

- Zoning Districts:**
- R-22.5 Residential Single-Family
  - R-10 Residential Single-Family
  - R-7.5 Residential Single-Family
  - ML-10 Single-Family Zone
  - RB Residential Single-Family & Two-Family
  - PCD Planned Commercial Development
  - LBW Limited Business West
  - LBE Limited Business East
  - RC Retail Commercial
  - IM Industrial Manufacturing
  - OSC Open Space Conservation

WESTWOOD BORO

RIVER VALE TWP

HARRINGTON PARK BORO

WASHINGTON TWP



**BURGIS ASSOCIATES, INC.**  
 LAND USE PLANNING AND DEVELOPMENT CONSULTANTS  
 25 Westwood Avenue  
 Westwood, New Jersey 07675  
 Phone: (201) 666-1811  
 Fax: (201) 666-2990

Project Title  
**Master Plan  
 Reexamination &  
 Land Use Plan**  
 BOROUGH OF EMERSON  
 BERGEN COUNTY, NEW JERSEY

Key Map  
 Scale: NOT TO SCALE

- Dwg. Legend**
- Municipal Boundary
  - Surrounding Municipalities
  - Zoning Boundaries
  - Parcels
  - Existing Land Use
    - Vacant
    - Residential
    - Commercial
    - Industrial
    - Public School
    - Public
    - Quasi-Public
    - Farm
    - Cemetery
    - Railroad

Rev.	Description	Date	Dwn.	Gid.

Dwg. Title  
**Existing Land Use  
 and Zoning**

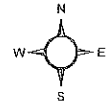
Graphic Scale

JOSEPH H. BURGIS AICP  
 PROFESSIONAL PLANNER  
 NEW JERSEY LIC. NO. 2450

Project No.	1822.01
Sheet No.	1 of 1
Date	07/17/05
Drawn	RW
File Name	1822.01ELUEZ
Dwg. Scale	NTS
Dwg. No.	ELUEZ

2006 COPYRIGHT BA. NOT TO BE REPRODUCED

Source 1: Existing land use information obtained from eTaxmaps.com, 2005.  
 Source 2: Parcels information obtained from Bergen County Department of Planning and Economic Development, May 2004.



**BURGIS ASSOCIATES, INC.**  
 COMMUNITY PLANNING AND ENVIRONMENT CONSULTANTS  
 25 Westwood Avenue  
 Westwood, New Jersey 07675  
 Phone: (201) 666-1811  
 Fax: (201) 666-2999

Project Title  
**Master Plan  
 Reexamination &  
 Land Use Plan**  
 BOPOUGH OF EMERSON  
 BERGEN COUNTY, NEW JERSEY

Key Map  
 Scale: NOT TO SCALE

- Municipal Boundary
- Surrounding Municipalities
- Parcels
- Emerson roads
- Lakes
- Category One Streams
- 300-Foot Buffer
- Other Streams
- 100-Year Floodplain
- 500-Year Floodplain
- Steep Slopes
- Wetlands


Rev	Description	Date	Drawn/Clad

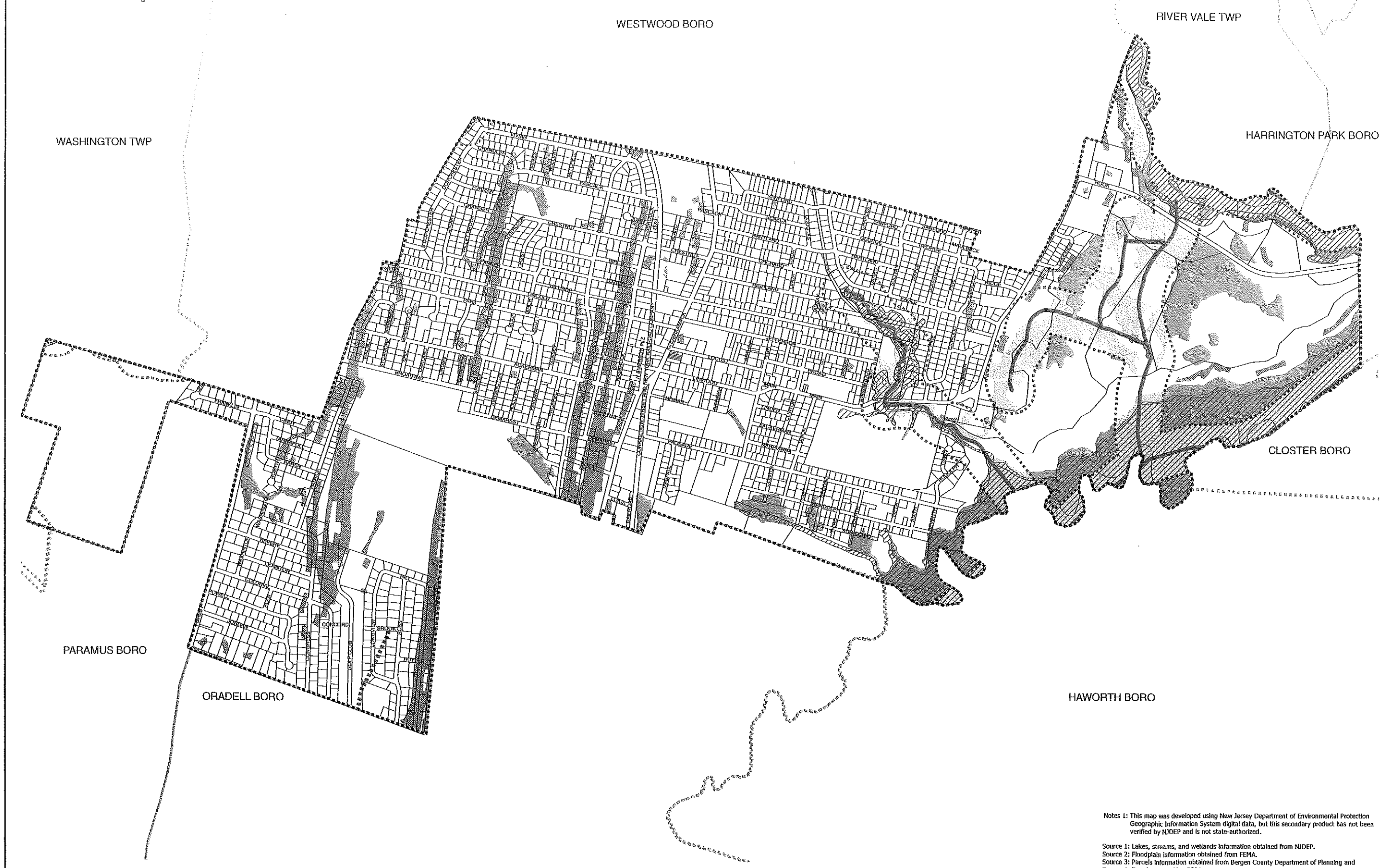
Dwg. Title  
**Environmental  
 Constraints**

Graphic Scale

JOSEPH H. BURGIS AICP  
 PROFESSIONAL PLANNER  
 NEW JERSEY LIC. NO. 2450

Project No.	1822.01
Sheet No.	1 of 1
Date	06/22/06
Drawn	RW
File Name	1822.01ENV
Dwg. Scale	NTS
Dwg. No.	ENV

2006 COPYRIGHT BY. NOT TO BE REPRODUCED



Notes 1: 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.  
 Source 1: Lakes, streams, and wetlands information obtained from NJDEP.  
 Source 2: Floodplain information obtained from FEMA.  
 Source 3: Parcels information obtained from Bergen County Department of Planning and Economic Development, May 2004.

WASHINGTON TWP

WESTWOOD BORO

RIVER VALE TWP

HARRINGTON PARK BORO

CLOSTER BORO

PARAMUS BORO

ORADELL BORO

HAWORTH BORO