



# BURGIS ASSOCIATES, INC.

COMMUNITY PLANNING AND DEVELOPMENT CONSULTANTS

## JDA Concept Development Plan Borough of East Rutherford, NJ

**Burgis Associates, Inc.** worked with JDA Development Company to prepare a **concept plan** for a 7.2 acre site located along Paterson Avenue and Oak Street in the Borough of East Rutherford. The design included four **multifamily residential buildings** with varying floor plans, all of which comprised a total of 260 units. The design also featured the creation of 11,200 square feet of **retail space**, which would occupy the first floor of the building adjacent to Paterson Avenue. Additionally, we called for **streetscape improvements**—which were in accordance with the current Borough standards—along both Paterson Avenue and Oak Street.

In addition to our concept design, we provided **planning services** to support JDA's rezoning request. Our office authored a residential site suitability study, focusing on affordable housing the site's physical features, and surrounding development patterns. In addition, we drafted development regulations consistent with the Borough's Master Plan and zoning ordinances.

### Key points of the project included:

- Develops the 7.2-acre site with approximately 30 to 35 residential dwelling units per acre
- Provides complying amount of parking spaces for proposed residential and retail uses
- Incorporates streetscape improvements along Paterson Ave and Oak Street



3D Rendering



Street Views



Site Design Services