

3. Restore Jersey Avenue Courts Recreational Area

The Jersey Avenue Courts Recreational Area occupies approximately 1.52 acres of land generally bounded by 5th Street, Division Street, 6th Street, and Jersey Avenue. As noted in Figure REC-3, this area has been closed pending clean-up by PSE&G. Plans for the cleanup have been submitted to NJDEP for review and approval.

The Economic/Strategic Plan for the Hunter Street Development proposes erection of a 7,000 s.f. community center to serve the immediate neighborhood as well as Jersey Avenue and the larger community. An off-street parking area and an unstructured open space area that could be used as play space for a day-care center (located in the community center) are also proposed. The intent of this site is to provide for community use of the area, while at the same time utilizing the redevelopment of this parcel to buffer the adjacent residential units from commercial activities along the Jersey Avenue Corridor.

If the Hunter Street Development is not constructed, the City should take appropriate measures to redevelop this parcel for active recreational use. The dimensions of the site (approximately 240 ft. on Jersey Avenue and 260 ft. along 6th Street) are less than the standard dimensions for a softball diamond (275 ft. x 275 ft.), which is the least land consumptive sports field area. Therefore, to return this site to active recreational use, it is recommended that the site be restored to its original recreational use and redeveloped as a street hockey court, as well as a basketball court.

4. Develop Riverfront Recreational Area to Improve Public Access to Delaware River

Although Gloucester City has extensive frontage on three bodies of water (Newton Creek, including its north and south branches, the Delaware River, and Big Timber/Little Timber Creek), there are only two parks that are adjacent to waterways -- the Newton Creek Recreational Complex and Proprietors Park, on the Delaware River. Access to the water from both of these parks is primarily limited to fishing and visual access (See Figure REC-21).

Currently, there are no public or private marinas, boat launch facilities, or other means of providing direct access to the Delaware River, which is a major regional resource for both commerce and recreation.

The Zoning Board of Adjustment recently approved plans to redevelop the former Coast Guard Station as a rack storage, marina, restaurant, and commercial facility. The redevelopment of this site will improve public access and contact with the Delaware River. This site has a total shoreline edge of approximately 1,200 ft., which represents 10.5% of the Delaware River shoreline in Gloucester City. The developers of this site are proposing to construct a rack storage marina facility with the capacity for approximately 250 small boats, a 400-seat waterfront restaurant, twelve transient slips for restaurant patrons, 375 on-site parking spaces, and a public access walkway around the water's edge of the pier.

The City has approximately 566 feet of shoreline frontage (or 5% of the total Delaware River shoreline) at Proprietors Park, which is situated approximately 170 feet south of the Coast Guard Station redevelopment site. The proximity of Proprietors Park to the proposed marina/restaurant/commercial complex presents the City with the opportunity to create a recreational focal point at a prominent location along the Delaware River in between the Holt Port Facilities and the Gloucester Point industrial area. In addition, there is a sizeable riparian area adjacent to the park (approximately 3.4 acres) which can be dredged and used for the development of additional marina facilities and a public boat launch ramp. The development of additional marina space in this area would not necessarily compete with the Coast Guard redevelopment, but would create a critical mass of marina space and make the Gloucester City waterfront more attractive to recreational boaters.

Figure REC-22 is a conceptual development plan for the Riverfront Recreational Redevelopment Area. The significant proposals in this plan are:

- Dredging the Delaware River and constructing an in-water marina at Proprietors Park;
- Including a fishing pier in the marina design;
- Providing space for commercial facilities supportive of the marina use, such as boating supplies, restaurants, etc.;
- Linking the Proprietors Park facilities with the Coast Guard Station redevelopment via a river walk across both parcels and the intervening Senior Citizens housing complex property;
- Providing utility connections (electric, water, sewer), throughout Proprietors Park to support special events scheduled at the park;
- Developing a swim club and pool facilities for neighborhood residents in or adjacent to Proprietors Park;
- Providing land in and around the park and adjacent to the Marina Restaurant Complex for the expansion of rack storage facilities to reach a critical mass of at least 1,000 boats.

The initiation of the Marina Development Plan in the Riverfront Recreational Area will require a land acquisition program along the north and south edges of the designated districts to create critical mass which will serve to establish and stabilize the recreational component along the river.

FIGURE REC-21

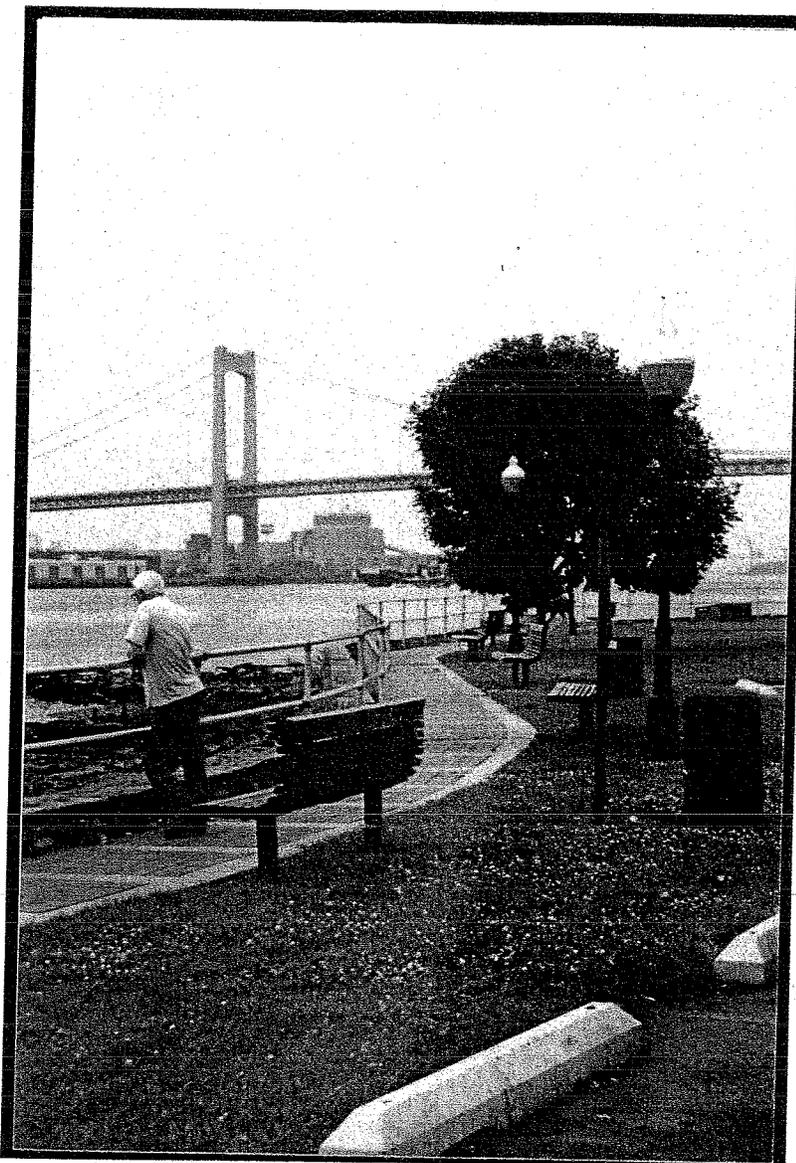
**WALT WHITMAN BRIDGE AND PHILADELPHIA WATERFRONT
AS SEEN FROM PROPRIETORS PARK
GLOUCESTER CITY, NJ**

Photo by: Peter P. Karabashian Associates, Inc.

Proprietors Park provides a passive setting for viewing everyday activity on the Delaware River, as well as special events, such as fireworks displays. With the exception of fishing, this park does not currently provide active interaction with the waterway.
