

**FIGURE REC-2  
INVENTORY OF PUBLIC PARKS AND RECREATIONAL FACILITIES  
GLOUCESTER CITY, NJ**

| KEY #             | NAME                                 | BLOCK #S | LOT #S   | ACREAGE <sup>1</sup> | NOTES  |
|-------------------|--------------------------------------|----------|--|----------------------|--|
| 1                 | Mercer Street Park                   | 23       | 4, 4.01, 5   | 0.14                 |  |
| 2                 | Three Corners Park                   | 29       | 14, 16.01,<br>16.02,<br>17.01, 17.02,<br>18, 29, 30,<br>31, 32 | 0.43                 |  |
|                   |                                      | 30       | 29, 30, 35,<br>36, 36.01, 37,<br>38                            |                      |  |
|                   |                                      | 35       | 1, 1.01  |                      |  |
| 3                 | Sherman Street Park                  | None     | None   | 0.42                 | Located on DRPA land beneath Walt Whitman Bridge.                                      |
| 4                 | Proprietors Park/<br>Firemans Field  | 76       | 1, 1.01  | 8.36                 | Includes 3.37 acres of riparian area. Part of ballfield extends onto private property. |
| 5                 | Cherry Street Park                   | 90       | 12, 13   | 0.10                 |  |
| 6                 | Lane Avenue Park                     | 2-13     | 1  | 0.33                 |  |
| 7                 | Washington Ave.<br>Park              | 151      | 1, 21.01   | 0.22                 |  |
| 8                 | Paul Street Park                     | 170      | 1, 1.03  | 0.11                 |  |
| 9                 | Martins Lake Park                    | 158      | 1  | 3.89                 |  |
| 10                | Gloucester Heights<br>Park           | None     | None   | 1.162                | Located on N.J. DOT land.  |
| 11                | Walnut Street Park                   | 276      | 1.01   | 0.22                 | Located on private property.   |
| 12                | Newton Creek<br>Recreational Complex | 168      | 1  | 37.99                |  |
|                   |                                      | 195      | 51   |                      |  |
|                   |                                      | 255      | 1  |                      |  |
| 13                | Jersey Avenue Courts                 | 94.01    | 17-22  | 1.27                 | Closed for clean-up by PSE&G   |
| <b>TOTAL AREA</b> |                                      |          |  | <b>54.22</b>         |  |

SOURCE: JAMES JOHNSON, GLOUCESTER CITY PUBLIC WORKS MANAGER.  
COMPILED BY: PETER P. KARABASHIAN ASSOCIATES, INC. (APRIL 1995)

<sup>1</sup>Except where noted, acreage is calculated from Tax Assessor's records or tax maps.

<sup>2</sup>Estimate by Peter P. Karabashian Associates, Inc.

## **B. Condition of Recreational Facilities**

Figure REC-3 identifies the condition of each of the parks and recreational facilities in Gloucester City. As indicated in this Figure, the majority of the municipal parks and recreational facilities are in either good or fair condition. Two of the parks are identified as being in poor or very poor condition (Washington Avenue Park and Veterans Park). In addition, one area (the Jersey Avenue Courts) has been closed for the clean-up of on-site contamination by PSE&G.

The various parks and recreational facilities in Gloucester City are photographically displayed in Figures REC-4 through REC-17. The existing condition and suggested improvements for each facility are discussed on these Figures.

### FIGURE REC-3

#### CONDITION OF PARKS AND RECREATIONAL FACILITIES GLOUCESTER CITY, NJ

| KEY # | NAME                                      | CONDITION | COMMENTS                           |
|-------|---|-----------|------------------------------------|
| 1     | Mercer Street Park                        | Fair      |                                    |
| 2     | Three Corners Park                        | Fair      | Vandalism is a problem.            |
| 3     | Sherman Street Park                       | Fair      |                                    |
| 4     | Proprietors Park/Firemans Field           | Good      | Needs attention and improvements.  |
| 5     | Cherry Street Park                        | Fair      |                                    |
| 6     | Lane Avenue Park                          | Fair      |                                    |
| 7     | Washington Avenue Park                    | Very Poor | Vandalism is a major problem.      |
| 8     | Paul Street Park                          | Fair      |                                    |
| 9     | Martins Lake Park                         | Good      |                                    |
| 10    | Gloucester Heights Park                   | Fair      |                                    |
| 11    | Walnut Street Park                        | Fair      |                                    |
| 12    | Newton Creek Recreational Complex         |           |                                    |
|       | A. Veterans Park                          | Poor      | Most widely used park in the City. |
|       | B. Mens Softball Field                    |           |                                    |
|       | C. Minor League Football Field            |           |                                    |
|       | D. Midget League Football Field           |           |                                    |
|       | E. Johnson Blvd. Basketball/Tennis Courts | Well Kept |                                    |
|       | F. Major League Baseball Field            | Well Kept |                                    |
|       | G. Ponytail Field                         | Well Kept |                                    |
|       | H. Tennis Courts at Monmouth & Johnson    | Good      | Repaired and improved in 1993.     |
|       | I. Jogging Track                          | Good      | Yearly attention required.         |
| 22    | Jersey Avenue Courts                      | Poor      | Closed for PSE&G clean-up.         |

SOURCE: JAMES JOHNSON, GLOUCESTER CITY PUBLIC WORKS MANAGER.  
COMPILED BY: PETER P. KARABASHIAN ASSOCIATES, INC. (APRIL 1995)

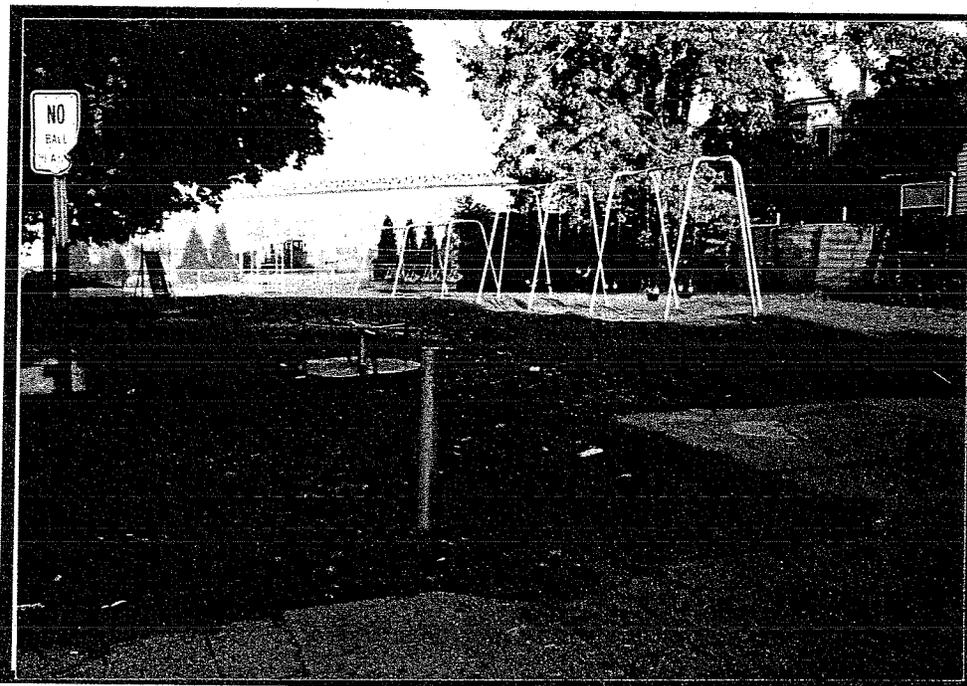
**FIGURE REC-4****MERCER STREET PARK  
GLOUCESTER CITY, NJ**

Photo by: Peter P. Karabashian Associates, Inc.

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*Equipment appears to be well used and and in fair condition. Recommended actions include upgrading the equipment, as well as perimeter landscape improvements, signage, and benches.*

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**FIGURE REC-5**  
**THREE CORNERS PARK (PARTIAL)**  
**GLOUCESTER CITY, NJ**

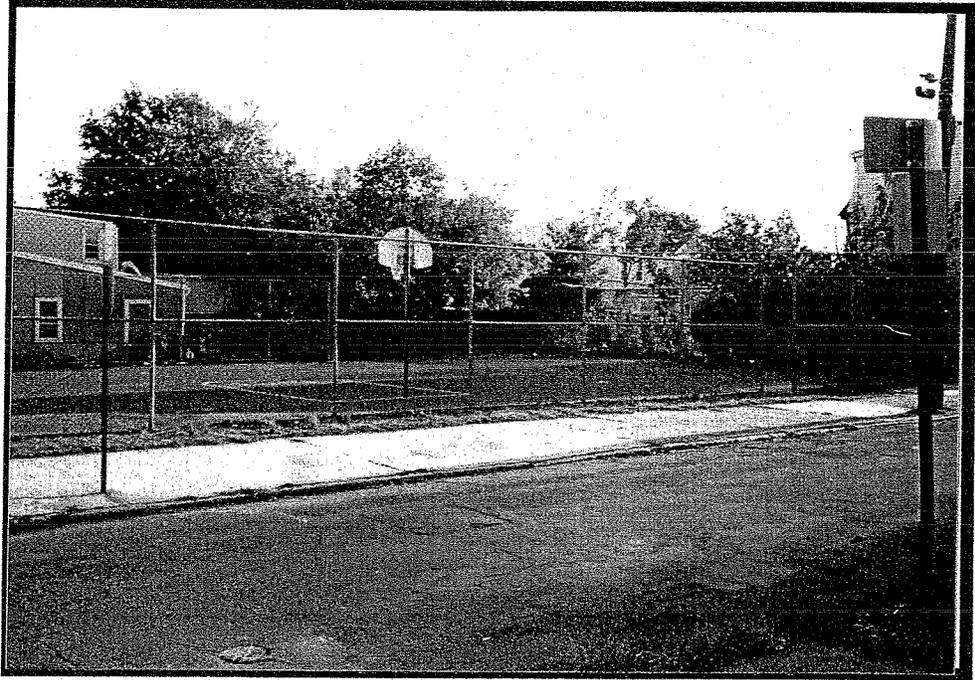


Photo by: Peter P. Karabashian Associates, Inc.

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*Hard court areas appear to be in good condition. Privacy screening on the northern property line would reduce the impact on the adjacent dwelling.*

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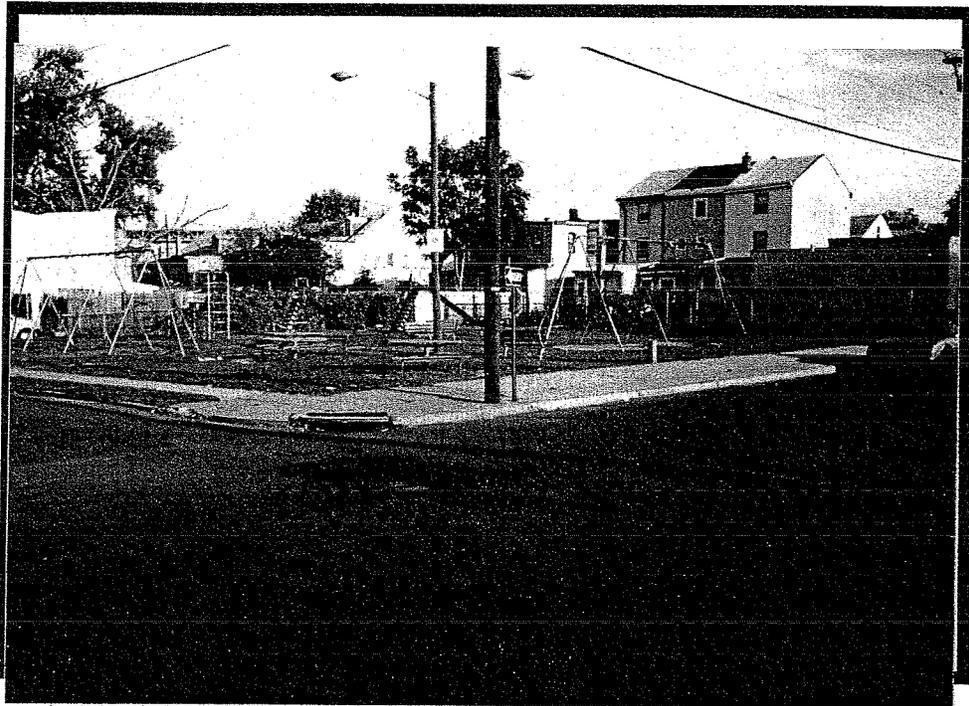
**FIGURE REC-5A****THREE CORNERS PARK (PARTIAL)  
GLOUCESTER CITY, NJ**

Photo by: Peter P. Karabashian Associates, Inc.

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*Landscaping (as a residential buffer and for aesthetics) and signage would improve the appearance of the active play area.*

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**FIGURE REC-6**  
**THREE CORNERS PARK (PARTIAL)**  
**GLOUCESTER CITY, NJ**



Photo by: Peter P. Karabashian Associates, Inc.

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*This unused area of the park could easily be changed to a passive seating area with landscaping, benches, and signs.*

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**FIGURE REC-7****SHERMAN STREET PARK  
GLOUCESTER CITY, NJ**

Photo by: Peter P. Karabashian Associates, Inc.

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*This park is situated on DRPA land in the shadow of the Walt Whitman Bridge. Canopy trees around the site perimeter would provide shade and improve the aesthetics of this location.*

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**FIGURE REC-8  
PROPRIETORS PARK/FIREMANS FIELD  
AND ADJACENT RIVERFRONT DEVELOPMENT**



Photo by: Peter P. Karabashian Associates, Inc.

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*Proprietors Park and Firemans Field are near the top-center of this photo in between Koch Oil and the Senior Citizens Apartment Building. At the center of the photo is the former Coast Guard Base which was recently approved for redevelopment as a Rack Storage Marina/Restaurant/Commercial Complex.*

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**FIGURE REC-9**  
**CHERRY STREET PARK**  
**GLOUCESTER CITY, NJ**



Photo by: Peter P. Karabashian Associates, Inc.

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*Buffer landscaping at the east end of this park would provide additional privacy for adjacent residents.*

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**FIGURE REC-10**  
**LANE AVENUE PARK**  
**GLOUCESTER CITY, NJ**



Photo by: Peter P. Karabashian Associates, Inc.

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*Additional canopy trees around this site would provide shade and make the site more inviting. There appears to be adequate space to provide additional equipment.*

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**FIGURE REC-11****WASHINGTON AVENUE PARK  
GLOUCESTER CITY, NJ**

Photo by: Peter P. Karabashian Associates, Inc.

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*Perimeter fencing, lighting, and the involvement of local residents could help reduce vandalism in this park.*

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**FIGURE REC-12**  
**PAUL STREET PARK**  
**GLOUCESTER CITY, NJ**



Photo by: Peter P. Karabashian Associates, Inc.

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*Upgrade and additional equipment needed.*

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**FIGURE REC-13**

**MARTINS LAKE PARK  
GLOUCESTER CITY, NJ**

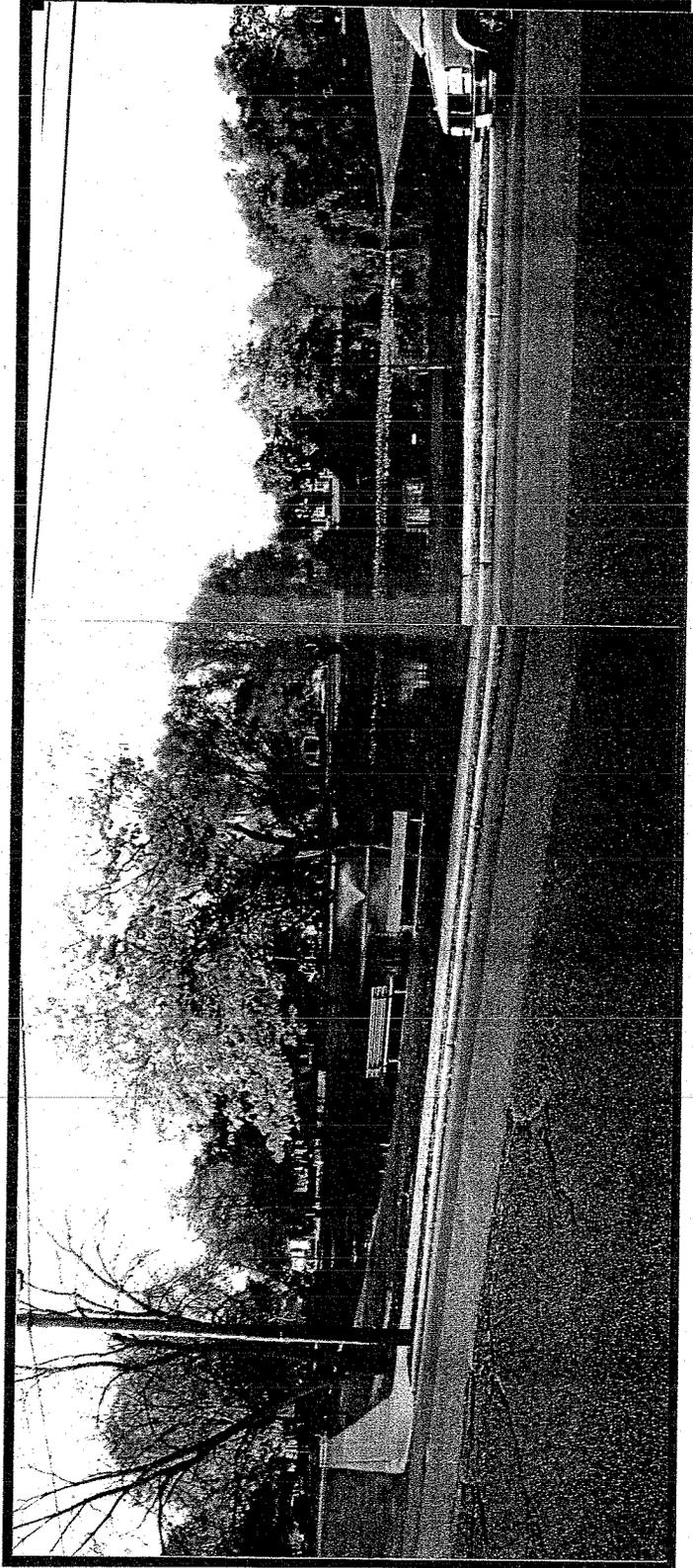


Photo by: Peter P. Karabashian Associates, Inc.

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*One of the City's crown jewels, this park provides an attractive, passive setting.*

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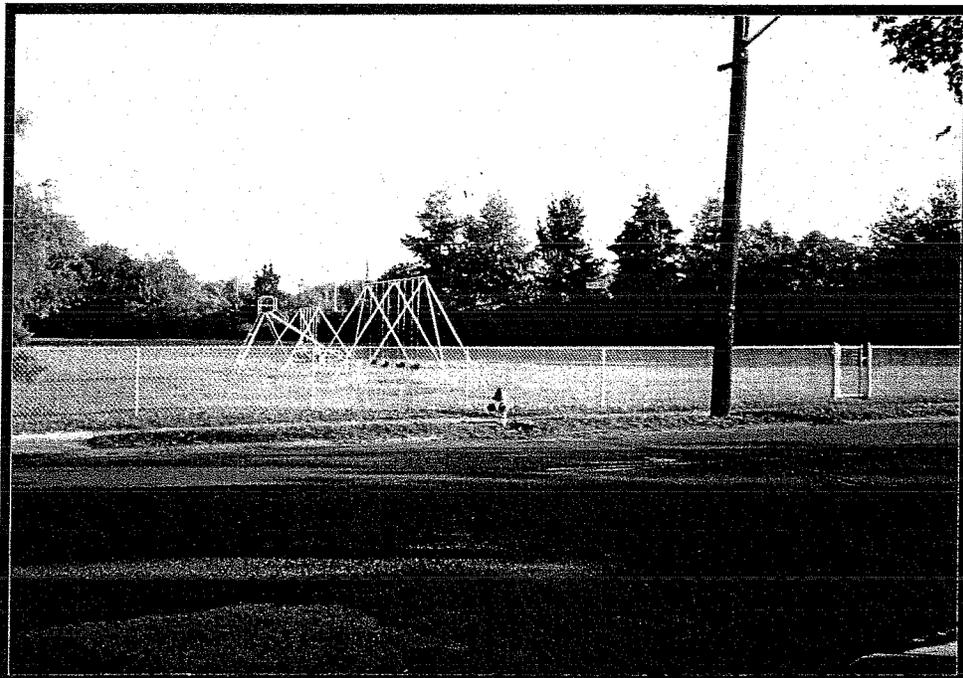
**FIGURE REC-14****GLOUCESTER HEIGHTS PARK  
GLOUCESTER CITY, NJ**

Photo by: Peter P. Karabashian Associates, Inc.

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*Located on NJDOT land, this park has both play equipment and space for "spontaneous" recreational use (e.g. pick-up football or basketball games). The present equipment appears to be in good condition. Additional equipment should be added as needed.*

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**FIGURE REC-15**

**WALNUT STREET PARK  
GLOUCESTER CITY, NJ**

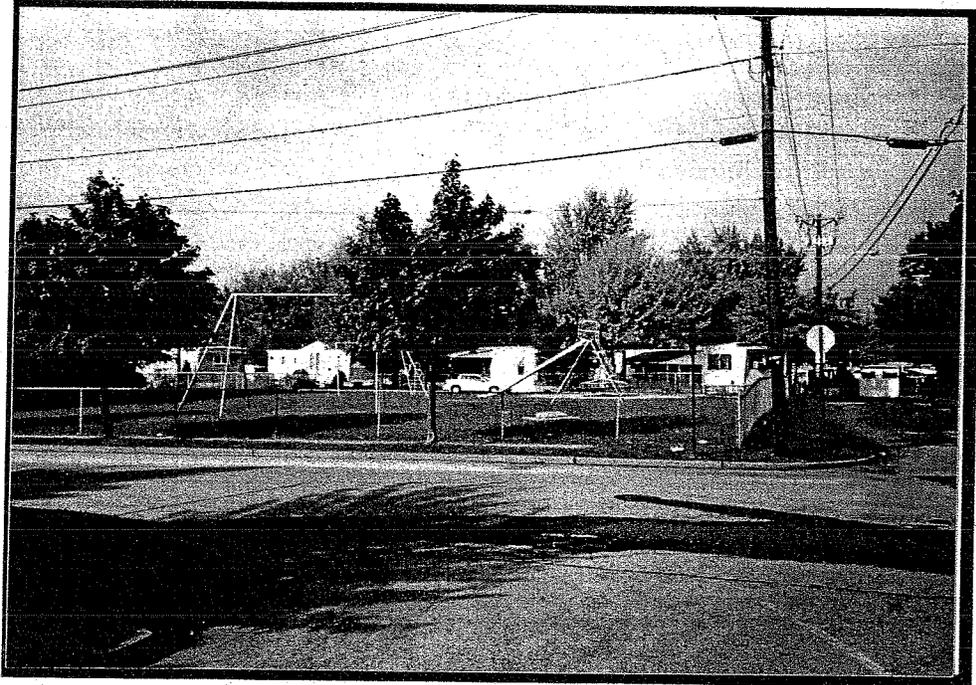


Photo by: Peter P. Karabashian Associates, Inc.

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*This park, which is located on private land, appears to be in fairly good condition. Additional equipment should be added as needed.*

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## FIGURE REC-16

NEWTON CREEK RECREATIONAL COMPLEX  
GLOUCESTER CITY, NJ

Photo by: Peter P. Karabashian Associates, Inc.

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*Veterans Park, located north of Nicholson Road, has facilities for basketball, midget league football, men's softball, and minor league baseball.*

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## FIGURE REC-16A

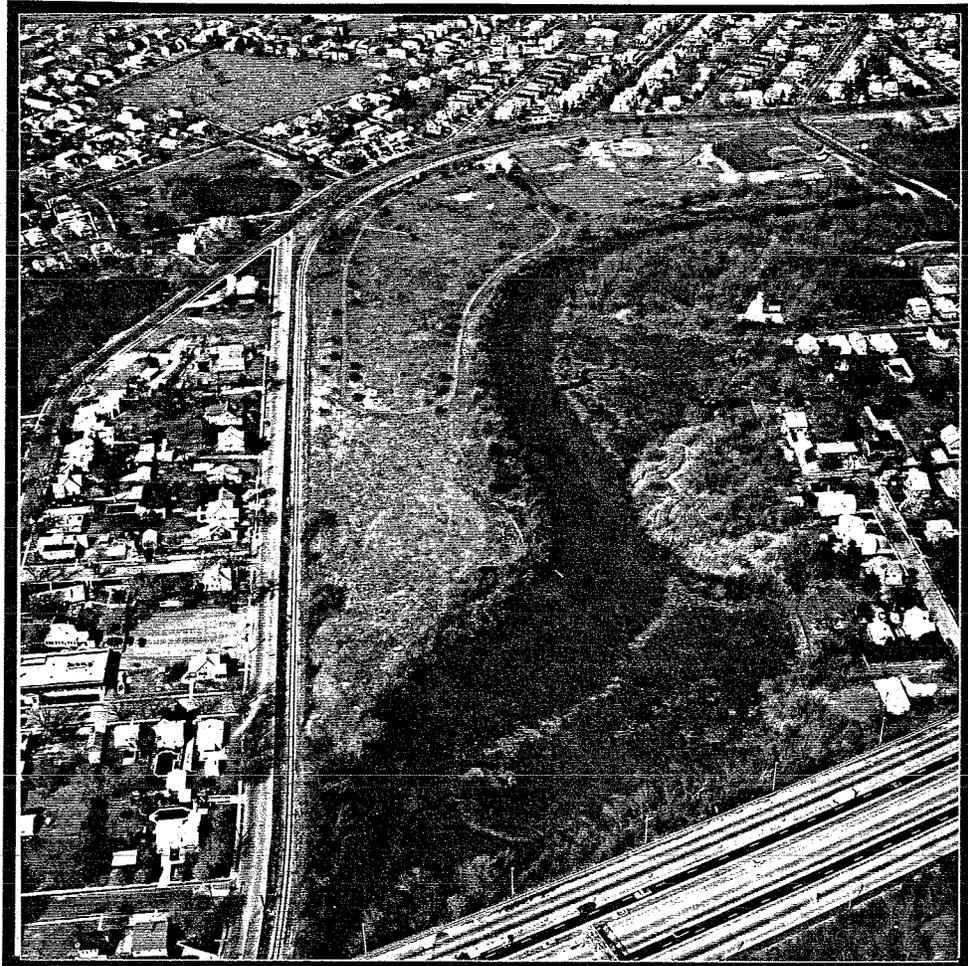
NEWTON CREEK RECREATIONAL COMPLEX  
GLOUCESTER CITY, NJ

Photo by: Peter P. Karabashian Associates, Inc.

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*Facilities located southeast of Nicholson Road include a major league baseball field, a ponytail field, tennis courts, and a jogging track. This photo shows the infield of the jogging track and the east end of the site as unutilized recreational space.*

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**FIGURE REC-17**

**JERSEY AVENUE COURTS  
GLOUCESTER CITY, NJ**

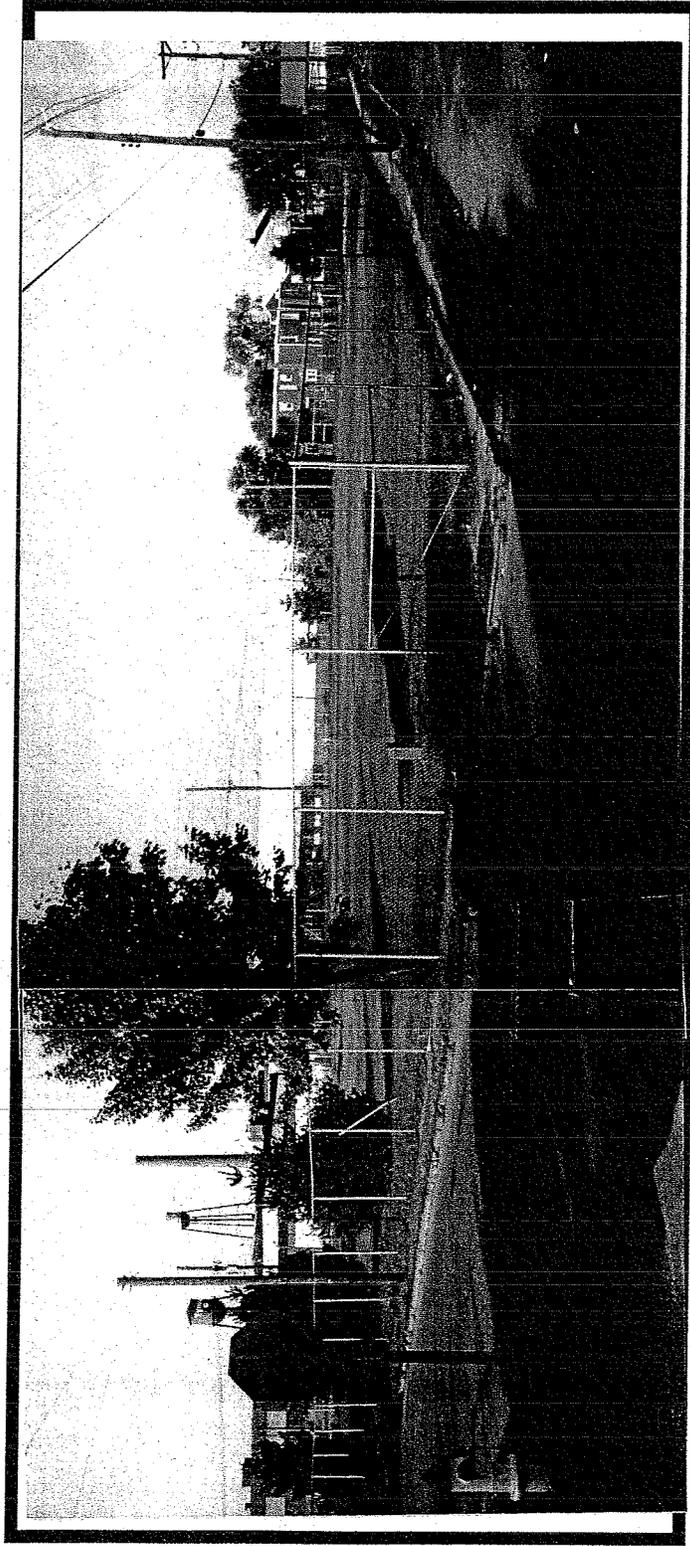


Photo by: Peter P. Karabashian Associates, Inc.

*This area has been closed until PS&G completes clean-up of contaminants. The developers of the proposed Hunter Street intergenerational housing complex are proposing the redevelopment of this site with a community center, parking lot, and an open space area.*

### C. Adequacy of Recreation Based on Recognized Standards

The 54 acres of parks and recreational facilities located maintained by Gloucester City represent approximately 3.7 percent of the total land area of the community, which exceeds the statewide goal of 3 percent of developed and developable land area to be used for recreational purposes.<sup>3</sup>

While the City exceeds the statewide goal, it falls short of the recommendations of the National Recreation and Parks Association (NRPA), which suggests that a core system of park land provide between 6.25 and 10.5 acres of developed open space per 1,000 of population. The 54 acres of recreational land operated by Gloucester City represent approximately 4.24 acres per 1,000 of population,<sup>4</sup> which is approximately two-thirds of the minimum recommended by the NRPA.

Although the recreational land area maintained by Gloucester City is less than the NRPA levels, it must be reiterated that the NRPA provisions are recommendations only and that the amount of recreational area provided in each community must be based on the local conditions. Furthermore, this estimate is a conservative number, since the area maintained by the City is significantly less than the 78 acres of park land reported by DVRPC. Based on the assumption that the DVRPC information is a true reflector of all recreational land, the actual ratio of park land per population is 6.1 acres per 1,000 people, which is very close to the NRPA recommendations.

All things considered, the recreational facilities in the City are better than in most communities. Fine tuning by initiating a program of "facilities enhancement" will greatly improve any minor deficiencies that may exist.

### D. Recommendations

#### 1. Provide Additional Recreational Areas in Neighborhoods Where None Exist

A review of Figure REC-1 reveals that the City does not have any recreational facilities to serve the needs of residents living in the Park Manor neighborhood (the area bounded by the south branch of Newton Creek, Haddon Township, I-76, and Route 130) and in the "core" of the West Broadway residential area (the area generally bounded by Hudson Street, Broadway, Hunter Street, and King Street).

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<sup>3</sup>This goal was established in the New Jersey Comprehensive Open Space and Recreation Management Plan (SCORP).

<sup>4</sup>The ratio of recreational land per 1,000 of population is based on an estimated 1992 population of 12,795 persons, published by the DVRPC in Data Bulletin No. 47, "1992 Census Population Estimates," March 1994.

a. Park Manor Area

To use the City's existing recreational areas, children living in Park Manor must either cross Route 130 to reach the Newton Creek Recreational Complex or cross Market Street to use the Walnut Avenue Park. Both roads are key elements of the regional highway system that carry high volumes of traffic, presenting a hazardous crossing area for children.

Providing recreational areas to serve Park Manor can be addressed in conjunction with the proposal to relocate the Public Works Facilities to the Starlight Theater tract.<sup>5</sup> As shown in Figure REC-18, approximately 9-10 acres of this 19-acre tract could be developed as a multi-use park/recreational area capable of meeting both the existing neighborhood recreational needs, with a tot lot/playground area and "hard court" areas (e.g. basketball, street hockey, etc), and also the recreational needs of the community in general with an area designated as a multi-purpose field that in the final design could be constructed for use as a baseball field, football field, or soccer field and reduce the demand on the Newton Creek Recreational Complex. Other amenities to serve the entire community could include picnic and entertainment pavilions and a concession area.

The advantages of developing recreational uses as an element of the redevelopment of the Starlight Theater property include providing a needed neighborhood recreational area, providing facilities to relieve over-used facilities at the Newton Creek Recreational Complex, and the added security and maintenance oversight resulting from placement next to the Public Works Facility. The principal drawback to developing recreational facilities at this site is the loss of existing and future tax revenues that the City could realize through private ownership of the land.

In the event that the City does not pursue the public redevelopment of the Starlight Theater tract, there is another way to provide recreational space in Park Manor. The Community Facilities Plan points out that the Highland Park School is scheduled to be closed when the Cold Springs School is opened. Figure REC-19 is a copy of the site plan of the existing conditions at the Highland Park School, excerpted from the Facilities Evaluation Report on the structure. This Figure shows the front portion of the site is occupied by the school building and paved area, with the rear portion of this approximately 0.69 parcel maintained as a lawn area.<sup>6</sup> Prior to the disposal of this parcel, the City should enter into an agreement to utilize the rear portion of the site as a neighborhood play area.

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<sup>5</sup>See recommendations for relocation of the Public Works Facilities in the "Community Facilities Plan Element."

<sup>6</sup>The site plan included in the Community Facilities Report identifies the lot size as .685 acres. The Tax Assessor's record indicates the parcel size as 0.59 acres.

The advantage of developing recreation at this site is the utilization of land that is already publicly owned. The disadvantages to using this site are the limited space, which would only permit a tot lot or neighborhood play area, and the proximity of the site to the PSE&G utility lines.

b. West Broadway Area

Addressing the need for additional recreational facilities in the West Broadway area is more difficult given the existing density of development, the historic character of the area, and land costs. These factors indicate that recreational uses in this area be part of a multi-purpose facility. Accordingly, it is recommended that when neighborhood parking lots (proposed in the Circulation Plan) are developed, they should be designed to include a recreational element in the overall design. This could include items such as, but not limited to, a passive seating area (corner park), a basketball net, striping for a street hockey court, and a small swing set.