 ½
Maximum Impervious Surface Coverage (%)	25	N/A
Minimum Open Space Requirement (%)	25	N/A

Redevelopment Study & Preliminary Investigation Report
Borough of Rutherford

Table 2 outlines the lot and bulk standards of the R-4 Five Story Apartment Zone:

Table 2: Lot and Bulk Standards of the R-4 Zone

Standard	Use Category				
	1- and 2-Family Residential	Garden Apartment	Multifamily Residential	Townhouse Unit	All Other Permitted Uses
Minimum Lot Area (sq. ft.)	5,000	25,000	30,000	10,000	10,000
Minimum Lot Frontage (ft.)	50	150	150	100	100
Minimum Lot Width (ft.)	50	150	150	100	100
Minimum Lot Depth (ft.)	100	170	200	100	100
Minimum Front Yard Setback (ft.)	20	35	50	25	25
Minimum Rear Yard Setback (ft.)	25	25	30	25	25
Minimum Side Yard Setback (ft.)	5 each / 15 both	20 each / 40 both	20 each / 40 both	10 each / 20 both	10 each / 20 both
Maximum Yard Coverage of Principal Building (%)	30	25	25	25	25
Maximum Height Principal Building (ft. / stories)	35 / 2 ½	60 / 5	60 / 5	35 / 2 ½	35 / 2 ½
Density (units per acre)	N/A	15	35	12	N/A
Maximum Impervious Surface Coverage (%)	25	30	30	30	N/A
Minimum Open Space Requirement (%)	25	30	30	30	N/A

Table 3 outlines the lot and bulk standards of the PCD Planned Commercial Development Zone:

Table 3: Lot and Bulk Standards of the PCD Zone

Standard	Use Category	
	Permitted Business Uses	All Other Permitted Uses
Minimum Lot Area (sq. ft.)	5,000	30,000
Minimum Lot Frontage (ft.)	50	150
Minimum Lot Width (ft.)	50	150
Minimum Lot Depth (ft.)	100	200
Minimum Front Yard Setback (ft.)	None	None
Minimum Rear Yard Setback (ft.)	None	None
Minimum Side Yard Setback (ft.)	None	None
Maximum Yard Coverage of Principal Building (%)	90	35
Maximum Height Principal Building (ft. / stories)	40 / 3	35 / 2 ½
Density (units per acre)	N/A	N/A
Maximum Impervious Surface Coverage (%)	N/A	N/A
Minimum Open Space Requirement (%)	N/A	N/A

This redevelopment study notes the following regarding existing land uses in Study Area and their conformance with the appropriate zone district use requirements:

1. Block 221, Lot 3, which is located in the R-4 zone, is used primarily as an auto repair shop. This constitutes as an existing non-conforming use under zoning standards, as this use is not permitted in the R-4 zone.
2. Block 169, Lot 3, and the rear portions of Block 169, Lots 27, 28, 30, 30.01, 31, 33, and 35 are all located in the R-2 zone and TO overlay zone, and are used partially (and in some cases, primarily) for storage of commercial vehicles and equipment/materials, functioning as part of commercial business operations. Lot 3 is also used as access to the rear alleyway to the properties to the north. These uses are not permitted in the R-2 zone and TO overlay zones.

Additionally, the following is noted regarding sheds and vehicles in residential zones:

1. Pursuant to Section 131-17A of the Borough code, "No private residential storage shed shall be constructed or installed on any lot unless the lot contains a residence building." It is noted that Block 169, Lot 33 has a storage trailer/shed on site, but does not have any residence building. This property serves as driveway access to the rear alleyway on adjacent properties.
2. Pursuant to Section 131-21A, "In any residential district, the parking or standing of the following vehicles or boats in any yard area, driveway or street, except as provided for in this chapter, is prohibited:"
 - a. (1). Unregistered motor vehicles and parts of motor vehicles of any type.
 - b. (3). Buses or vehicles altered for camper, recreational, mobile shop, peddler or other similar use.
 - c. (4). Trailers or mobile homes of a type used for dwelling purposes.
 - d. (5). Camping trailers, mobile homes, or recreational vehicles in excess of 18 feet in length.
 - e. (7). Trucks, tractors, or other vehicles designed and used primarily for drawing other vehicles or trailers and not so constructed as to carry a load other than a part of the weight of the vehicle so drawn.
 - f. (8). Trucks, meaning every motor vehicle designed, used, or maintained primarily for the transportation of property, being capable of having a combined weight of vehicle and load of more than 3,500 pounds.
 - g. (9). Trucks or trailer attachments having dual rear wheels.
 - h. (10). Commercial vehicles, defined as: "Any vehicle used or maintained primarily for the transportation of property, including trucks, trailers, construction equipment and any vehicle bearing a commercial registration plate or having advertising affixed to its exterior surfaces but not including camping trailers, boat trailers, recreation trailers, utility trailers, camping vehicles, house trailers or recreation vehicles."
3. Pursuant to Section 131-33.1, off-street parking of commercial vehicles may be permitted by conditional use permit in the R-2 zone, provided that the following conditions are met:

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- a. A. The parking of commercial vehicles shall be permitted only in a side or rear yard or in a wholly enclosed structure. No commercial vehicle, or any portion thereof, shall be permitted to park in the front yard.
- b. B. A commercial vehicle parked in the side or rear yard shall be screened from view from adjoining properties.

As noted above, there are various commercial vehicles, trucks, and trailers, recreational vehicles, and boats stored on Block 169, Lot 3 and in the alleyway in the rear portion of Block 169, Lots 27, 28, 30, 30.01, 31, 33, and 35, which is in violation of Section 131-21A of the Borough Code. Additionally, none of these properties have a conditional use permit for the off-street parking of commercial vehicles.

Planning Context—2007 Master Plan

The Borough of Rutherford adopted its current Master Plan on December 20, 2007. There are several components of the Master Plan that are relevant to the subject of redevelopment of the Study Area, and are discussed below.

Rutherford 2007—An Overview

The Introduction section states that Rutherford had previously reached its full build-out potential (excluding the portion of the Borough within the Meadowlands), and as such new growth in the Borough is expected to take the form of infill and redevelopment projects. The Land Use Element reaffirms this statement.

Land Use Element

The Land Use Element emphasizes the significance of the Borough's transit village designation. The Borough's downtown is focused on the train station and represents the heart of the Borough's transit village designation. In 1999 the Borough received "transit village" designation for Station Square jointly from New Jersey Transit and the New Jersey Department of Transportation (NJDOT). As a transit village, the Borough is eligible for funding from the State to redevelop and revitalize the community within walking distance, typically a one-quarter to one-half mile radius, of Station Square with compact, transit-supportive, mixed-use development. The Study Area is just outside of the quarter-mile radius from Station Square.

Additionally, the Rutherford Vision Statement: 2025 establishes specific goals for the downtown core. One of those goals is to "Continue to encourage a mix of quality commercial businesses, retail, entertainment, dining, and upper story residences in the downtown area to create vibrancy and to serve local and regional markets."

In regard to Block 221, Lot 3, the 2007 Land Use Plan Element recommended eliminating the B-4 Business Light Industrial zone district, and designating the entirety of Block 221 as a multi-family land use district. The Borough subsequently rezoned this block, making the uses on Block 221, Lot 3 existing non-conforming uses.

The Land Use Plan Element also recommended creating a new townhouse district on the west side of Meadow Road from the American Legion Post to the intersection of Feronia Way, to allow one and two-family dwellings and townhouses. The Borough subsequently created a TO Townhouse Overlay zone for these areas, including all of the Study Area properties in Block 169.

Economic Plan Element

The Economic Plan Element identifies as an objective the need to identify opportunities for land assembly and redevelopment projects.

Historic Preservation Element

The National Register of Historic Places is the official list of the nation's historic resources worthy of preservation, and the New Jersey Register is the official list of New Jersey's historic resource of local, state, and national interest. The New Jersey Register is maintained by the State Historic Preservation Office (SHPO) within the

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New Jersey Department of Environmental Protection. There are seven sites in Rutherford listed on the State and/or National Registers of Historic Places, one of which is the Kip Homestead, located at 12 Meadow Road (Block 169, Lot 35). The designation date for the New Jersey Registry was October 3, 1980 and for the National Register was January 10, 1983.

Relationship to Other Plans

The Master Plan states that it is the Borough's intention to capitalize on the downtown's growing role as a transit village and to provide for an attractive, vibrant, and easily accessible downtown.

Statutory Requirements

Pursuant to Section 5 of the LRHL (N.J.S.A. 40A:12A-5), an area may be determined to be in need of redevelopment if it meets one or more of the following statutory criteria:

- A. The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.
- B. The discontinuance of the use of buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenable.
- C. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.
- D. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.
- E. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety, and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.
- F. Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.
- G. In any municipality in which an enterprise zone has been designated pursuant to the "New Jersey Urban Enterprise Zones Act," P.L. 1983, c. 303 (C.52:27H-60 et seq.) the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of

redevelopment pursuant to sections 5 and 6 of P.L. 1992, c.79 (C.40A:12A-5 and 40A:12A-6) for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of P.L. 1991, c. 431 (C.40A:20-1 et seq.) or the adoption of a tax abatement and exemption ordinance pursuant to the provisions of P.L. 1991, c. 441 (C.40A:21-1 et seq.). The municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless the municipal governing body and planning board have also taken the actions and fulfilled the requirements prescribed in P.L. 1992, c.79 (C.40A:12A-1 et al.) for determining that the area is in need of redevelopment or an area in need of rehabilitation and the municipal governing body has adopted a redevelopment plan ordinance including the area of the enterprise zone.

H. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

Furthermore, the LRHL permits the inclusion of parcels that do not meet the statutory criteria if they are necessary for effective redevelopment of the proposed redevelopment area:

A redevelopment area may include land, buildings or improvements which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary with or without change in their condition, for the effective redevelopment of the area of which they are a part (N.J.S.A. 40A:12A-3.).

In preparing this report, the project team analyzed and considered the applicability of the aforementioned statutory criteria for redevelopment on the Study Area, pursuant to Section 5 of the LRHL (N.J.S.A. 40A:12A-5). A description of the site conditions existing in the Study Area, as well as discussion as to how the properties in the Study Area meet the relevant statutory criteria of the LRHL, is outlined in the following sub-sections.

The project team utilized the following resources and documentation in preparing this redevelopment study:

- Tax records (Borough of Rutherford tax maps, MOD IV data, and historical assessment data);
- Building/Code Enforcement records;
- GIS records (NJDEP, NJDOT, NJGIN, FEMA, Bergen County);
- Historic aerials (www.historicaerials.com); and,
- Site visit (conducted on November 8, 2017). Photos from the site visit are located in Appendix A, and specific photos are referenced below, where relevant.

“D” Criterion – Obsolete Layout and Design

A property meets the “D” criterion for redevelopment if the following applies:

“Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or lack of design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.”

During the site visit conducted on November 8, 2017, the project team assessed the site/layout and building conditions of the Study Area properties in order to review the applicability of the “D” criterion to the Study Area. The findings are outlined below.

Block 169, Lots 3, 27, 28, 30, 30.01, 31, 33, 35

These properties constitute as areas with buildings and improvements which, by reason of overcrowding, faulty arrangement or design, excessive land coverage, deleterious land use and obsolete layout, are detrimental to the safety and health of the community, as exhibited by the following findings:

1. **Overcrowding and Excessive Land Coverage:** There is an excess of automobile storage and debris on site (see photos 169-3-8 through 169-3-19, 169-27-5 through 169-27-7, and 169-33-3 through 169-33-12). The properties constitute an overuse of the land and have an excess of impervious coverage. Areas between the small and substandard shed type buildings on the property are tight and overcrowded.
2. **Faulty Arrangement/Design and Obsolete Layout:** Ingress/egress, circulation and parking on these properties is undefined and would in general benefit from redevelopment (see photos 169-3-17, 169-Alleyway-1, and 169-Alleyway-20).
3. **Deleterious Land Use:** The properties are located in a residential zone district, but are being used for vehicle and equipment storage and for commercial business uses in the rear of the properties. These are not permitted uses for the zone district, are not suitable activities to be in a residential zone, and are in violation of the Borough’s zoning code. Additionally, the stored materials and equipment on site are not adequately secured from the public or from adjacent and coterminous residential uses, serving as an attractive nuisance (see photo 169-3-7).

It is noted that all of these properties (with the exception of Lot 33, which has no primary structure) have residential structures in the front yards. It is possible to look at each lot individually and consider the residential use distinctly from the vehicle storage and alleyway use in the rear of the properties. However, when considering the generality of the areas on these specific properties, this redevelopment study finds that the activity and conditions on site serve as a detriment to the safety and

health of the community. As such, **Block 169, Lots 3, 27, 28, 30, 30.01, 31, 33, and 35 meet the “D” criterion for redevelopment.**

Block 221, Lot 3

Block 221, Lot 3 is a property with buildings and improvements, which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, excessive land coverage, deleterious land use and obsolete layout, is detrimental to the safety and health of the community, as exhibited by the following findings:

1. **Dilapidation:** The southernmost portion of the building fronting on Meadow Road is dilapidated in that there are multiple broken windows as well as a cracked and undermined building façade (see photos 221-3-8 through 221-3-10). The wooden stairs leading to the garage area and the second floor are also outdated, have dilapidated support beams, and are overgrown with vegetation (see photos 221-3-12 through 221-3-14). The roofing along the area with stairs also needs replacing (see photos 221-3-15 and 221-3-18).
2. **Obsolescence:** There are portions of the building that are underutilized and vacant (see photos 221-3-4 through 221-3-6).
3. **Overcrowding and Excessive Land Coverage:** This property is located in a residential zone district, but is being used as an auto repair shop. There is an excess of automobile storage on site and abutting the right of way (see photos 221-3-22, 221-3-23, and 221-3-33 through 221-3-40). The properties constitute an overuse of the land and have an excess of impervious coverage.
4. **Faulty Arrangement/Design and Obsolete Layout:** The striping for parking spaces is aged and no longer properly delineated, and the property is not striped in a way that facilitates adequate site circulation or ingress/egress (see photos 221-3-3, 221-3-4, 221-3-37, and 221-3-40).
5. **Deleterious Land Use:** There is not proper storage or screening of on-site refuse, as the existing on-site dumpster and debris are not screened or secured from the public and right of way (see photos 221-3-3 and 221-3-11). There is also storage of car parts and equipment in the rear of the building, accessible directly from the parking lot (see photos 221-3-27 through 221-3-32). This could serve as an attractive nuisance to the adjacent residential properties or pedestrians passing by.

For the reasons stated above, the activity and conditions on site serve as a detriment to the safety and health of the community, and as such, **this redevelopment study finds that Block 221, Lot 3 meets the “D” criterion for redevelopment.**

“H” Criterion – Smart Growth Consistency

A property meets the “H” criterion for redevelopment if the following applies:

“The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.”

Smart Growth

Smart growth is an approach to planning that directs new growth to locations where infrastructure and services are available, limits sprawl development, protects the environment, and enhances and rebuilds existing communities. The New Jersey Office for Planning Advocacy has developed the definition of a “Smart Growth Area” to include an area classified as one of the following:

1. Metropolitan Planning Area (PA1) in the State Plan;
2. Suburban Planning Area (PA2) in the State Plan;
3. A designated center in the State Plan;
4. An area identified for growth as a result of either an initial or advanced petition for plan endorsement that has been approved by the State Planning Commission;
5. A smart growth area designated by the New Jersey Meadowlands Commission; or,
6. A Pinelands Regional Growth Area, Pinelands Village, or Pinelands Town as designated by the New Jersey Pinelands Commission.

It is noted that item 1 above applies to the Study Area, as described below.

To promote smart growth in New Jersey, the State Planning Commission adopted the State Plan in June 1992, which was subsequently revised on March 1, 2001. The State Plan contains various goals and objectives regarding the future development and redevelopment of New Jersey. Its primary objective is to guide development to areas where infrastructure is available, or can be readily extended, such as along existing transportation corridors in developed or developing suburbs and urban areas. It seeks to promote development and redevelopment that will consume less land, deplete fewer natural resources, and use the state’s infrastructure more efficiently.

Metropolitan Planning Area (PA-1)

The State Plan divides the state into various planning areas, each of which has its own policy objectives. The Study Area is located within the Metropolitan Planning Area (PA1). The following policy objectives are intended as guidelines for planning activities within the Metropolitan Planning Area:

1. Provide for much of the state’s future redevelopment;
2. Revitalize cities and towns;
3. Promote growth in compact forms;
4. Stabilize older suburbs;
5. Redesign areas of sprawl; and,
6. Protect the character of existing stable communities.

Based on the above, the designation of the properties within the Study Area as an area in need of redevelopment would be consistent with the policy objectives of the Metropolitan Planning Area.

Transit Village

Additionally, it is noted that the New Jersey Transit Rutherford train station area (Station Square) received transit village status in 1999 from the New Jersey Department of Transportation (NJDOT) and New Jersey Transit. The majority of the Study Area properties are located entirely within a quarter mile distance from the train station, which is a direct walk along Meadow Road and East Erie Avenue, as seen in Map 7. The Transit Village Initiative, which is a multi-agency Smart Growth partnership between NJDOT and New Jersey Transit, creates incentives for municipalities to redevelop areas around transit stations using transit-oriented development (TOD)¹. TOD is designed to take advantage of nearby transit, and includes features that encourage walking, biking, and transit ridership. The Study Area is also located along the New Jersey Transit bus route (Route 76) corridor. As such, any redevelopment of the Study Area would support the State Plan's primary objective of guiding development to areas with existing local and regional infrastructure.










Borough of Rutherford Master Plan

Designation of the properties within the Study Area as an area in need of redevelopment would also be consistent with the recommendations of the 2007 Master Plan, which recognizes and emphasizes the significance of the Borough's transit village designation. The Master Plan also states that it is the Borough's intention to capitalize on the downtown's growing role as a transit village and to provide for an attractive, vibrant, and easily accessible downtown, which all further smart growth objectives. Designation of the Study Area in need of redevelopment (and subsequent implementation of a potential redevelopment plan) would promote both revitalization of the area as well as the objectives of smart growth exhibited by these municipal planning objectives.

It is noted that a designation based on the "H" criterion would not only enable the Borough of Rutherford to capture an opportunity to provide for a portion of the state's future redevelopment within the Metropolitan Planning Area, but also to help to contribute to the redevelopment and revitalization of Downtown Rutherford consistent with the goals and objectives of the Borough's Master Plan. Specifically, an adopted redevelopment plan would effectively control the form of development within the Study Area to ensure that the smart growth principles established in the Master Plan would be implemented in accordance with the Borough's vision for the area.

¹ <http://www.state.nj.us/transportation/community/village/>

Map 7 - Transit Village Map
Preliminary Investigation & Redevelopment Study
Borough of Rutherford,
Bergen County, New Jersey

-  Study Area
-  Rutherford Train Station
-  New Jersey Transit Rail Line
-  Transit Village Quarter Mile Buffer
-  Bus Route 76
-  US or State Route
-  County Route
-  Local Road
-  Ramp



T&M Associates
 11 Tindall Road
 Middletown, NJ 07748
 Phone: 732-671-6400
 Fax: 732-671-7365

Borough of Rutherford,
 Bergen County,
 New Jersey

Prepared by: JAC, 11/14/2017

Source: NJGIN, NJDOT, Bergen County, Borough of Rutherford, T&M Associates
 G:\Projects\RUPBIG1702\GIS\Projects\Meadow Road Transit Village Map.mxd



“H” Criterion Summary

Accordingly, the designation of the Study Area as an area in need of redevelopment would effectuate the implementation of the smart growth planning principles adopted by the State Planning Commission in a manner recommended in the State Plan. Based on the foregoing, **all Study Area properties meet the “H” criterion for redevelopment.**

It is noted that nine (9) properties in the Study Area only meet the “H” criterion for redevelopment, including Block 155, Lot 15.05, and Block 169, Lots 2, 22.01, 38, 40, 42, 46, 47, and 48, as shown in Map 8. This Redevelopment Study emphasizes that the Planning Board should understand the implications of designating any of these properties in need of redevelopment solely on the “H” criterion. As noted in the most recent edition of *The Redevelopment Handbook*:

“Since its inclusion in the LRHL, the “H” criterion has been used sparingly and often with caveats offered by planning professionals as to its use in designating an area in need of redevelopment. Unlike the other statutory criteria in the LRHL, the “H” criterion’s focus tends to be on the future redevelopment of the area rather than on existing conditions. It also essentially equates the elimination of “blight” with the advancement of “smart growth” principles. While these principles are defined in law, a determination that the area is or is not consistent with smart growth may be subjective and less reliant on an objective analysis of existing conditions and empirical evidence. Accordingly, municipalities are cautioned not to rely exclusively on the “H” criterion in designating an area in need of redevelopment, particularly if it is anticipated that property may be acquired by eminent domain.”²

Therefore, the Planning Board should be cognizant of the issues involved in designating such properties in need of redevelopment and make its decision accordingly.

² *The Redevelopment Handbook: A Guide to Rebuilding New Jersey’s Communities* (2nd Edition). Stan Slachetka and David Roberts, NJ Department of Community Affairs, February 2012.

Needed for Effective Redevelopment

The LRHL permits the inclusion of parcels that do not meet the statutory criteria in a redevelopment area if they are necessary for the effective redevelopment of the area:

“A redevelopment area may include land, buildings, or improvements which of themselves are not detrimental to the public health, safety, or welfare, but the inclusion of which is found necessary with or without change in their conditions, for the effective redevelopment of the area of which they are a part (N.J.S.A. 40A:12A-3).”

There are several properties in Block 169 that, when evaluated individually, only meet the “H” criterion for redevelopment. Inclusion of these lots into a redevelopment area would allow for a contiguous tract of land that can be developed comprehensively and in a coordinated manner improving site design, access, and circulation in the redevelopment area. As such, apart from meeting either the “H” or “D” criterion for redevelopment, **the following properties are needed for the effective redevelopment of the Study Area: Block 169, Lots 2, 38, and 40 in their entirety; and, parts of Block 169, Lots 3, 27, 28, 30, 30.01, 31, 33, and 35.** These properties are shown in Map 8.

Redevelopment Analysis and Conclusions

Based on the assessment discussed above, this redevelopment study makes the following findings:







1. **“D” Criterion:** Block 169, Lots 3, 27, 28, 30, 30.01, 31, 33, 35, 38 and Block 221, Lot 3 meet the “D” criterion;
2. **“H” Criterion:** All Study Area properties meet the “H” criterion; and,
3. **Needed for Effective Redevelopment:** Block 169, Lots 2, 38, and 40 in their entirety and parts of Block 169, Lots 3, 27, 28, 30, 30.01, 31, 33, and 35 are needed for the effective redevelopment of the Study Area.

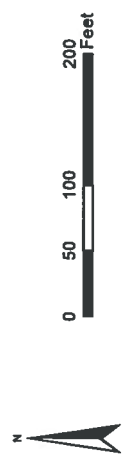
The redevelopment study findings are outlined below in Table 4 and are displayed Map 8.

Table 4: Redevelopment Study Findings

Property (Block-Lot)	“D” Criterion (Obsolete Layout and Design)	“H” Criterion (Smart Growth Consistency)	Needed for Effective Redevelopment
155-15.05		X	
169-2		X	X
169-3	X	X	p/o
169-22.01		X	
169-27	X	X	p/o
169-28	X	X	p/o
169-30	X	X	p/o
169-30.01	X	X	p/o
169-31	X	X	p/o
169-33	X	X	p/o
169-35	X	X	p/o
169-38	X	X	X
169-40		X	X
169-42		X	
169-46		X	
169-47		X	
169-48		X	
221-3	X	X	

**Map 8 - Redevelopment Study Findings
Preliminary Investigation & Redevelopment Study
Borough of Rutherford,
Bergen County, New Jersey**

-  Study Area Properties (Lot Number)
-  "D" Criterion for Redevelopment
-  "H" Criterion for Redevelopment
-  Needed for Effective Redevelopment
-  Municipal Boundary
-  Roadway Network





T&M Associates
11 Tindall Road
Middletown, NJ 07748
Phone: 732-671-6400
Fax: 732-671-7365

Borough of Rutherford,
Bergen County,
New Jersey

Prepared by: JAC, 11/15/2017
Source: NJGIN, Bergen County, Borough of Rutherford, T&M Associates
G:\Projects\RUPBG1702\GIS\Projects\Meadow Road Study Findings Map.mxd

Property (Block-Lot)	D Criterion	H Criterion	Needed for Effective Redevelopment
155-15.05		X	
169-2		X	X
169-3	X	X	p/o
169-22.01		X	
169-27	X	X	p/o
169-28	X	X	p/o
169-30	X	X	p/o
169-30.01	X	X	p/o
169-31	X	X	p/o
169-33	X	X	p/o
169-35	X	X	p/o
169-38		X	X
169-40		X	X
169-42		X	
169-46		X	
169-47		X	
169-48		X	
221-3	X	X	



Appendix A: Site Visit Photos

Appendix A: Site Visit Photos



155-15.05-1



155-15.05-2



155-15.05-3



155-15.05-4



155-15.05-5



155-15.05-6



155-15.05-7



169-2-1



169-2-2



169-3-1



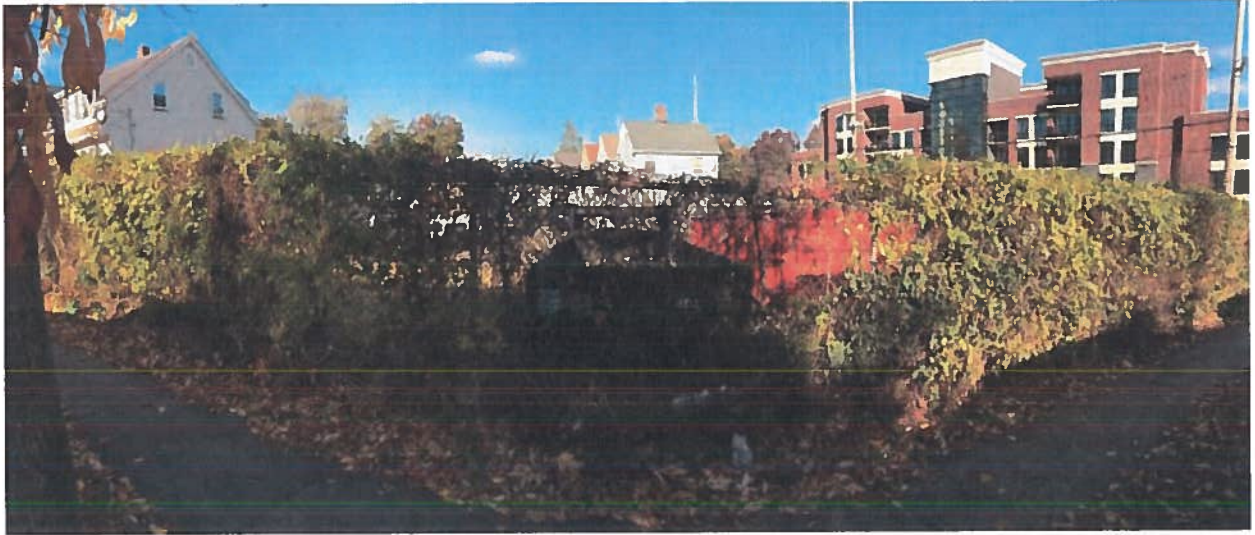
169-3-2



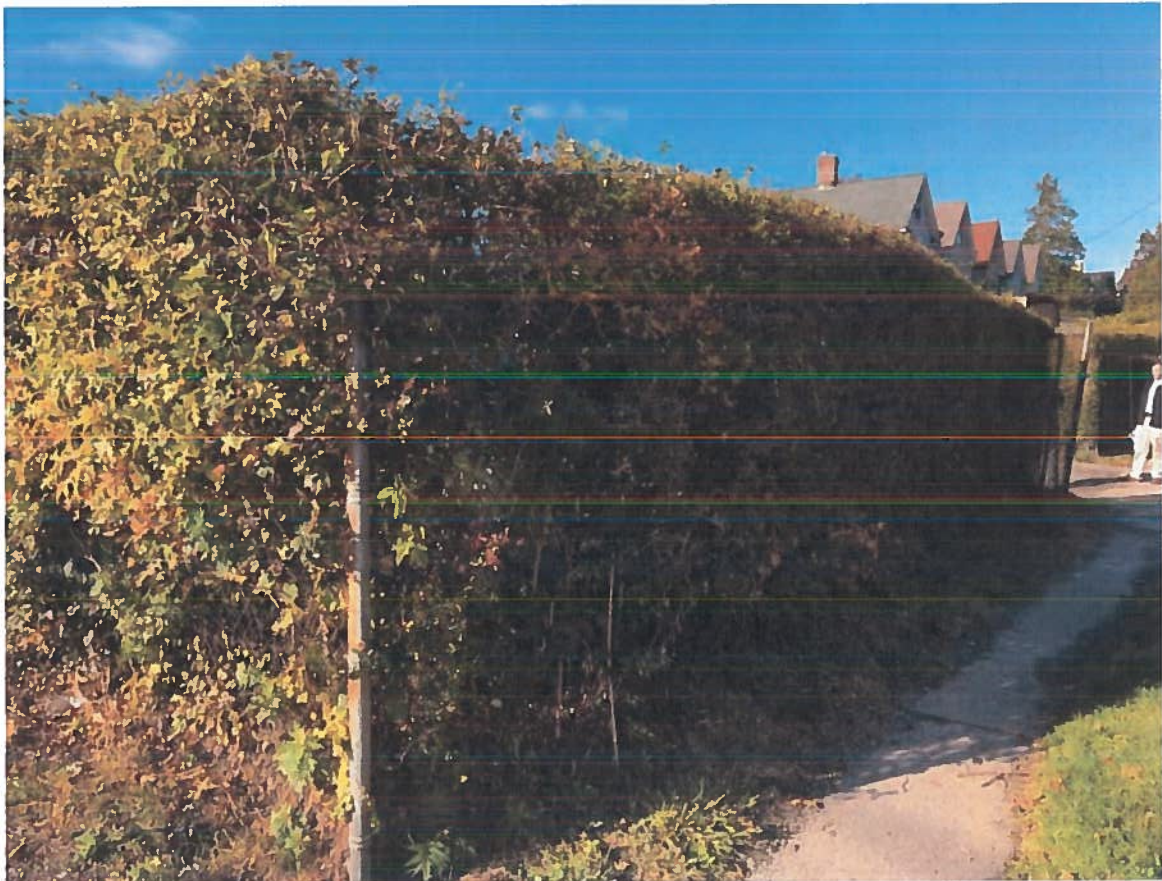
169-3-3



169-3-4



169-3-5



169-3-6



169-3-7



169-3-8



169-3-9



169-3-10



169-3-11



169-3-12



169-3-13



169-3-14



169-3-19



169-22.01-1



169-22.01-2



169-22.01-3



169-22.01-4



169-22.01-5



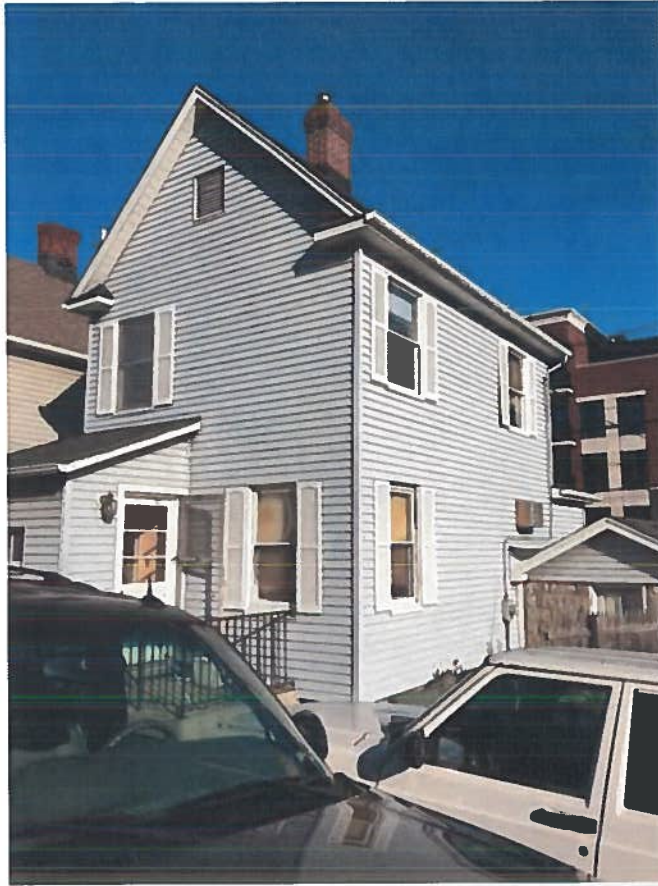
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169-27-1



169-27-3



169-27-4



169-27-5



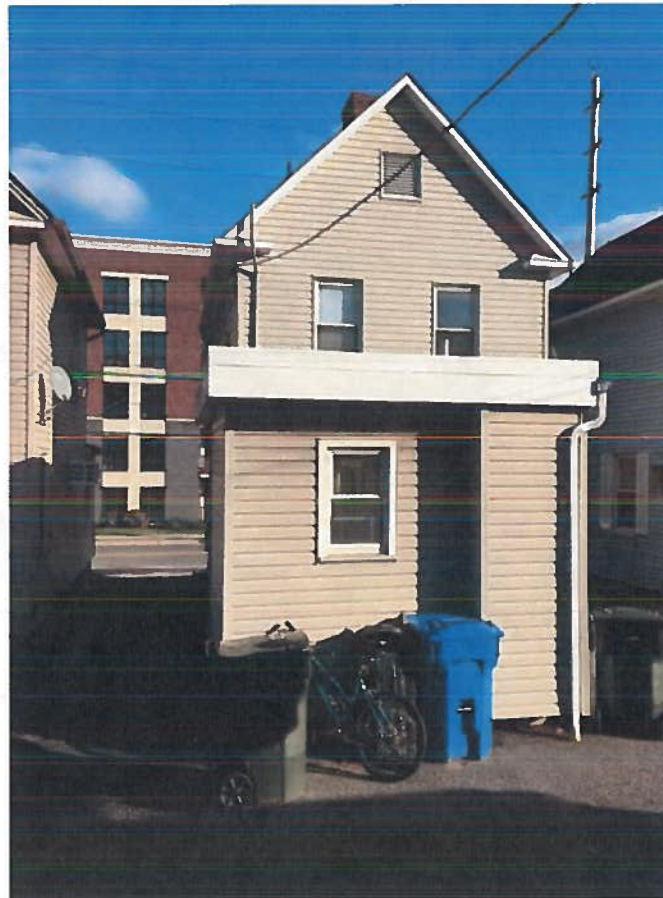
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169-27-7



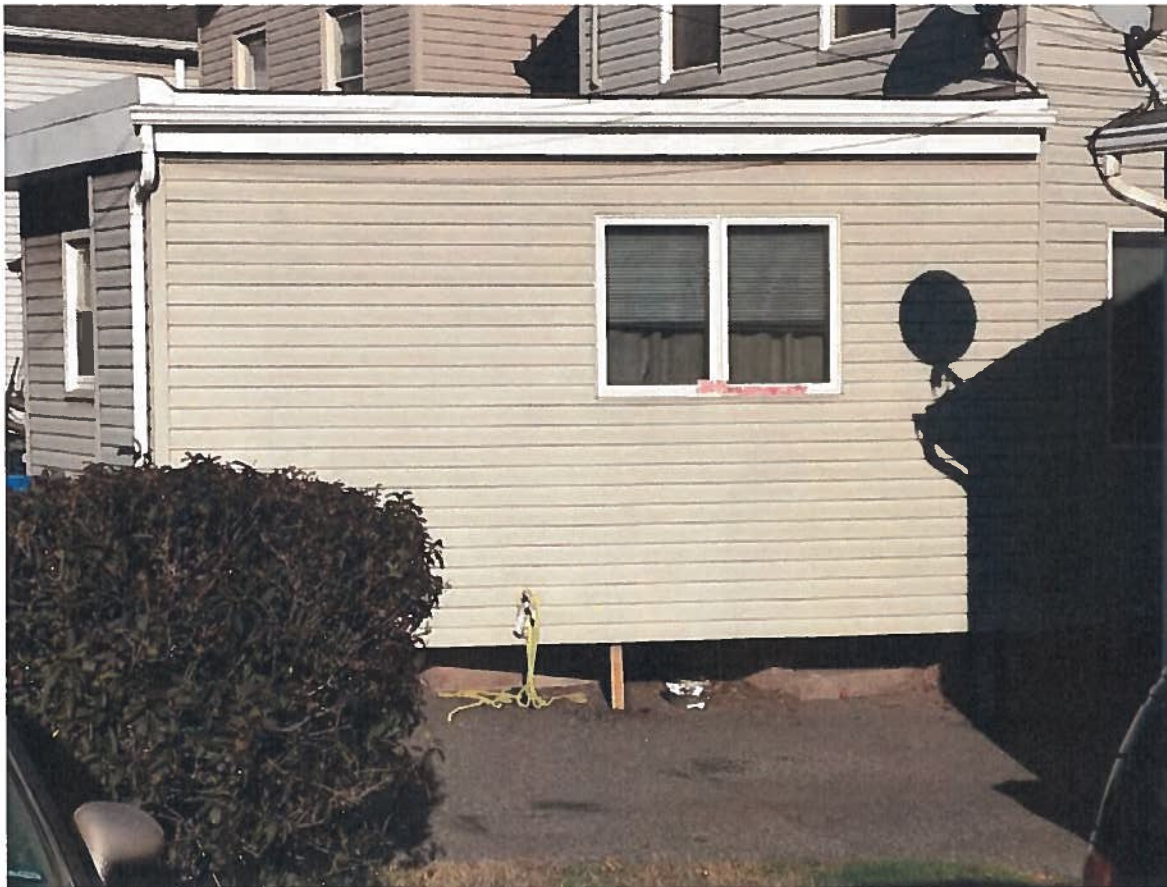
169-28-1



169-28-2



169-28-3



169-28-4



169-28-5



169-28-6



169-28-7



169-28-8



169-28-9



169-28-10



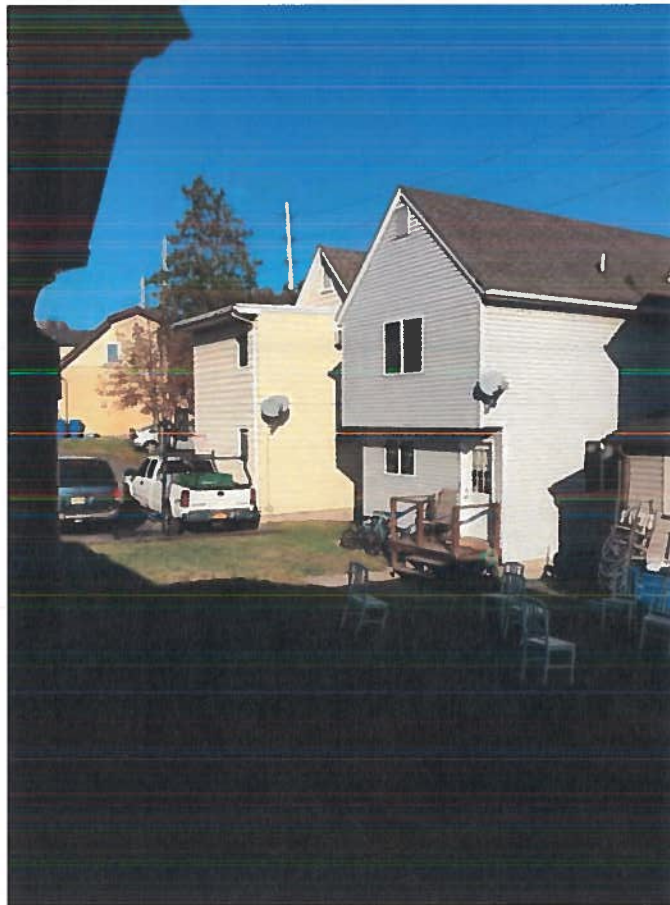
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169-30.01-1



169-30.01-2



169-30.01-3



169-30-1



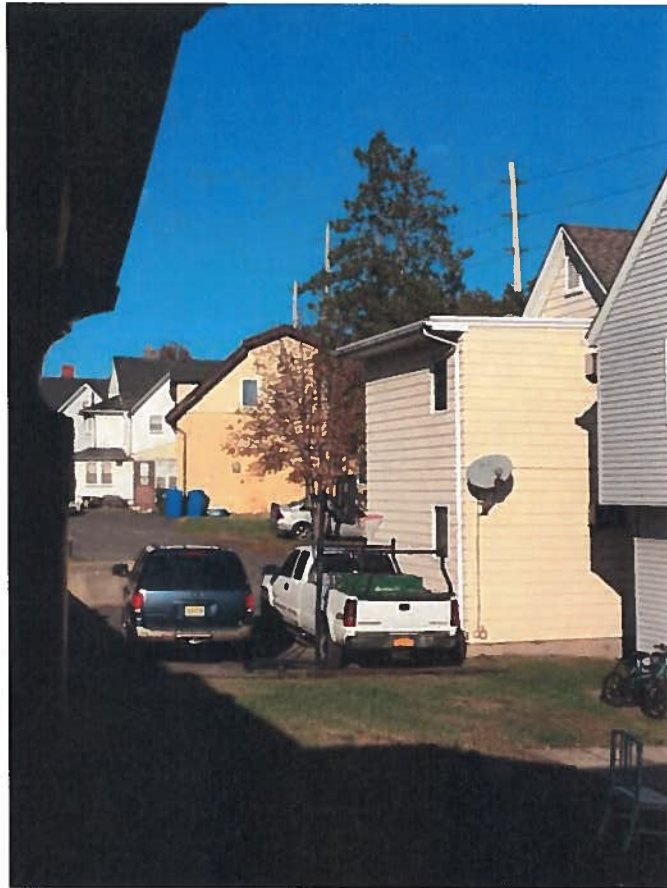
169-30-2



169-30-3



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169-31-4



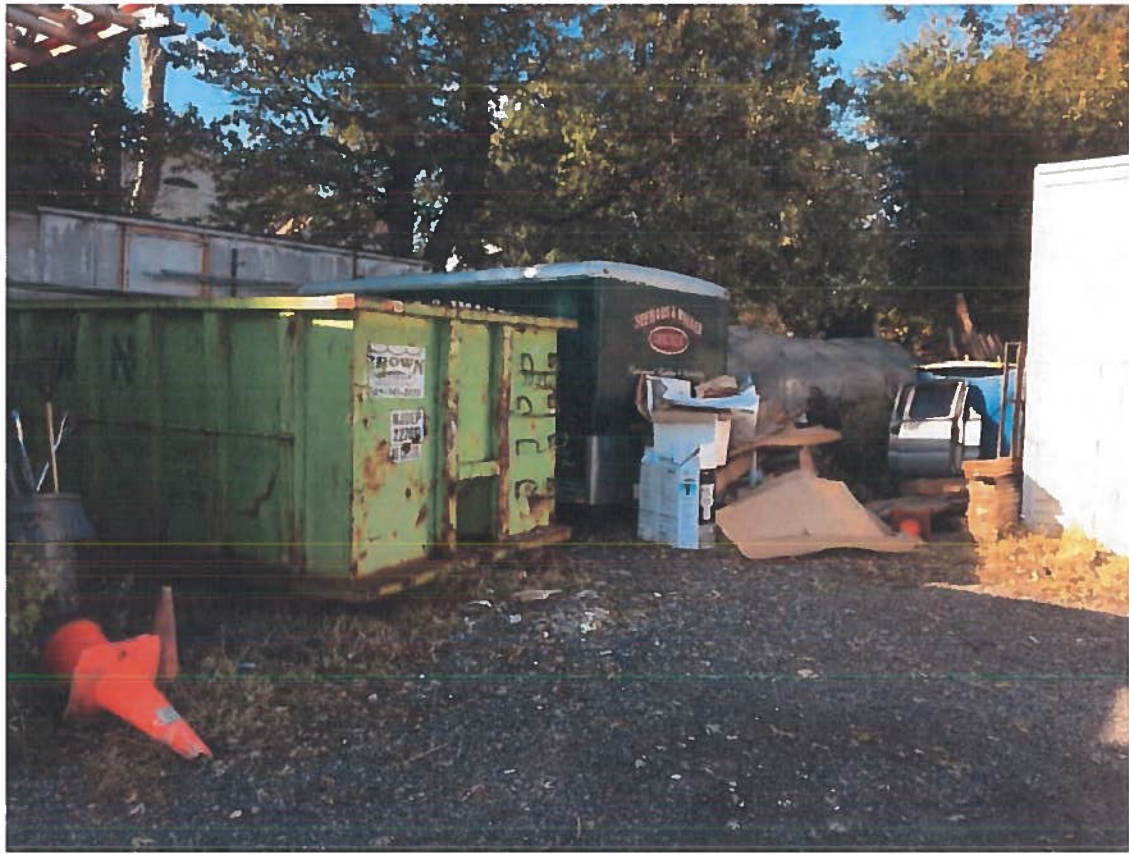
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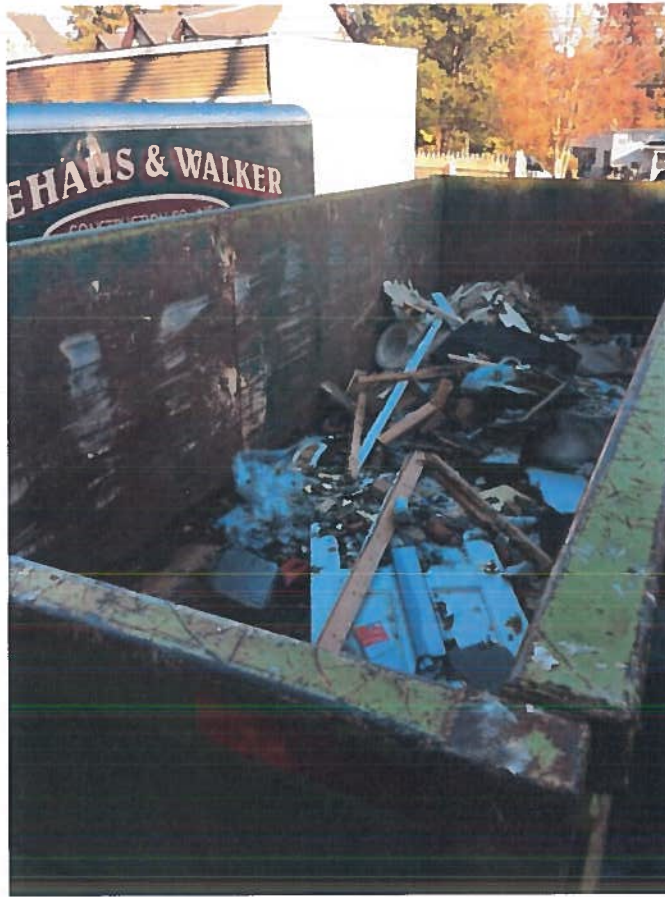
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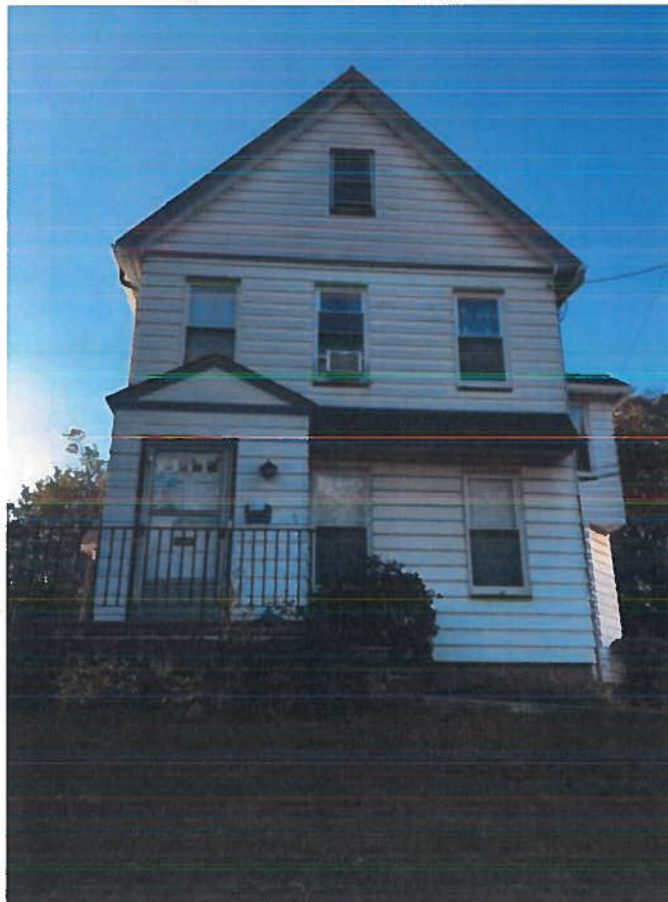
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169-42-2



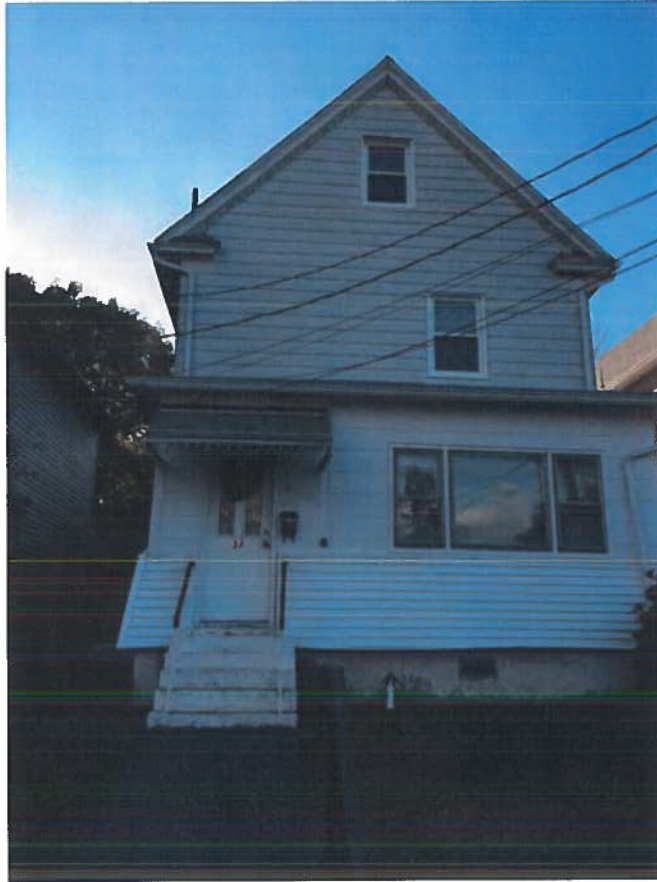
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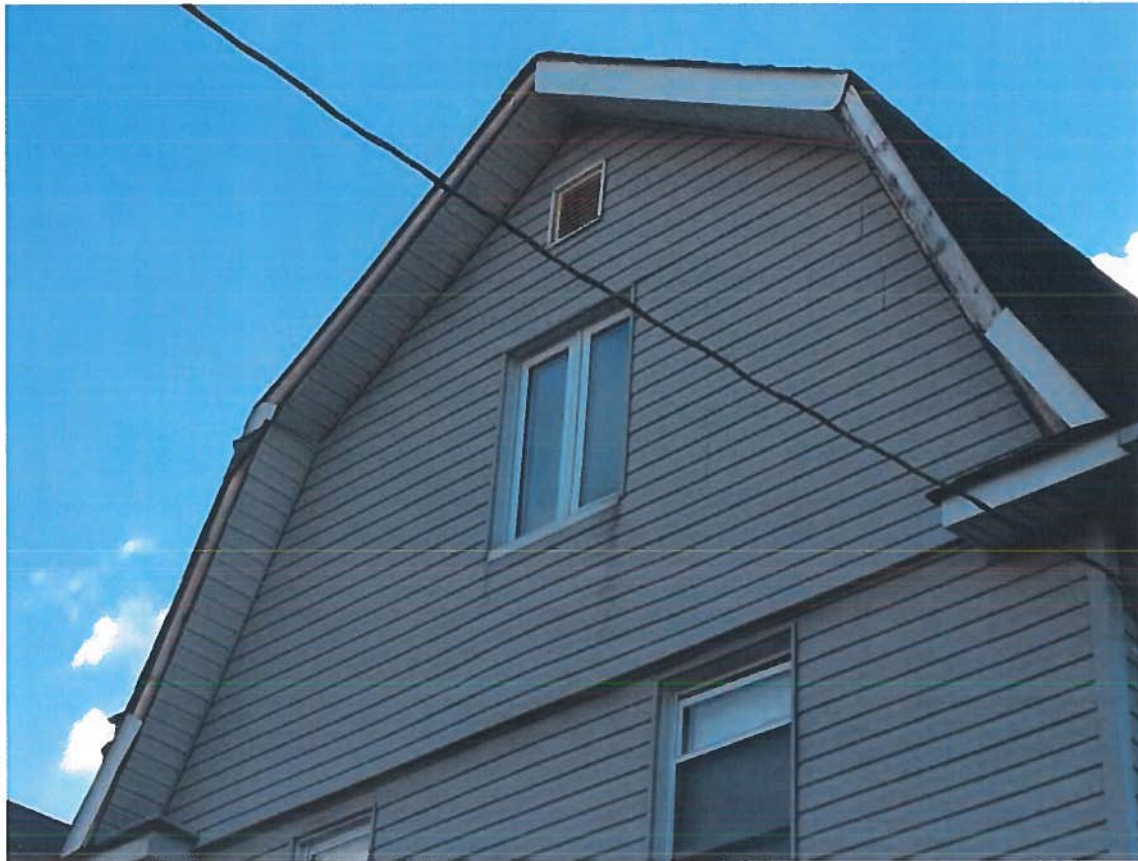
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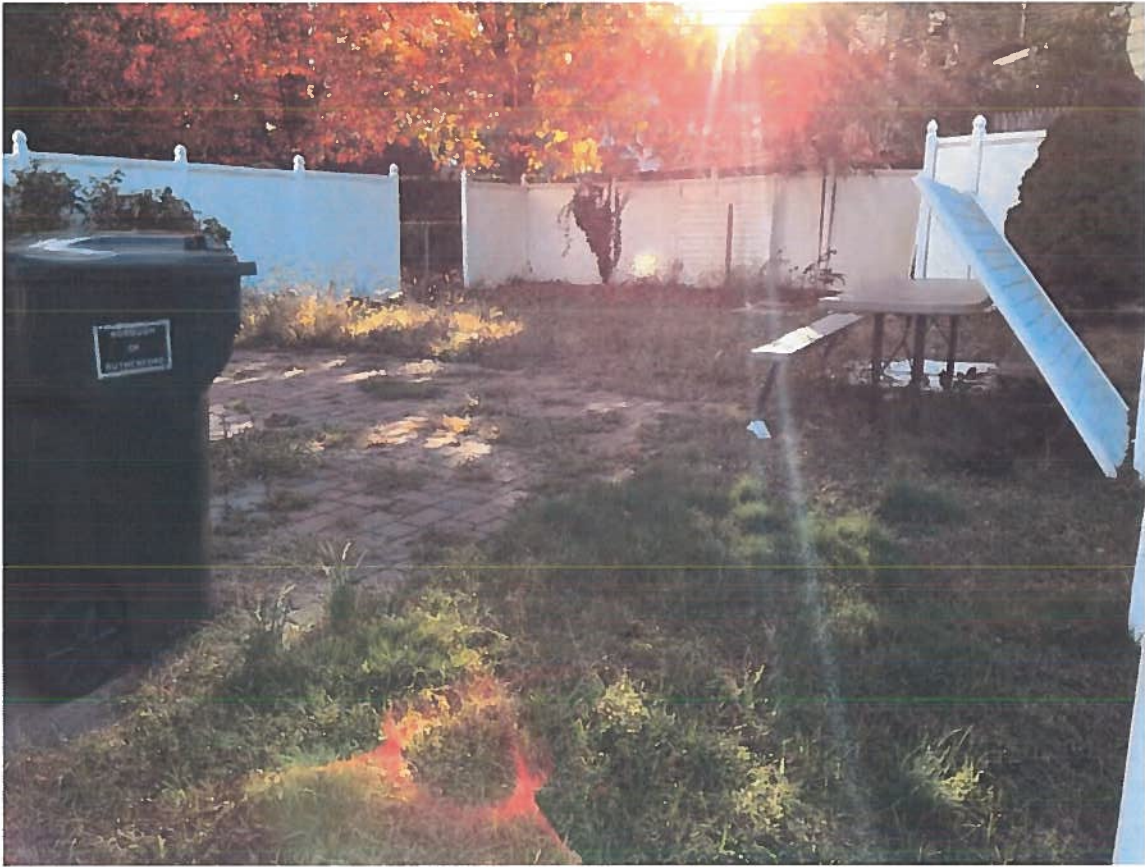
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169-48-6



169-48-7



169-Alleyway-1



169-Alleyway-2



169-Alleyway-3



169-Alleyway-4



169-Alleyway-5



169-Alleyway-6



169-Alleyway-7



169-Alleyway-8



169-Alleyway-9



169-Alleyway-10



169-Alleyway-11



169-Alleyway-12



169-Alleyway-13



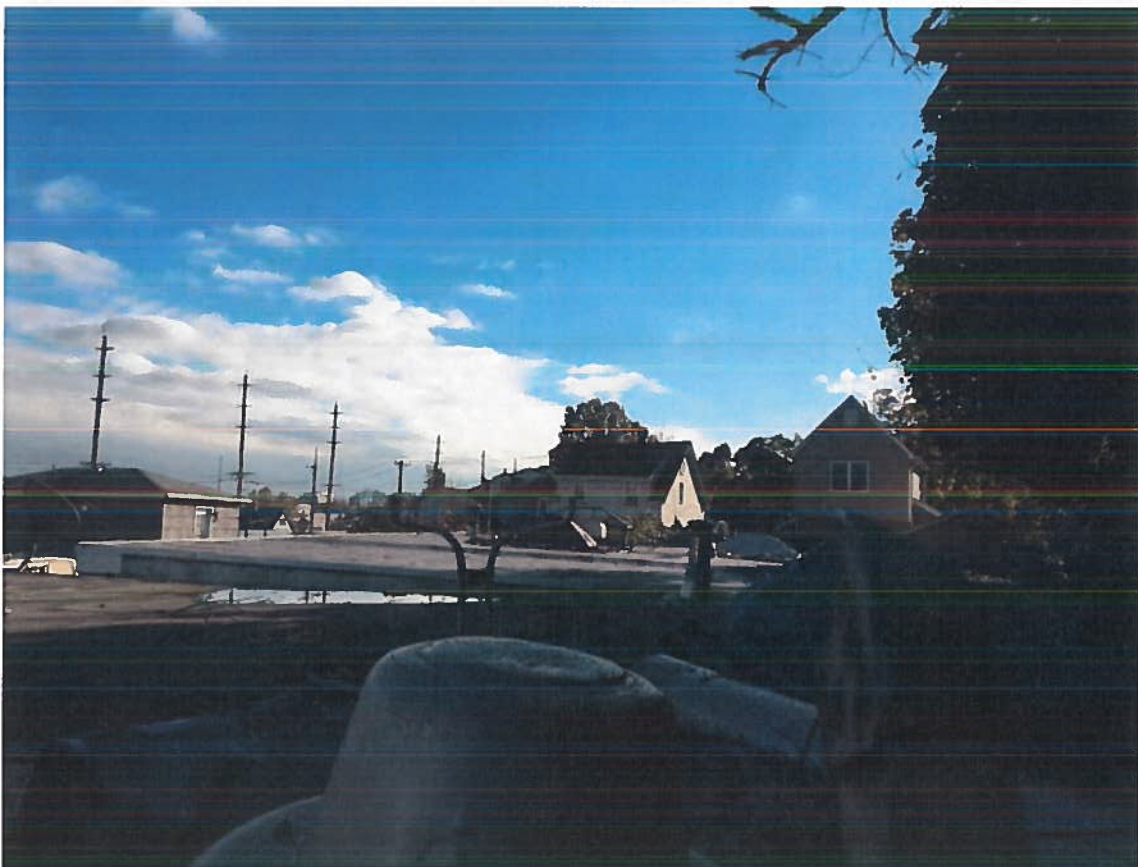
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169-Alleyway-15



169-Alleyway-16



169-Alleyway-17



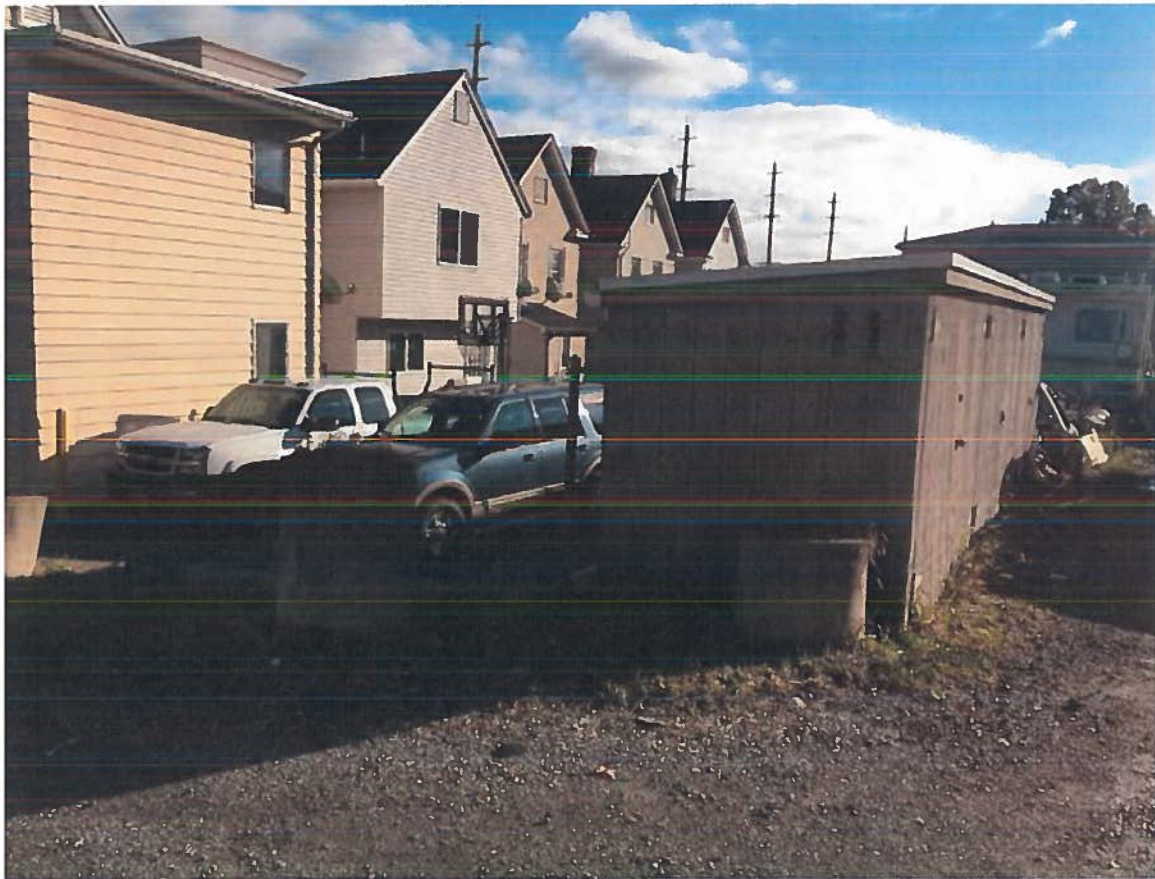
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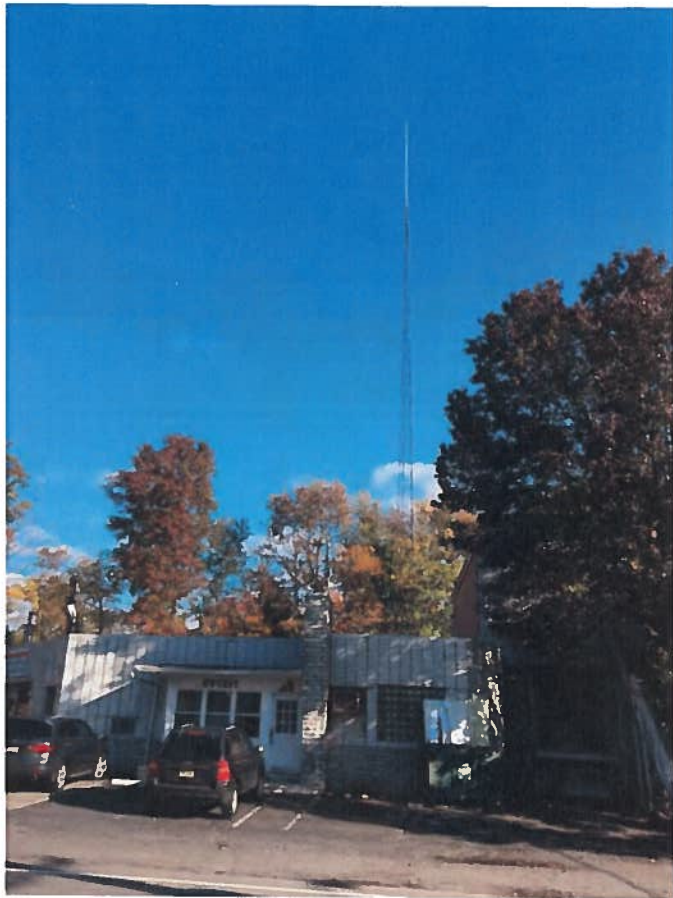
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169-Alleyway-20



169-Alleyway-21



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221-3-2



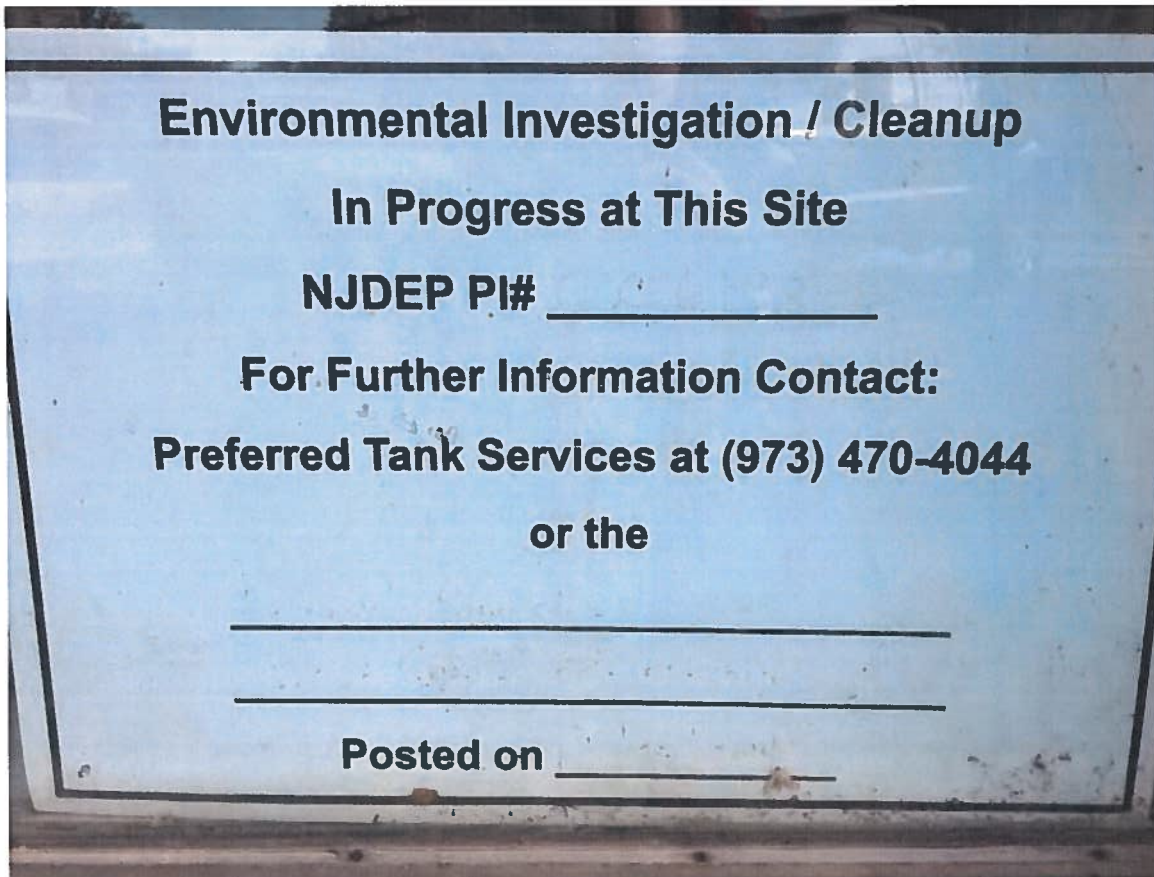
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221-3-13



221-3-14



221-3-15



221-3-16



221-3-17



221-3-18



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221-3-27



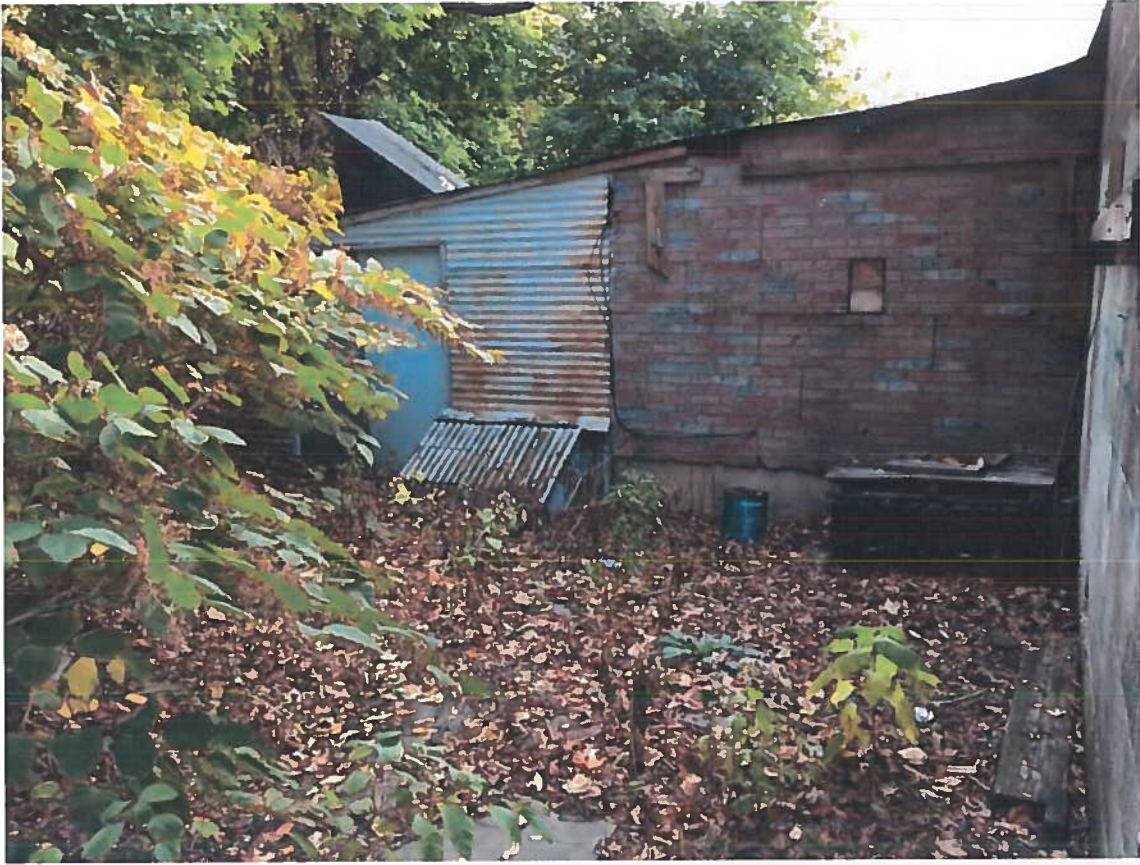
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221-3-33



221-3-34



221-3-35



221-3-36



221-3-37



221-3-38



221-3-39



221-3-40

Appendix B: Code Enforcement Analysis



Code Enforcement Department

INSPECTION REPORT
CONSTRUCTION DEPARTMENT
BOROUGH OF RUTHERFORD NJ
PHONE 201 460-3010

Address: Meadow Road Redevelopment Area, Rutherford NJ 07070

Permit #:

Block / Lot Block 169/ 2,3,27,28,30,30.01,31,33,35,38,40,42,46,47,48,22.01

Date: November 8, 2017

Inspector: Van Winkle

Type: Inspection

cc: File

An inspection was performed at the above referenced properties. The following is a report of findings of the inspection performed on Wednesday, November 8, 2017 at 2:00pm:

The subject properties are located in an R-2 zone. A visual inspection showed a failing chimney for the structure on Lot 28. Lots 35, 38 and 40 had structures with failing roofs and soffits. A damaged fence was observed on Lot 48. Accessory structures in disrepair were observed on Lots 28, 30, 30.01, 31, 33 and 35. Lots 3, 27, 28, 30, 30.01, 31, 33, 35, 38 and 40 have multiple commercial vehicles, recreational vehicles and boats on the properties that are a violation of the Rutherford zoning code. Commercial businesses are also operating out of Lots 3, 27, 28, 30, 30.01, 31, 33 and 35 which is a violation of the Rutherford zoning code.

The inspection of the subject properties was concluded at 3:30pm.

Robert Van Winkle
Code Enforcement Officer