

**Borough of Rutherford**  
**2003 Reexamination Report**  
**Summary of Issues and Recommendations**

1. Review land use goals and objectives & conduct a Borough-wide land use study.
2. Review the Park Ave. business district and the potential for mixed use as part of its growing role as a transportation hub.
3. Assess the Redevelopment potential of the “West End” business district on Union Ave.
4. Analyze the “gateway” corridor along Meadow Road to Route 17.
5. Assess zoning in the B-1 Business District and compatibility with surrounding area.
6. Assess commercial and light industrial parcels on the eastern side of Route 17.
7. Consider consolidation of the zoning districts to reflect a more uniform plan of development for the Borough.
8. Update circulation plan element to address the roundabout at Station Square, the Secaucus Transfer Train Station, NJDOT Route 3 widening, and the Highland Cross and Golf Course Redevelopment Areas.
9. Assess parking management in the downtown area.
10. Prepare a general assessment of existing community facilities and determine what areas are in need of short- and long-term improvements.
11. Provide an inventory of park and recreation areas available to the Borough.
12. Consider an economic plan measuring the commercial activity occurring in Rutherford.
13. Consider an historic preservation element with recommendations on how to best preserve historically and architecturally significant structures.
14. Address concerns about how to preserve the character of Rutherford’s neighborhoods.