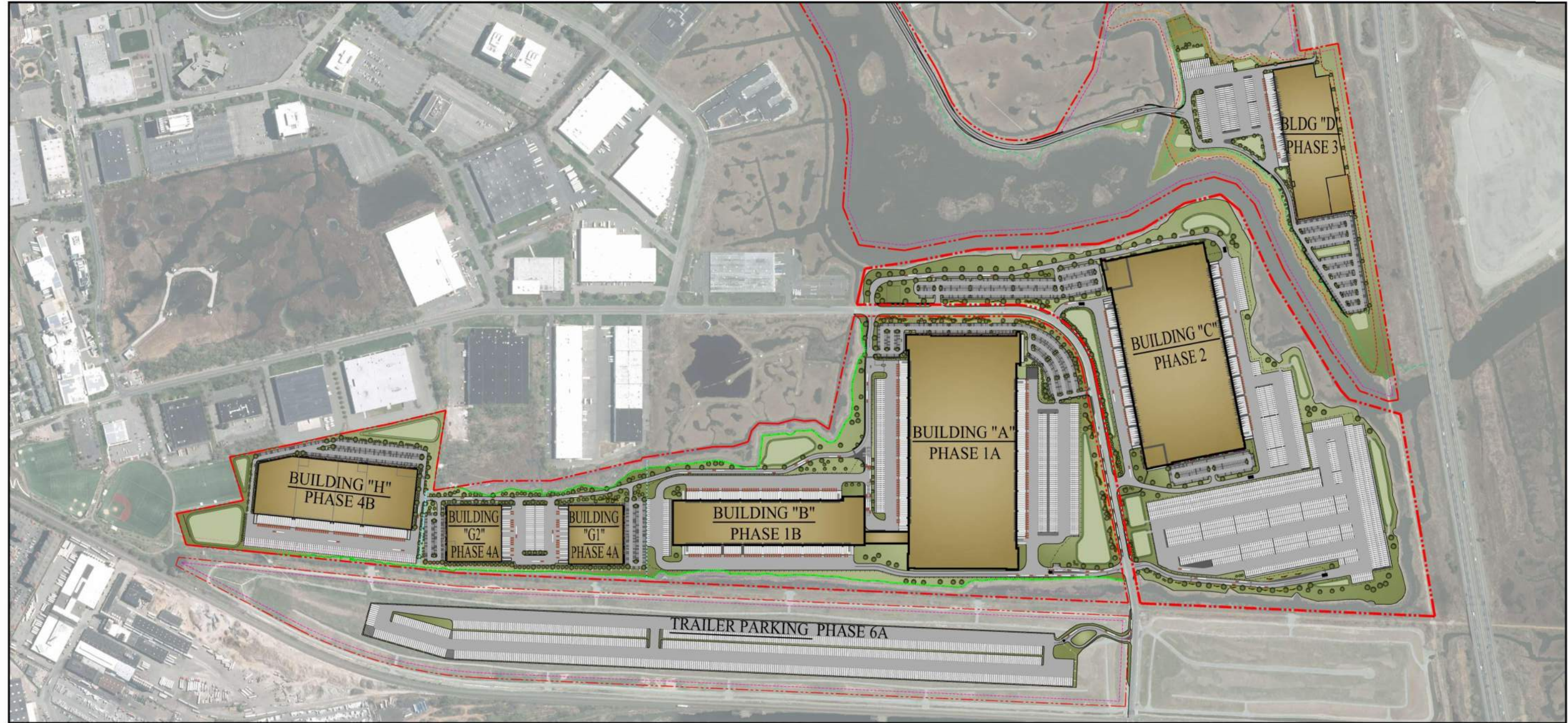


KINGSLAND MEADOWLANDS

Proposed Storage Buildings at Valley Brook Avenue



Proposed Site Plan of Phases At Areas A1, A2, A3, A4, & A7

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MAY 9, 2024



PROPOSED MULTI-USE DEVELOPMENT AT
KINGSLAND MEADOWLANDS
 BOROUGH OF RUTHERFORD & TOWNSHIP OF LYNDHURST,
 BERGEN COUNTY, NEW JERSEY

AERIAL

A1

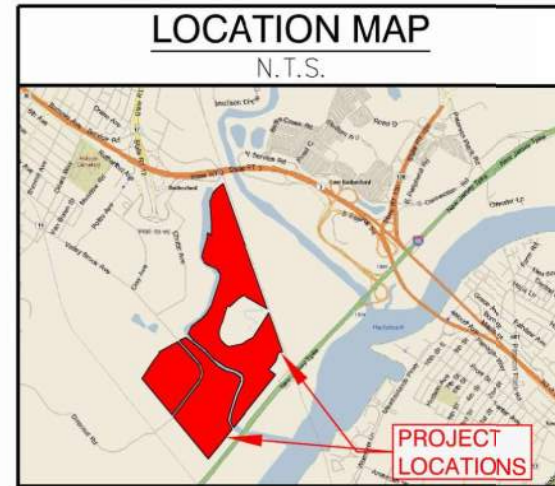
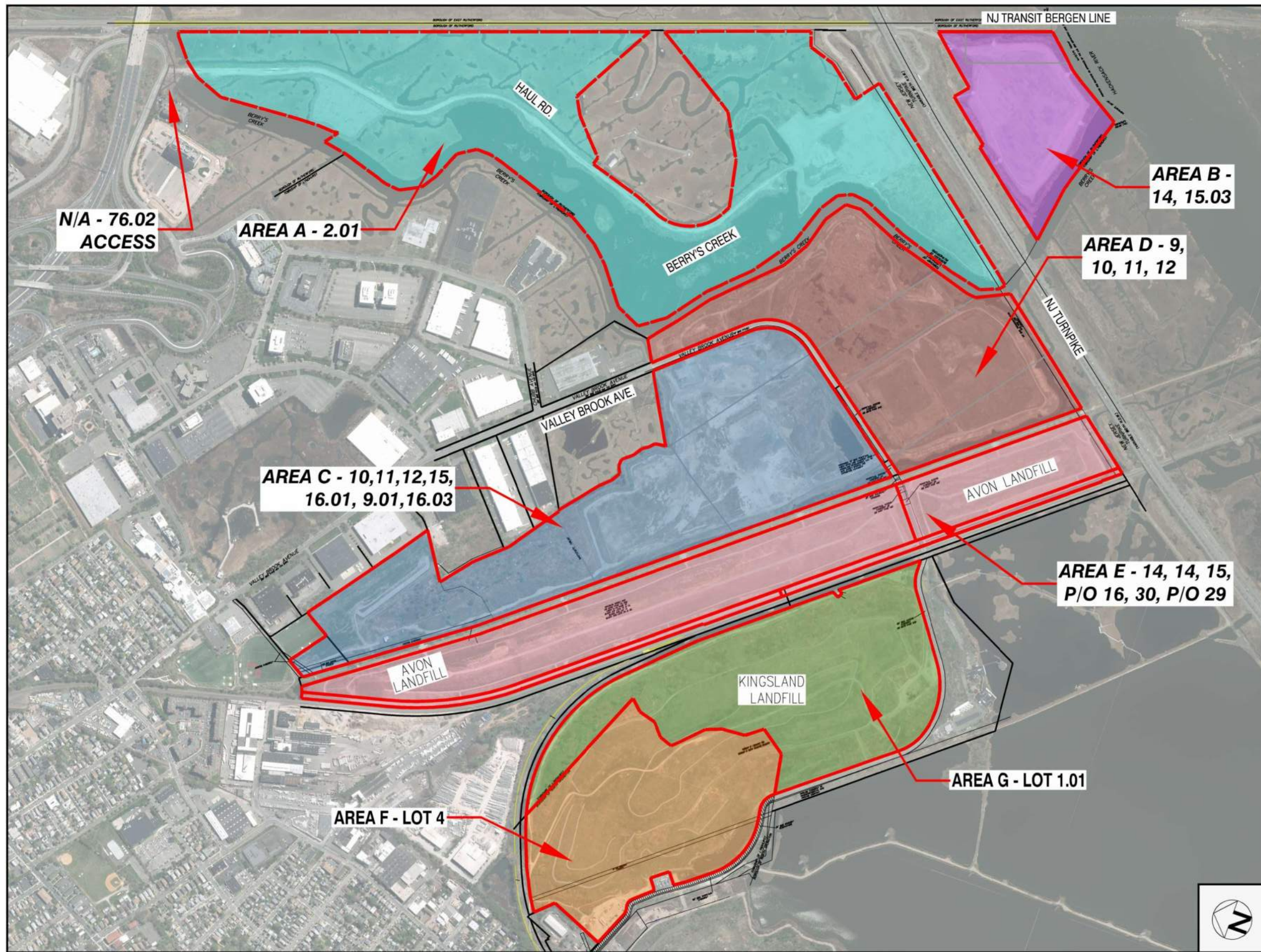
Date: 5/9/24



PROPOSED MULTI-USE DEVELOPMENT AT
KINGSLAND MEADOWLANDS
 BOROUGH OF RUTHERFORD & TOWNSHIP OF LYNDHURST,
 BERGEN COUNTY, NEW JERSEY

AERIAL

A2
 Date: 5/9/24



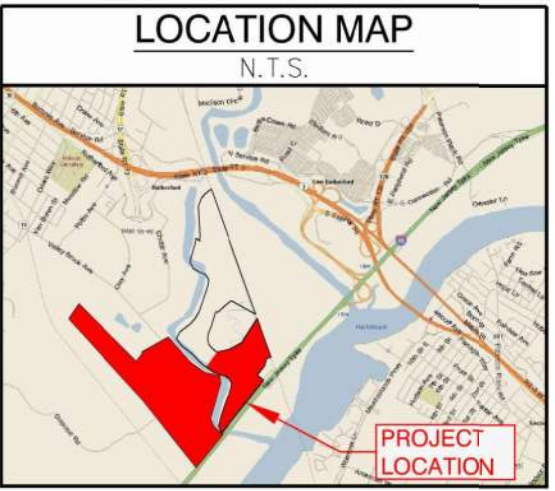
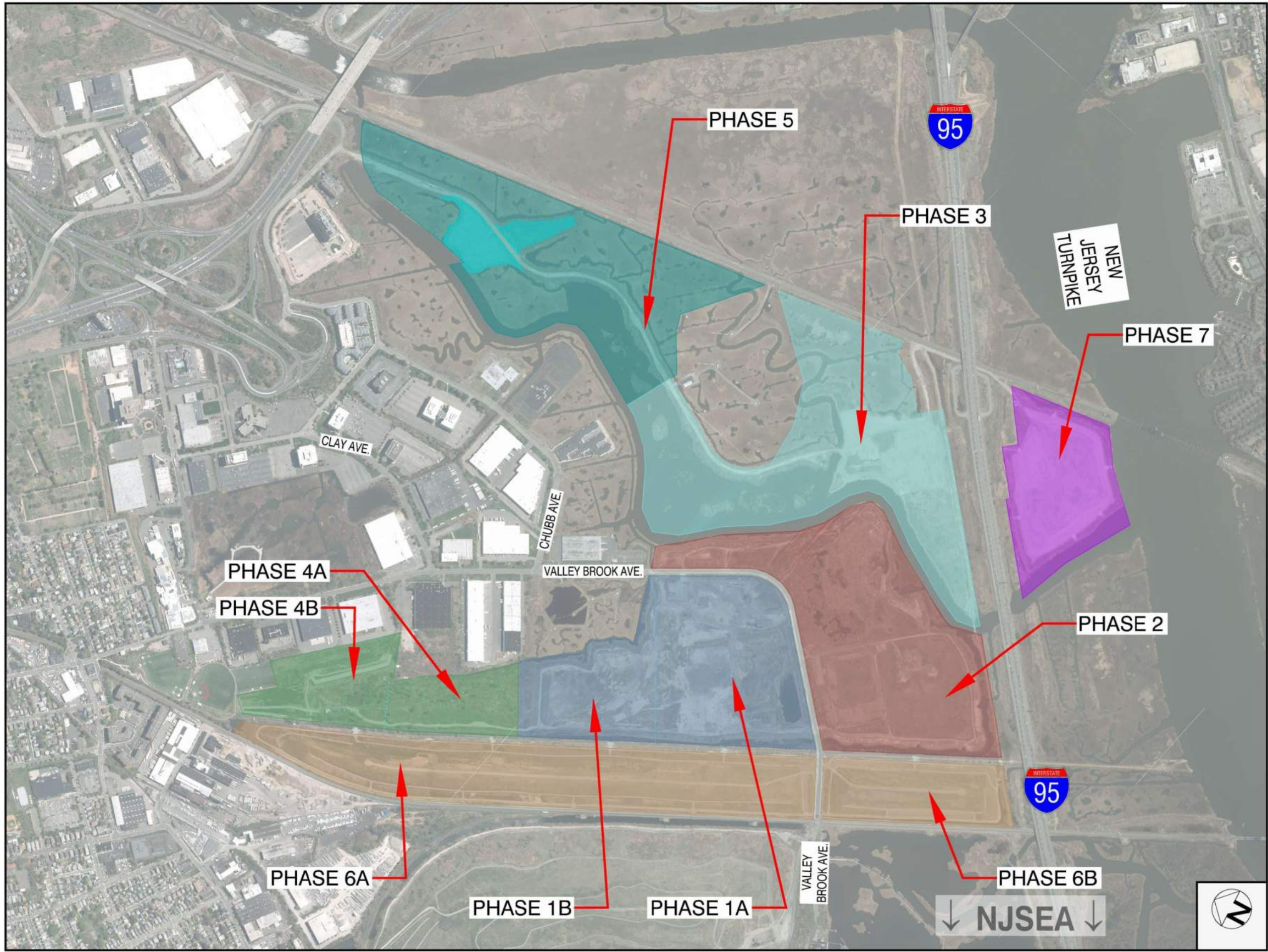
PROJECT DATA

AREA	TRACT#	MUNICIPALITY	BLOCK	LOT	APPROX. ACREAGE
A	1	RUTHERFORD	220	2.01	199.053 AC.
B	2	RUTHERFORD	220	14	38.090 AC.
	3	RUTHERFORD	220	15.03	
C	4	LYNDHURST	233	16.03	2.494 AC.
	5	LYNDHURST	233	15	64.655 AC.
	6	LYNDHURST	233	16.01	
	7	LYNDHURST	233	9.01	
	8	LYNDHURST	233	10	58.827 AC.
	9	LYNDHURST	233	11	
	10	LYNDHURST	233	12	
D	11	LYNDHURST	231	9	93.93 AC.
	12	LYNDHURST	231	10	
	13	LYNDHURST	231	11	
	14	LYNDHURST	231	12	
E	15	LYNDHURST	231	14	101.493 AC.
	16	LYNDHURST	233	14	
	17	LYNDHURST	231	15	
	18	LYNDHURST	231	P/O 16	
	19	LYNDHURST	235	30	
20	LYNDHURST	235	P/O 29		
F	21	LYNDHURST	236	1.01	88.298 AC.
G	22	N. ARLINGTON	193	4	70.462 AC.
N/A	23	RUTHERFORD	219.01	76.02	0.331 AC.
TOTAL ALL SITES					717.633 AC.



PROPOSED MULTI-USE DEVELOPMENT AT
KINGSLAND MEADOWLANDS
 BOROUGH OF RUTHERFORD & TOWNSHIP OF LYNDHURST,
 BERGEN COUNTY, NEW JERSEY

REDEVELOPMENT
 LOT AREAS
A3
 Date: 5/9/24



PROJECT DATA

TOWNSHIP OF LYNDHURST		
BLOCK: 233 LOTS: 10,11,12 & 15	125.976 AC.	
BLOCK: 231 LOTS: 9,10,11,12	93.930 AC.	
BLOCK: 220 LOT: 2.01	199.053 AC.	
TOTAL AREA	418.959 AC.	
ZONE: KINGSLAND REDEVELOPMENT AREA		
PHASE 1A	55.332 AC.	
PHASE 1B	70.644 AC.	
TOTAL PHASE 1	125.976 AC.	
PHASE 2	93.930 AC.	
PHASE 3	105.724 AC.	
PHASE 4A	18.705 AC.	
PHASE 4B	22.385 AC.	
TOTAL PHASE 4	41.090 AC.	
PHASE 5	95.343 AC.	
PHASE 6A	74.167 AC.	
PHASE 6B	27.326 AC.	
TOTAL PHASE 6	101.493 AC.	
PHASE 7	38.090 AC.	
TOTAL ALL PHASES	601.646 AC.	



PROPOSED MULTI-USE DEVELOPMENT AT
KINGSLAND MEADOWLANDS
 BOROUGH OF RUTHERFORD & TOWNSHIP OF LYNDHURST,
 BERGEN COUNTY, NEW JERSEY

AERIAL -
 PHASING PLAN
A4
 Date: 5/9/24

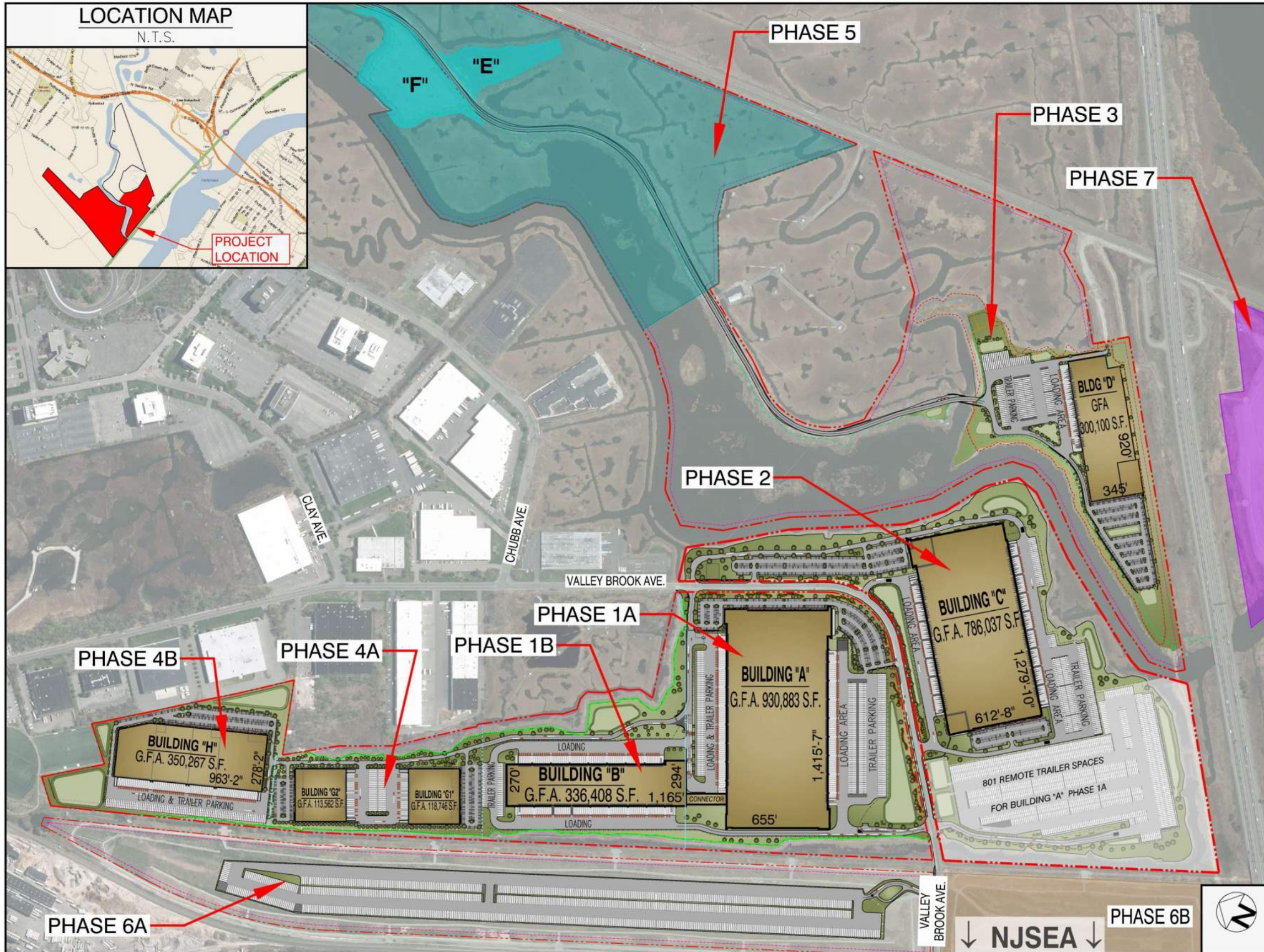
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LOCATION MAP

N.T.S.



PROJECT LOCATION



PROJECT DATA

BLOCK: 233	LOTS: 10,11,12 & 15	125,976 AC.
BLOCK: 231	LOTS: 9,10,11,12	93,930 AC.
BLOCK: 220	LOT: 2.01	199,053 AC.
TOTAL AREA		418,959 AC.

ZONE: KINGSLAND REDEVELOPMENT AREA

BUILDING "A"	
MEZZANINE	463,122 S.F.
2ND FLOOR OFFICE	19,189 S.F.
1ST FLOOR OFFICE	29,730 S.F.
STORAGE AREA	901,153 S.F.
TOTAL "A" ALL FLOORS	1,413,194 S.F.

CAR PARKING:	458 SPACES
LOADING:	130 DOCKS
TRAILER PARKING:	254 SPACES

BUILDING "B"	
STORAGE AREA	317,256 S.F.
CONNECTOR	19,152 S.F.
TOTAL AREA	336,408 S.F.

LOADING:	128 DOCKS
TRAILER PARKING:	53 SPACES

BUILDING "C"	
2ND FLOOR OFFICE	25,557 S.F.
1ST FLOOR OFFICE	41,987 S.F.
STORAGE AREA	744,050 S.F.
TOTAL ALL AREAS	811,594 S.F.

CAR PARKING:	685 SPACES
LOADING:	122 DOCKS
TRAILER PARKING:	165 SPACES

BUILDING "D"	
OFFICE AREA	60,000 S.F.
STORAGE AREA	270,100 S.F.
TOTAL AREA	330,100 S.F.

CAR PARKING:	431 SPACES
LOADING:	35 DOCKS
TRAILER PARKING:	132 SPACES

BUILDING "G1"	
OFFICE AREA	12,456 S.F.
STORAGE AREA	106,290 S.F.
TOTAL AREA	118,747 S.F.

CAR PARKING:	170 SPACES
LOADING:	22 DOCKS
TRAILER PARKING:	23 SPACES

BUILDING "G2"	
OFFICE AREA	12,456 S.F.
STORAGE AREA	101,106 S.F.
TOTAL AREA	113,562 S.F.

CAR PARKING:	106 SPACES
LOADING:	22 DOCKS
TRAILER PARKING:	23 SPACES

BUILDING "H"	
OFFICE AREA	12,456 S.F.
STORAGE AREA	337,811 S.F.
TOTAL AREA	350,267 S.F.

CAR PARKING:	376 SPACES
LOADING:	64 DOCKS
TRAILER PARKING:	87 SPACES

BUILDINGS "A", "B", "C", "D", "G1", "G2", & "H"	
MEZZANINE	463,122 S.F.
2ND FLOOR OFFICE	44,746 S.F.
1ST FLOOR OFFICE	169,085 S.F.
STORAGE AREA	2,796,918 S.F.
TOTAL AREA	3,473,871 S.F.

CAR PARKING (ALL):	2,226 SPACES
LOADING (ALL):	523 DOCKS
TRAILER PARKING (ALL):	737 SPACES

PHASE 6A - (53) TRAILER PARKING:	972 SPACES
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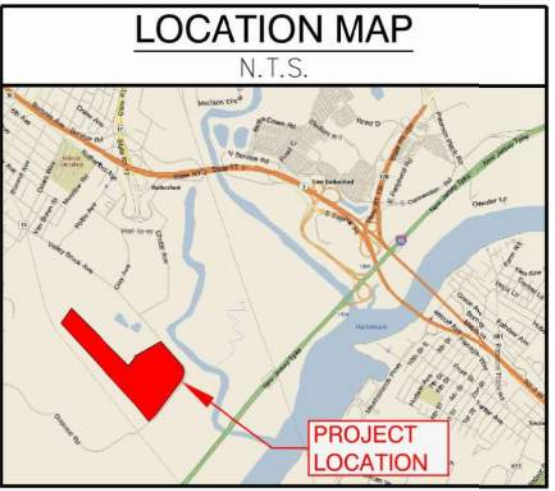
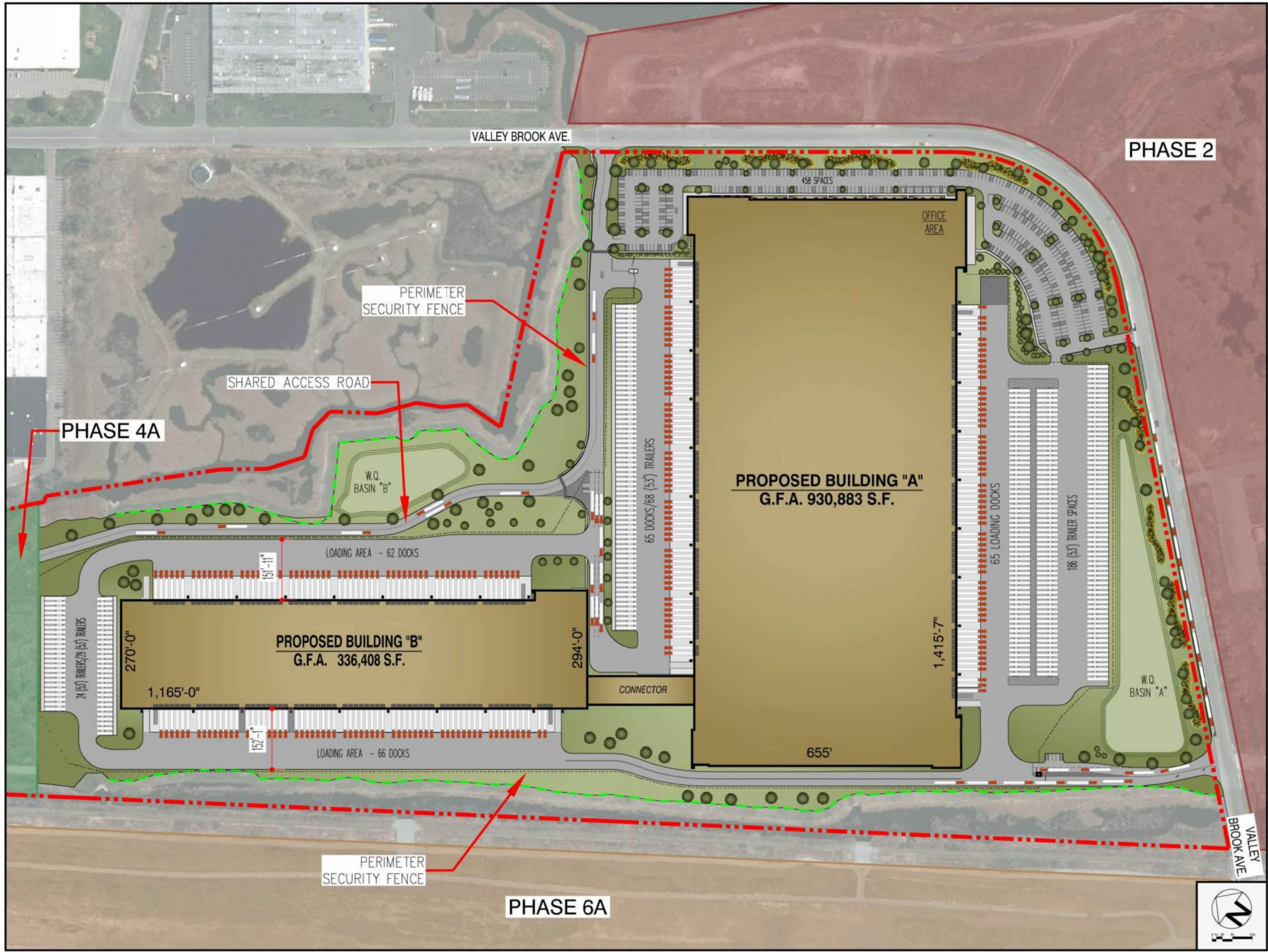
PROPOSED MULTI-USE DEVELOPMENT AT
KINGSLAND MEADOWLANDS

BOROUGH OF RUTHERFORD & TOWNSHIP OF LYNDHURST,
BERGEN COUNTY, NEW JERSEY

OVERALL CONCEPTUAL
SITE PLAN

A5

Date: 5/9/24



PROJECT DATA

BLOCK: 233 LOTS: 10,11,12, & 15
 PROPERTY AREA: 125.976 AC. 5,487,515 S.F.
 ZONE: KINGSLAND REDEVELOPMENT AREA

GROUND FLOOR AREA "A"&"B" 1,267,291 S.F.

BUILDING "A"	
2ND FL. OFFICE	19,189 S.F.
1ST FL. OFFICE	29,730 S.F.
TOTAL OFFICE	48,919 S.F.
STORAGE AREA	901,153 S.F.
GROUND FLOOR AREA "A"	930,883 S.F.
MEZZANINE	463,122 S.F.
TOTAL "A" ALL FLOORS	1,413,194 S.F.

BUILDING "B"	
STORAGE AREA	317,256 S.F.
CONNECTOR	19,152 S.F.
GROUND FLOOR AREA "B"	336,408 S.F.

TOTAL BUILDINGS "A" & "B"	
PHASE 1 -	1,413,194 S.F. (BLDG. A)
PHASE 2 -	336,408 S.F. (BLDG. B)
TOTAL PHASE (1 & 2)	1,749,602 S.F.

CAR PARKING	458 SPACES
LOADING DOCKS	258 SPACES
TRAILER PARKING (53')	278 SPACES
TRAILER PARKING (40')	29 SPACES
TOTAL TRAILER PARKING	307 SPACES

REMOTE TRAILER PARKING	801 SPACES
TOTAL TRAILER PARKING (ALL LOTS)	1,108 SPACES

--- 25' RIPARIAN ZONE LINE



PROPOSED MULTI-USE DEVELOPMENT AT
KINGSLAND MEADOWLANDS

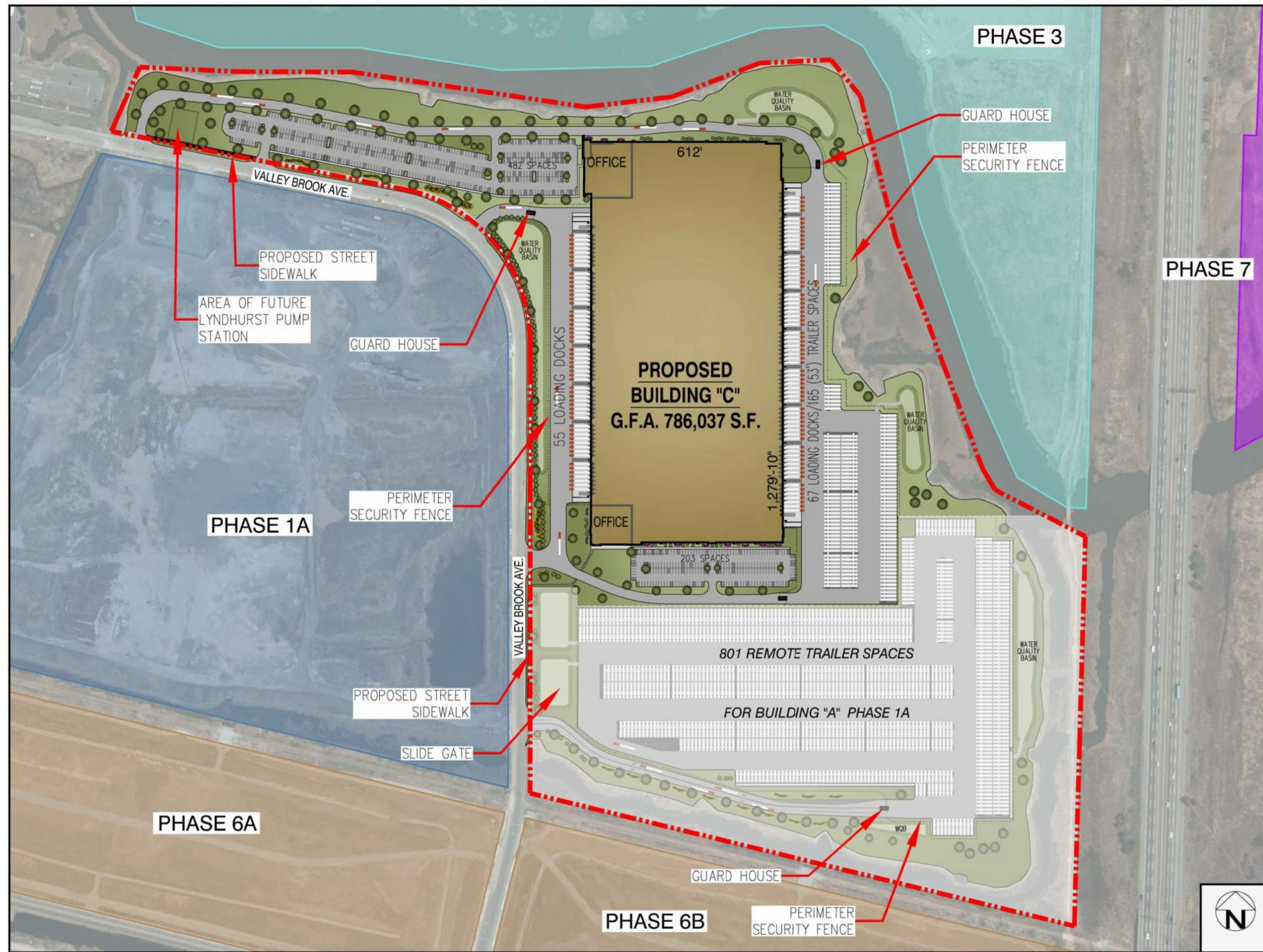
BOROUGH OF RUTHERFORD & TOWNSHIP OF LYNDHURST,
 BERGEN COUNTY, NEW JERSEY

CONCEPTUAL SITE PLAN -
 AREA 1 - PHASE 1A & 1B

A6

Date: 5/9/24

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PROJECT DATA

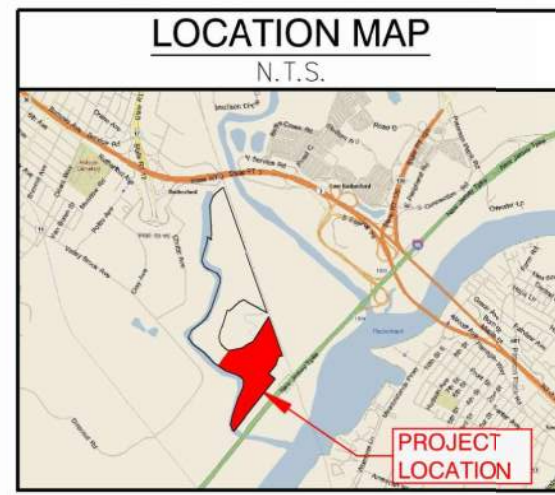
BLOCK: 233 LOTS: 10,11,12, & 15
 PROPERTY AREA: 125.976 AC. 5,487,515 S.F.
 ZONE: KINGSLAND REDEVELOPMENT AREA

GROUND FLOOR AREA	786,037 S.F.
BUILDING "C"	
2ND FL. OFFICE	25,557 S.F.
1ST FL. OFFICE	41,987 S.F.
TOTAL OFFICE	67,544 S.F.
STORAGE AREA	744,050 S.F.
TOTAL BLDG. "C"	811,594 S.F.
CAR PARKING	685 SPACES
LOADING DOCKS	122 SPACES
TRAILER PARKING (53)	165 SPACES



PROPOSED MULTI-USE DEVELOPMENT AT
KINGSLAND MEADOWLANDS
 BOROUGH OF RUTHERFORD & TOWNSHIP OF LYNTHURST,
 BERGEN COUNTY, NEW JERSEY

CONCEPTUAL SITE PLAN -
 AREA 2 - PHASE 2
A7
 Date: 5/9/24
 CSP-105



PROJECT DATA

BOROUGH OF RUTHERFORD
BLOCK: 220 LOT: 2.01

199.053 A.C.
8,670,748 S.F.

ZONE: KINGSLAND REDEVELOPMENT AREA

GROUND FLOOR AREA: 300,100 S.F.

BUILDING "D"
OFFICE AREA: 60,000 S.F.
WAREHOUSE AREA: 270,100 S.F.
GROUND FLOOR AREA: 330,100 S.F.

CAR PARKING REQUIRED
OFFICE (1/400 S.F.): 150 SPACES
WAREHOUSE (1/1500 S.F.): 180 SPACES
TOTAL PARKING REQUIRED: 330 SPACES

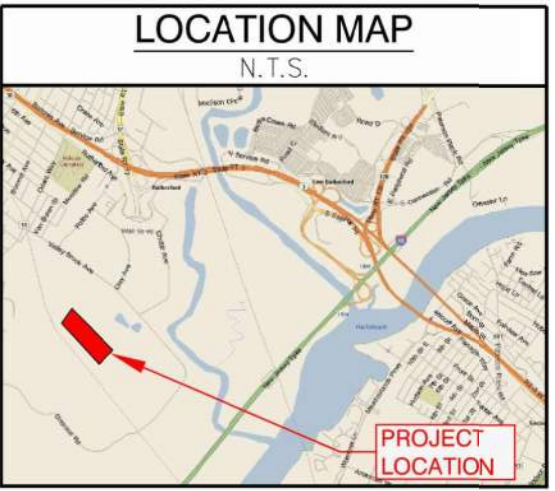
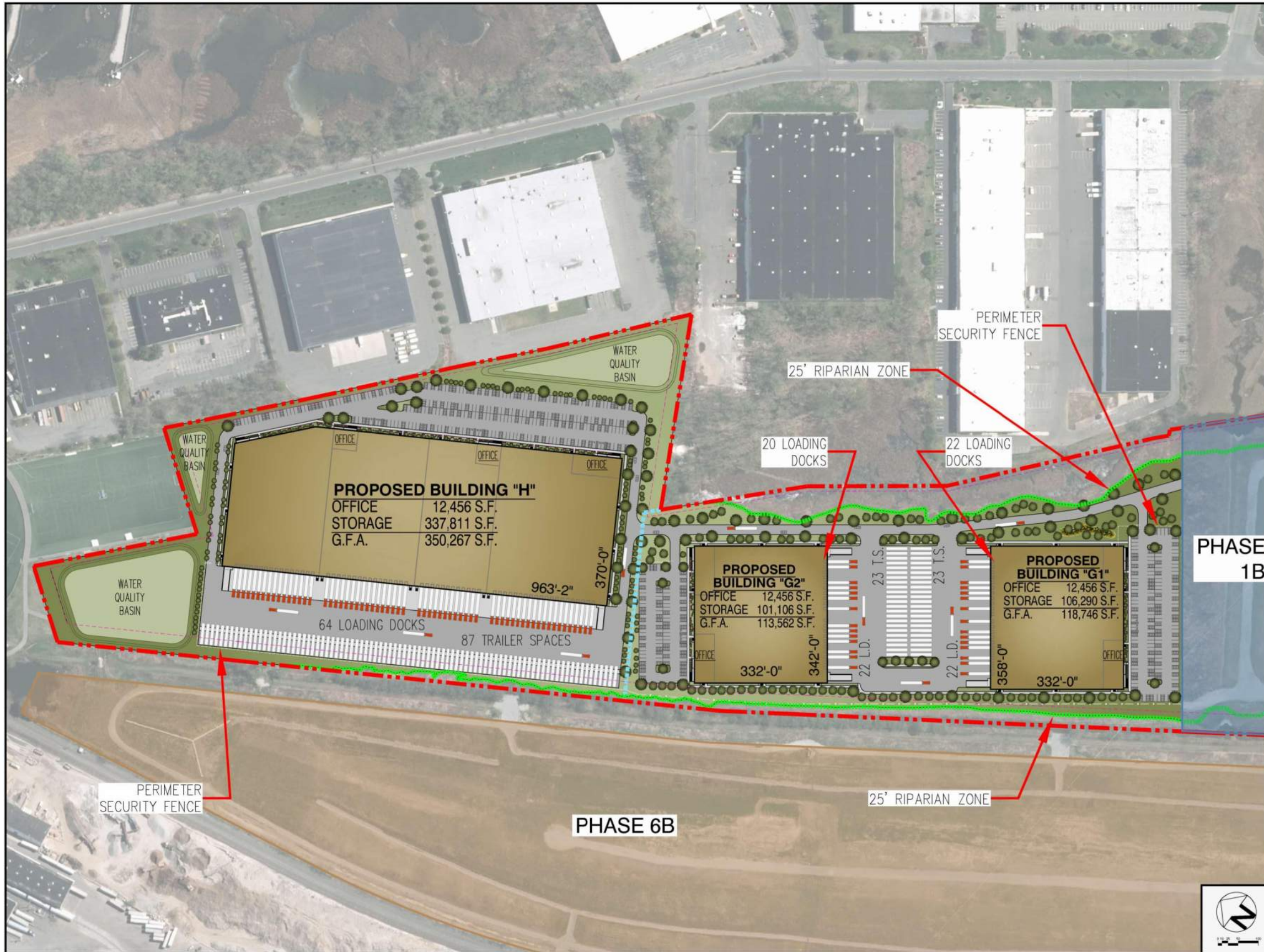
CAR PARKING PROPOSED: 431 SPACES
LOADING: 35 DOCKS
TRAILER PARKING: 132 SPACES



PROPOSED MULTI-USE DEVELOPMENT AT
KINGSLAND MEADOWLANDS
 BOROUGH OF RUTHERFORD & TOWNSHIP OF LYNDHURST,
 BERGEN COUNTY, NEW JERSEY

CONCEPTUAL SITE PLAN -
 AREA 4 - PHASE 3
A8
 Date: 5/9/24

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LOCATION MAP
N.T.S.

PROJECT DATA
BLOCK: 233 LOTS: 10,11,12, & 15

PROPERTY AREA: 125.976 AC. 5,487,515 S.F.
ZONE: KINGSLAND REDEVELOPMENT AREA

GROUND FLOOR AREAS:	582,575 S.F.
BUILDING AREAS	
BUILDING "G1"	118,746 S.F.
BUILDING "G2"	113,562 S.F.
BUILDING "H"	350,267 S.F.
GROUND FLOOR AREAS	582,575 S.F.
CAR PARKING (9X18)	
BUILDING "G1"	170 SPACES
BUILDING "G2"	106 SPACES
BUILDING "H"	376 SPACES
TOTAL PARKING	652 SPACES
BUILDING "G1"	
LOADING DOCKS	22 SPACES
TRAILER PARKING	23 SPACES
BUILDING "G2"	
LOADING DOCKS	22 SPACES
TRAILER PARKING	23 SPACES
BUILDING "H"	
LOADING DOCKS	64 SPACES
TRAILER PARKING	87 SPACES

--- 25' RIPARIAN ZONE LINE



PROPOSED MULTI-USE DEVELOPMENT AT
KINGSLAND MEADOWLANDS
 BOROUGH OF RUTHERFORD & TOWNSHIP OF LYNDHURST,
 BERGEN COUNTY, NEW JERSEY

CONCEPTUAL SITE PLAN -
 AREA 7 - PHASES 4A & 4B
A9
 Date: 5/9/24

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