

December 12, 1995

Charles Kain
Chairman of Planning Board
City of Gloucester City
512 Monmouth Street
Gloucester City, New Jersey 08030

Re: Gloucester City Master Plan
PPK#2000.00

Dear Mr. Kain:

The Master Plan that we have prepared and enclosed represents a culmination of approximately eighteen months of research, and preparation carried out in conjunction with the City's professional staff, department heads, members of the governing body, planning board, zoning board, historic commission, and the professional staff of the Delaware River Port Authority, Delaware Valley Regional Planning Commission, Camden County Engineering Department, and others. The input we have received during this period of time has been of substantial importance in guiding the preparation of the document we have enclosed. The work product, however, is totally the responsibility of Peter P. Karabashian Associates, Inc., Professional Planners.

We are pleased with the outcome of the plan and the strategy that has been developed to assure its implementation. Key components of the Master Plan reflect the City's need for economic redevelopment. Accordingly, the Master Plan sets forth several implementation concepts dealing with such areas as; Gloucester Point Redevelopment Area, improvements to the under utilized Holt properties, upgrading of the Riverfront Recreational District, redevelopment of the Starlight Theater Tract, improvements to the Broadway Commercial Corridor, and initiation of the Hunter Street Development.

The Economic Master Plan Element also includes a detailed section outlining the steps needed to manage the implementation process. Incorporated into this section is a Land Use Plan and Implementation Matrix which serves as a management tool to track projects throughout the community, as well as a plan for a comprehensive grants processing system that integrates the strategic plan with sources of funding available to the community from various state and federal agencies.

In its entirety, the Master Plan is a guide for change. However, it should not be viewed as being *cast in stone* as the potential exists that the plan itself will also evolve as changes take place.

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The Master Plan represents a vision for the future of Gloucester City that is achieved through the unified effort of its government in partnership with its residents, business community and supportive governmental agencies.

We would like to take this opportunity to thank the members of the governing body, planning board, zoning board and the City administration for the opportunity to prepare this document and look forward to the process of its adoption and implementation.

Very sincerely yours,



Peter P. Karabashian
Licensed Professional Planner
NJ License #1375

PPK:efg

Enclosure