

ORDINANCE NO. 3403-16

BOROUGH OF RUTHERFORD

**AN ORDINANCE AMENDING ORDINANCES CHAPTER 131 OF THE CODE OF THE
BOROUGH OF RUTHERFORD ENTITLED "ZONING" OF THE REVISED GENERAL
ORDINANCES OF THE BOROUGH OF RUTHERFORD, COUNTY OF BERGEN AND STATE
OF NEW JERSEY**

BE IT ORDAINED by the Mayor and Council of the Borough of Rutherford, County of Bergen and State of New Jersey that Chapter 131 of the Code of the Borough of Rutherford Entitled "Zoning" shall be amended and that those portions of the Ordinances set forth below are hereby amended as follows and that those portions of the Ordinances not set forth below shall remain unchanged:

131- 2 Interpretations; use of words; definitions

C. Definitions and descriptions. For the purpose of this chapter, certain words and terms herein are defined as follows:

ARCHITECTURALLY SIGNIFICANT ELEMENTS

Those visual aspects and physical features, including the overall shape of the building, its materials, craftsmanship, decorative details and relationship to its site and environment, that considered together establish a clear and cohesive architectural style and contribute to its historic or contemporary character.

EXTERIOR INSULATION AND FINISH SYSTEM (EIFS)

A nonload bearing, exterior wall cladding system that consists of an insulation board attached either adhesively or mechanically, or both, to the substrate; an integrally reinforced base coat; and a textured protective finish coat.

HISTORIC STRUCTURE

Any structure that is:

- A. Listed individually in the National Register of Historic Places (a listing maintained by the Department of the Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- B. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district preliminarily determined by the Secretary to qualify as a registered historic district;
- C. Individually listed on a State Inventory of Historic Places in states with historic preservation programs which have been approved by the Secretary of the Interior; or
- D. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either by an approved state program as determined by the Secretary of the Interior or directly by the Secretary of the Interior in states without approved programs.

STOREFRONT

The front side of a store or store building facing a street.

§ 131-7E- Façade and Streetscape regulations

E. Supplements to schedules of regulations. The following are supplemental schedules to the Table of General Bulk Regulations for the B-3 District.

(1) General.

- (a) This section shall apply to all buildings in the Rutherford Business District (“the District”), which is specifically designated in Schedule A attached hereto and made a part hereof, that are or become used, whether all or in part, for nonresidential use; provided, however, that these rules shall not apply to public buildings.
- (b) The purpose of this section is to provide a clear approach to design and construction of the built environment in the District with the goal of improving the appearance of the District by both preserving existing, architecturally significant buildings and facades and allowing for the creation of new architecturally significant buildings and

facades. The exterior architectural appeal and the proposed plan of a building when erected should not be so at variance with those of buildings already constructed, or in the course of construction in the immediate neighborhood as to cause a substantial depreciation of the property values of the surrounding buildings. Additionally, new signage and other streetscape improvements should reinforce the goal of improving the appearance of the District.

- (c) No construction permit shall be issued for signage, exterior construction, and/or exterior alteration or renovation, for any building in the District, used in whole or in part for nonresidential purposes, without the review and approval of plans by the Zoning Officer.
- (d) Nothing contained here shall exempt any property owner, tenant, or applicant from compliance with any requirement of the Rutherford Building Department and Zoning Department, the N.J. State Building Code, and other applicable laws and codes.

(2) Streetscape Committee.

(a) For each application presented to it, the Streetscape Committee shall report its final findings and recommendations to the Zoning Officer.

(b) Composition.

A Streetscape Committee of nine (9) members shall be established consisting of the following classes:

Class 1: A member of the Planning Board appointed by the Mayor.

Class 2: A representative from the Building Department appointed by the Mayor.

Class 3: Four (4) members of the business community located in the commercial area of the Borough appointed by the Mayor, at least one of which should be from the West End of the Borough.

Class 4: Three (3) Borough residents appointed by the Mayor.

At least two (2) of these members shall have had training or experience in building design.

(c) Terms. All members shall serve at the pleasure of the Mayor.

(d) Organization. The committee shall elect a Chairperson and Vice Chairperson.

(e) Powers and Duties. The Streetscape Committee shall be advisory to the Zoning Officer and shall function under the Zoning Board's authority.

(f) The Committee is authorized to adopt its operational procedures. It shall have the following powers and duties:

[1] Assist applicants in attaining conformance with acceptable design and construction standards, with emphasis on informal discussions.

[2] Review applications pertaining to design criteria set forth within this chapter and recommend approval or disapproval to the appropriate Board or official.

[3] Monitor the erection and condition of the streetscape throughout the Borough for compliance with the streetscape regulations.

[4] Advise the Zoning Officer of violations or noncompliance with this chapter and recommend measures for their correction.

[5] Review and recommend amendments to this chapter for consideration by the Mayor and Borough Council.

[6] Shall meet at least once per month.

(3) Application procedures.

(a) Any improvement or change to a building's facade, signage, lighting or appearance of the streetscape within the District shall be subject to review and approval as provided in this section. All applications requesting review of such improvements or changes shall be filed with the Zoning Officer and referred to the Streetscape Committee-when applicable in accordance with the requirements stated herein.

(b) The applicant shall file seven copies of the application with the Zoning Officer. The Streetscape Committee shall place all applications received from the Zoning Officer on its agenda for its next monthly meeting, and shall notify the applicant of the completeness of the initial application as soon as practical thereafter. An application will be considered complete if all of the information requested within same has been provided. New applications filed after the Streetscape Committee's monthly meeting shall be considered the following month.

(c) For each application presented to it, the Streetscape Committee shall report its final findings and recommendations to the Zoning Officer. The Streetscape Committee shall conduct its review of the application to determine compliance with this section.

(d) Within 10 days of the completed review of the Streetscape Committee's report, the Zoning Officer will issue his/her decision on the application.

(e) Any person, association of persons or corporation within the District and subject to this chapter shall have the right of appeal of any decisions made pursuant to this section in accordance with N.J.S.A. 40:55D-72; provided, however, if the application is part of an application for development before the Planning Board, the appeal will be before the Planning Board. Nothing herein shall prevent an application for variance relief under the New Jersey Municipal Land Use Laws. Each appeal shall be taken within 20 days of receiving notice of the decision of the Zoning Officer.

(4) Required submissions.

(a) Before commencement of any improvements, an applicant who proposes signage or construction, alteration, and/or renovation to any building facade within

the District shall submit seven complete sets of the following documents to the Zoning Officer:

[1] Professional certified accurate drawings, sketch plats and/or narratives to scale, depicting all elements of signage; building elevation; any element to be demolished, removed or changed; all proposed materials, colors and finishes; and all proposed facade construction, alteration, and/or renovation.

[2] Photographs of the existing subject property and adjacent buildings.

[3] When available, documentation (historic photos or drawings and the like) of any original conditions or buildings that support restoration of, or changes to, the building and/or facade.

[4] Such additional documentation as the Zoning Officer may determine necessary for its review.

(5) Design requirements for rehabilitation or renovation and alteration. All applications for approval shall comply with the following standards:

(a) Building mass and style.

[1] The proposed design shall consider the original mass (size and shape) of the building and shall be in accordance with the standard set forth in Section 1 (b).

[2] The proposed design shall consider the relationship between the building facade and its original window and door spacing and heights, bays and cornices, remaining original upper stories and shall be consistent with those buildings within 200 feet.

(b) Facade treatments and materials.

[1] When facade changes are made, hidden architectural elements and original materials shall be restored or replaced to match the original architecture of the building where practicable and if reasonable. Existing, architecturally significant elements shall not be covered or hidden.

[2] In any historic structure materials that were not available in the era of the building's original construction shall not be used, except where reproduction materials make historic details replaceable that otherwise might not be replaceable.

[3] Unless original, artificial foam stone, brick-face systems, cement parging, stucco, shingles or shakes are not permitted. Residentially scaled, horizontal vinyl or aluminum siding and exterior insulation finishing systems (E.I.F.S.) are not permitted.

[4] Where the historic construction was brick, stone or stucco, the original masonry and mortar shall be uncovered, repaired, and restored, or replaced with historically correct construction products where practicable and if reasonable. The original color and texture of masonry surfaces shall be restored.

[5] Old mortar shall be duplicated in color, texture and bonding strength so as to avoid damage to masonry.

[6] All painting and paint colors shall require approval. Painting of masonry is prohibited. It may be considered when stained or missing masonry cannot be restored to a neat and clean appearance by reasonable means. Colors must be selected to match the section of the Sherwin-Williams Preservation Palette and/or the Benjamin Moore Historical Collection that is appropriate for the architectural style and period of the original building. Vibrant colors in the preservation palette shall only be used for trim and should be used to accentuate trim and other architectural elements such as windows, doors and cornices. Only satin, flat finish or eggshell finish shall be used on the body of the building.

[7] Facades shall be cleaned with the gentlest materials possible in order to prevent damage to the façade of the existing building.

(c) Storefronts.

[1] The design shall be compatible with the proportions of the rest of the building.

[2] The entry door shall be recessed, with the display windows set next to the sidewalk in accordance with the applicable building code of the Borough of Rutherford and other applicable laws.

[3] The storefront shall be bounded by the sidewalk on the bottom, the lower edge of the upper facade on top, and a wall on either side.

[4] The storefront shall form a definable base for the building and be designed to fit within its original opening. It shall not extend beyond the original opening and shall not be reduced from its original height.

[5] The storefront may have recessed portions but shall not be recessed as a whole and shall be in accordance with the applicable building code of the Borough of Rutherford and other applicable laws.

[6] Glass should be a minimum of 70% of the base of the façade of the storefront to accommodate large display windows.

(d) Windows and doors.

[1] Original door and window openings (including transoms, lintels, sills) and accenting features shall be maintained and shall be restored to historic size and style where practicable and if reasonable.

[2] If a door is replaced, or is not original, the new door must be selected as part of the entire facade and be compatible in design, shape, size, and color with the rest of the storefront and building.

[3] Window and door repairs shall replace damaged parts with like materials to that of the existing windows or doors.

[4] New windows should replicate the originals in size, style, spacing and division where practicable and if reasonable. They shall replicate the original height including transoms up to the original header height where

determinable. True or architectural divided lights are required when divided light windows or doors are installed.

[5] Storm windows and storm doors are prohibited. Exterior screened window and exterior screened doors are prohibited. Glass shall be clear and untinted. Low-E coatings shall be clear.

[6] Removal of overdoor air-conditioning units and restoration of transoms is required when new storefronts are being installed unless the cost for removal exceeds the amount for installing the new storefront.

[7] Secondary doors leading to upper floors, where original or appropriate, shall be included in and coordinated with the rest of the renovation.

[8] Where a new storefront of windows is being designed and the original windows have been previously removed or destroyed, new anodized aluminum or brass frames and modern glass are permitted except where such product would significantly and adversely affect the historic nature of the building. The design shall be in keeping with the original size and style of the building where practicable and if reasonable.

[9] Window frames shall be of darker colors (bronze or copper patina, for example). White, sand or silver colored frames or unpainted aluminum frames are prohibited except on modern buildings where the style and design is original.

[10] Historically correct replacement windows shall be permitted and shall be made to fit the original opening; provided they are not egress windows.

(e) Detailing

[1] Details (any individual feature of a building) shall remain and be restored wherever practicable and if reasonable. Replacement materials shall match existing where practicable and if reasonable. The applicant shall attempt to identify signs of a cornice or other architecturally significant elements which may have been removed from a building, and more subtle details, such as the

trim around windows, which may be important to the design of the overall façade and restore or replace same where practicable and reasonable.

[2] New facade details and articulation shall be compatible with the design of similar nearby buildings within 200 feet within Schedule A. Horizontal lines, such as cornices, belt courses (horizontal banding) and opening heights often continue from one building to the next and shall not be disrupted where practicable and if reasonable.

- (f) Awnings. In addition to the provisions of Section 131-19 (“Awnings”), the following shall apply to all applicable buildings noted on Schedule A attached hereto:

[1] The installation of awnings is encouraged where architecturally appropriate. Awnings may be operable or fixed. Awnings shall be of a size, shape, material, color and design that is appropriate for the building upon which they are affixed and shall be in accordance with the standards set forth within Section 131-7 (b). Appropriateness will be determined by reviewing the design of the building to which the awning is affixed, as well as awnings on buildings within 200 feet of the existing building.

[2] The vertical flap of any awning shall not exceed eight inches in height.

[3] Lettering is restricted to the vertical flap of the awning and shall not exceed six inches in height.

[4] One emblem logo may be used per awning. Location of the awning's emblem logo is restricted to the center of the main body of the awning or to the center of the vertical flap. The maximum allowable size of an emblem logo shall be computed as follows: the awning's linear width multiplied by 15% shall be the maximum area (square footage) of the emblem logo, or four square feet, whichever is less.

[5] The size of awnings (clearances above the sidewalk and projection from the building) are regulated by the Borough of Rutherford's Zoning Code.[2] The exact location and sizing of the storefront awning shall be coordinated

with the building's original windows and cornices and other architectural details as well as existing awnings on adjacent buildings where they have been installed according to these regulations.

(g) Roof, chimney, and other elements.

[1] The original roof shape shall be maintained where practicable and if reasonable.

[2] If the roof is visible from street level, roofing materials that match the original in form, shape, size, color, and texture shall be used where practicable and if reasonable.

[3] Parapets, bays, towers, turrets, gables and dormers, and the like shall be preserved, restored and maintained where practicable and if reasonable.

[d] Satellite dishes, antennae, or mechanical equipment shall not be visible to pedestrian or vehicular traffic from the street, except where allowable by local ordinance or federal law.

[4] Chimneys shall remain the original material where practicable and if reasonable. Metal flue and cinderblock chimneys are prohibited unless same can be reasonably camouflaged to match the color of the existing building.

(h) Signage. In addition to the provisions of 131-18 B (3), the following shall apply to all applicable buildings noted on Schedule A attached hereto:

[1] Location: The primary store identification signage must remain within the defined boundaries of the storefront. For a two-story building, the signage shall be placed above the storefront windows and below the second-floor windows. For a one-story building, the signage shall be placed above the storefront windows and below the top of the pediment. Secondary locations for signage may include the awning flap, inside storefront windows, or a small projecting sign attached to the building. Compliance with the Borough's zoning code shall be required.

[2] Size: The maximum allowable primary sign size is one square foot per linear foot of storefront at the building facade (or 50 square feet, whichever is smaller), as set forth in the Borough's Zoning Code. Editor's Note: See Ch. 131, Zoning.

[3] Design: The overall design of the sign shall complement the building facade and should reinforce the goal of improving the appearance of the District in accordance with Section 137-7 E (1) (b).

[4] Internally illuminated signs: may have only separate individual letters of a single color with alphanumeric lettering containing the name of the business only. No logos, pictures, phone numbers or other illuminated items are allowed. Color shall be limited to white, light green or light blue for translucent characters. Halo lit signs with opaque lettering may be any single color.

[5] New non-illuminated or externally illuminated signs: are to be made of solid materials no less than 3/4" thick with carved, raised or hand-painted lettering and detail. They may be of more than one color and may include logos and other design features so long as free of clutter.

[6] Sign Boxes: Unused sign boxes shall be removed. An existing box may only be reused by an existing business. If new cover panels are inserted, the new panel must be entirely opaque except for alphanumeric lettering which shall consist of a single line with the name of the business only. No illuminated logos, pictures, phone numbers or other characters will be approved. Color for the translucent characters shall be limited to white, light green or light blue.

[7] Prohibited Signs: Back-lit sign boxes are prohibited. Existing back-lit signs must be removed when the existing sign is damaged or when a business ceases to operate at that location to the extent permitted by law. Signs operated by sodium or metal halide lighting are prohibited. Any sign not specifically allowed in this section is prohibited.

(i) Lighting.

[1] New and existing electrical wiring shall be concealed as part of facade work including signage.

[2] Vestibule lighting of the wall-lantern type or recessed downlight fixtures are allowable. Gooseneck fixtures mounted directly above a wall-mounted sign or a simple shielded light bar mounted above or below the sign are acceptable. Sign lighting shall light the sign area only, shall not spill over onto adjacent properties, and shall not shine onto the street in such a manner as to interfere with or distract driver vision.

[3] Neon lighting is prohibited on the exterior of any building or as a border or framing of any storefront window or door.

[4] Light emission levels are regulated by the Borough's Zoning Code. Editor's Note: See Ch. 131, Zoning.

[5] Flashing and scrolling signs are prohibited.

(j) Fences.

[1] The following fence types are permitted: board-on-board, picket, stockade, tubular steel, wrought iron, or brick.

[2] Chain link fence shall be prohibited except temporarily during construction.

(k) Building colors.

[1] The colors of buildings in the street wall shall be compatible with surrounding buildings within 200 feet. Consideration should be given to accentuating trim and other architectural elements such as doors and windows.

(l) Items permitted to be placed on sidewalks in front of buildings located in the Rutherford Business District.

[1] Items. Sandwich boards, pedestal signs, benches, planters, and displays may be placed on the sidewalk in front of the business establishment during

hours of operation, subject to application and approval by the Borough Zoning Officer. The above items shall be placed as close to the buildings as reasonably practicable, and shall in all cases provide an area clear of all items between the curb and a point four feet in from the curb.

[2] Application. An applicant must submit the following for approval to the Zoning Officer, a copy of which will be provided to the Streetscape Committee:

[a] Scaled plan and elevation drawings and photograph of the front of the business establishment, the sidewalk, and the proposed items;

[b] A list and description of items to be placed on the sidewalk;

[c] Proof of compliance with the Borough's fire safety requirements;

[d] A certificate of insurance for liability of \$1,000,000 combined single limit and indemnification of the Borough, and naming the Borough as a covered entity in its insurance policy.

[3] Maintenance. Signs, benches, and plants must be maintained in visible working condition or be subject to removal by the Borough. Outdoor items cannot be made of cardboard boxes, shipping crates, or other disposable containers. There also shall be no lewd or pornographic displays.

[4] Benches:

[a] Must be made of wood, metal or composite materials, and placed adjacent to building;

[b] May not exceed five feet in length, 30 inches in width, and 36 inches in height, and may not block the entrance to the commercial business;

[c] May not extend beyond the length of the storefront business establishment.

[5] Sandwich board signs:

[a] Shall be limited to one sandwich board sign in front of any business;

[b] Shall only be permitted in front of the business to which they pertain.

[c] Shall be no more than 2.5 feet wide by five feet high;

[d] Shall not be illuminated;

[e] Must be maintained in visible working condition by the applicant, or be subject to removal by the Borough;

[f] May be incorporated into a pedestal sign provided the sign component does not exceed 2.5 feet in height, and the total height is no more than five feet tall.

[g] Must be related to the applicant's business.

[6] Pedestal signs:

[a] Shall be limited to one pedestal sign in front of any business;

[b] Shall only be permitted in front of the business to which they pertain;

[c] Shall be no more than 2.5 feet wide by five feet high;

[d] The sign component shall not exceed 2.5 feet in height;

[e] The pole for a pedestal sign may not exceed four inches in diameter;

[f] Must be weighted to ensure they will not tip over.

[g] Must be related to the applicant's business.

[7] Planters. Decorative planters shall be made of wood, ceramic, or plastic, and located adjacent to the building establishment. The planters and plants must be maintained or be subject to removal. Each planter shall be less than 1.5 feet from the building, and shall be a minimum of 2.5 feet high (including the height of the plants).

[8] Fees. No fees shall be charged for businesses utilizing the sidewalk as described in section (l) subject to approval.

[9] All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

[10] Enforcement. All applications for use of the public sidewalks as described in section (l) will be submitted to the Zoning Officer for initial approval, and will be forwarded by the Zoning Officer to the Building Department for final approval and issuance of the permit. The Zoning Officer will be responsible for review of these items, and will forward information to the Building Department or the Health Department as warranted when violations of the approved plans are observed.

(6) Design requirements for new construction. The following design requirements shall be considered and applied in reviewing applications for new construction in the District:

(a) New construction elements.

[1] All new construction, including additions to existing buildings, shall be designed to be compatible with the existing building and neighboring buildings in terms of material, height, scale, facade proportions, and window design and proportions set forth within Section (5) to the extent practicable. New buildings will be evaluated under this standard for their overall proportions, composition, details and quality and their design should contribute to an improved streetscape.

[2] All exterior walls of new construction shall be real brick, brick veneer, stone, wood siding, fiber cement, or metal panels as appropriate

[3] Reflective glazing is prohibited. Glass must be clear, not tinted.

[4] Roofs may be flat or pitched. Consideration should be given to adjacent buildings within 200 feet.

[5] Blank walls are prohibited at all facades. Storefronts must follow the applicable subsections above.

[6] Storefront design, including awnings and signage, must conform to the applicable subsections above.

(7) Enforcement; violations and penalties.

(a) This section shall be enforced by the Building Department and the Zoning Department of the Borough of Rutherford in accordance with the provisions of this Section.

(b) Any person, firm or corporation that violates any provision of this section shall, upon conviction thereof, be fined a minimum sum of not less than \$100.00 per violation and a maximum sum of not more than \$2,000.00 per violation, and may be imprisoned for a period of time not exceeding 90 days, as the court in its discretion may impose.

(c) Any person, firm, or corporation found to be in violation of any provision of this section within one year of the date of a previous violation may be subject to imposition of an additional fine and/or penalty as a repeat offender as provided in N.J.S.A. 40:49-5.

131-18 Signs

A. General provisions

(10) Any sign which no longer identifies a bona fide business shall be taken down and removed by the owner of the premises within 10 days after such business has ceased, and any permits and approvals for such signs shall be deemed to have expired at such time. Before receiving any certificates of occupancy, any new business ~~be required to meet the Streetscape Guidelines of the Rutherford Downtown Partnership, Inc., pursuant to Chapter 105A of this Code. [Added 7-22-2003 by Ord. No. 3024-03]~~ is required to meet the guidelines set forth at Section 131-7 E (5) (h).

131-19 Awnings and awning signs

N. needs to be amended to read

All canopies, awnings or marquees in the ~~Park Avenue Business Improvement District~~ shall ~~be reviewed for compliance with the Implementation Plan and Design Manual standards of~~

~~the Rutherford Downtown Partnership~~ Rutherford Business District set forth at Section 131-7E (1) (a) shall be reviewed for compliance with Section 131-7 E (5) (f).

ATTEST:

BOROUGH OF RUTHERFORD

Margaret M. Scanlon

Joseph DeSalvo Jr.

Margaret Scanlon, Borough Clerk

Joseph DeSalvo Jr., Mayor

I hereby certify the foregoing to be a true copy of an ordinance adopted by the Mayor and Council at a meeting held on September 12, 2016.

Margaret M. Scanlon

Margaret Scanlon, Borough Clerk

SCHEDULE A

<u>Street Address</u>	<u>Block</u>	<u>Lot</u>
5 Jackson Avenue	175	24.01
15 Jackson Avenue	175	17
110 Jackson Avenue	182	17.01
112-118 Jackson Avenue	182	17.02
298 Union Avenue	8	27
300 Union Avenue	8	27.01
306-310 Union Avenue	8	1.01
301 Union Avenue	7	21
307 Union Avenue	7	21.01
313-319 Union Avenue	85	48
323 Union Avenue	85	47
325 Union Avenue	85	27
327 Union Avenue	85	26.01
329-333 Union Avenue	85	25.01
332 Union Avenue	8	1.03
334 Union Avenue	8	1.02
335 Union Avenue	85	25
338 Union Avenue	97	8
342 Union Avenue	97	7
344 Union Avenue	97	6
348 Union Avenue	97	3
358 Union Avenue	99	5
370 Union Avenue	99	1
9 Meadow Road	221	3
34 Meadow Road	168	16
39 Meadow Road	222	10
43 Meadow Road	222	14
83 Meadow Road	222	8.01
96 Meadow Road	168	20
104 Meadow Road	168	19
158 East Passaic Avenue	222	16.02
10 State Route 17 South	222	8.02
36 State Route 17 South	222	4
36 Park Avenue	75	27
34 Park Avenue	75	28
32 Park Avenue	75	29
30 Park Avenue	75	29.01
24 Park Avenue	75	30
51 Chestnut Street	76	1
47 Chestnut Street	76	2

SCHEDULE A

<u>Street Address</u>	<u>Block</u>	<u>Lot</u>
43 Chestnut Street	76	3
54 Ames Avenue	76	4
40 Ames Avenue	76	8
38 Ames Avenue	76	9
32 Ames Avenue	76	10
30 Ames Avenue	76	11
18-20 Ames Avenue	76	12
12-16 Ames Avenue	76	12.02
10 Ames Avenue	76	12.03
16-20 Park Avenue	76	14
8 Ames Avenue	76	14.01
8-14 Park Avenue	76	16
6 Park Avenue	76	18
7 West Erie Avenue	76	21
3-5 Union & 8-11 West Erie Avenue	76	21.02
11-15 Union Avenue	76	24
23 Union Avenue	76	26
27 Union Avenue	76	27
51 Union Avenue	76	32
44 Union Avenue	77	1
8 Union Avenue	78	1
9 West Erie Avenue	78	1.02
15 West Erie Avenue	78	2
20 Union Avenue	78	5
22 Union Avenue	78	7
17 West Erie Avenue	78	14
23 West Erie Avenue	78	16
25 West Erie Avenue	78	18
275 Park Avenue	103.01	7
265 Park Avenue	106	1.02
261 Park Avenue	106	2
223 Park Avenue	106.01	10
217 Park Avenue	109.01	1
185 Park Avenue	109.01	24
173 Park Avenue	110	1.01
177 Park Avenue	110	1.02
21 East Park Place	110	2.01
157 Park Avenue	110	2.02
153 Park Avenue	110	3.01
153 Park Avenue	110	3.02
151 Park Avenue	110	4

SCHEDULE A

<u>Street Address</u>	<u>Block</u>	<u>Lot</u>
8 Highland Cross	110	5
151 Park Avenue	110	7.01
33 Lincoln Avenue	118	1
23 Highland Cross	118	2.02
15-19 Lincoln Avenue	118	5
9 Lincoln Avenue	118	8.01
9 Ridge Road	126	8
69.75 Park Avenue	127	1
67 Park Avenue	127	3
65 Park Avenue	127	3.01
63 Park Avenue	127	3.02
61 Park Avenue	127	3.03
59 Park Avenue	127	3.04
21 The Terrace	127	4
10 Spring Dell	127	7
57 Park Avenue	128	1
47 Park Avenue	128	2.01
49-51 Park Avenue	128	2.02
53-55 Park Avenue	128	2.03
41-45 Park Avenue	128	5
84 Orient Way	145	1
17 Sylvan Street	145	13.01
36 Spring Dell	146	1.01
50 Orient Way	146	3
5 Sylvan Street	147	4
22 Glen Road	147	9
41 Spring Dell	147	10
4 Glen Road	147	14
14 Glen Road	147	15
16 Glen Road	147	16
18 Glen Road	147	17.02
26 Glen Road	147	19.01
28 Glen Road	147	20
39 Park Avenue	148	1
35-37 Park Avenue	148	2
33 Park Avenue	148	3
31 Park Avenue	148	4
27-29 Park Avenue	148	5
23-25 Park Avenue	148	6
21 Park Avenue	148	8
19 Park Avenue	148	8.01

SCHEDULE A

<u>Street Address</u>	<u>Block</u>	<u>Lot</u>
17 Park Avenue	148	9.01
19 Park Avenue (Rear)	148	9.02
15 Park Avenue	148	10
11-13 Park Avenue	148	11
13 Station Square	148	11.01
9-11 Station Square	148	11.02
21 Glen Road	148	15.02
27 Glen Road	148	16.01
24 Orient Way	148	17
22 Orient Way	148	17.01
12-20 Orient Way	148	18
1-8 Station Square	148	20.02
85 Orient Way	155	1
60 Feronia Way	155	3
69 Orient Way	155	5
47 Orient Way	155	11
1-7 Orient Way	155	17
7 West Pierrepont Avenue	27.01	23
300 Park Avenue	55	2
290-298 Park Avenue	55	3
282-288 Park Avenue	56	5
280 Park Avenue	56	10
276 Park Avenue	56	12
270 Park Avenue	56	14
268 Park Avenue	57	7
266 Park Avenue	57	9
258 Park Avenue	57	12
256 Park Avenue	57	14
252 Park Avenue	57	16
4 West Newell Avenue	58	10
234 Park Avenue	58	19
224 Park Avenue	59	22
208 Park Avenue	59	24
190-198 Park Avenue	59	24.01
200 Park Avenue	59	24.02
17 West Passaic Avenue	60	21
24 West Passaic Avenue	68	1
168 Chestnut Street	68	18
156 Chestnut Street	68	21
120 Chestnut Street	68	30
67 Home Avenue	70	1

SCHEDULE A

<u>Street Address</u>	<u>Block</u>	<u>Lot</u>
59 Home Avenue	70	3
52 Chestnut Street	70	6
46 Chestnut Street	70	8
75 Union Avenue	70	9.01
71 Union Avenue	70	10
22 Chestnut Street	71.02	9
50 Union Avenue	71.02	10
56 Union Avenue	71.02	11
58-60 Union Avenue	71.02	11.01
62-66 Union Avenue	71.02	11.13
50 West Erie Avenue	72	13.01
130-134 Park Avenue	73	5
124 Park Avenue	73	5.01
126 Park Avenue	73	5.03
149 Chestnut Street	73	6
129 Chestnut Street	73	7.02
19 Franklin Place (Rear)	73	12.02
19 Franklin Place	73	17
15 Franklin Place	73	18.01
88 Park Avenue	73	18.02
120 Park Avenue	73	20.01
118 Park Avenue	73	22
116 Park Avenue	73	22.01
114 Park Avenue	73	22.02
106-112 Park Avenue	73	23
104 Park Avenue	73	24
96-102 Park Avenue	73	25.01
94 Park Avenue	73	26
92 Park Avenue	73	27
74-80 Park Avenue	73	29
82-84 Park Avenue	73	29.02
97 Chestnut Street	74	1.01
30 Franklin Place	74	1.02
49 Ames Avenue	74	9.01
84 Kip Avenue	74	11
41-47 Ames Avenue	74	19.01
18-20 Franklin Place	75	1
71 Kip Avenue	75	1.01
Ames Avenue (Rear of 38 Park Avenue)	75	11.02
23 Ames Avenue	75	12.01
17 Ames Avenue	75	13

SCHEDULE A

<u>Street Address</u>	<u>Block</u>	<u>Lot</u>
15 Ames Avenue	75	14
10-12 Franklin Place	75	16
70 Park Avenue	75	17.01
4-8 Franklin Place	75	17.02
66-68 Park Avenue	75	18
64 Park Avenue	75	19
62 Park Avenue	75	20
60 Park Avenue	75	21
58 Park Avenue	75	21.01
52-54 Park Avenue	75	22
48-50 Park Avenue	75	22.01
56 Park Avenue	75	22.03
46 Park Avenue	75	23
42-44 Park Avenue	75	24.02
38-40 Park Avenue	75	25