

Housed in the 2,100-square-foot Municipal Building (See Figure CF-2) are most of the municipal administrative offices, with the exception of the Welfare and Building Departments, which are currently located in the Old Railroad Station. Fourteen full-time and two part-time employees occupy this building, resulting in a space occupancy ratio of 140 sq. ft. of building area per full-time employee equivalent.<sup>2</sup>

The City recently completed Phase I of a renovation plan to modernize the facilities in the Municipal Building. Phase II of the renovations will provide full access to the building in compliance with the Americans with Disabilities Act (ADA).

The City does not currently have any plans to expand the Municipal Building. However, given the pending restoration of commuter rail service by NJ Transit and the return of the Old Railroad Station to its original function, the need to relocate the Welfare and Building Departments in the near future necessitates analysis of the options available to the City. The options available to the City are relocation of these departments to the Municipal Building or relocation to another satellite office facility.

The relocation of these offices to the Municipal Building would have the principal benefit of housing all local administrative functions at a single location, thus providing "one-stop convenience" to local residents. The negative aspect of this option is that it would undoubtedly require expansion of the building. Such an expansion would have to occur in the parking lot area, resulting in either an increased demand for on-street parking in the area or the need to develop satellite parking in the immediate vicinity.

The second option of relocating to one or two satellite offices would be a continuation of the current location policy, which is not necessarily an adverse condition. Ongoing advances in digital technology provide direct linkages between computers at satellite locations. In addition, the satellite office offers welfare participants a sense of confidentiality. The negative aspect of this option is that these offices would either have to occupy existing commercial office space or the City would have to acquire and renovate a residential structure. Any satellite office should remain on the Broadway Commercial Corridor in close proximity to the Municipal Building to reinforce the importance of the area.

It is recommended that the City retain the services of an architect to undertake a space needs study and a detailed evaluation of the options and costs associated with the relocation of the Building and Welfare Departments.

Parking for the Municipal Building is currently provided through use of the parking area belonging to the adjacent bank property. This appears to be working relatively well on an interim basis. However, a permanent, dedicated parking area should be provided for the Municipal Building employees and visitors. As previously noted, the need for additional parking to serve the Municipal Building will increase if the structure is expanded. One option is to develop a parking area that would serve both the Municipal Building and the surrounding commercial entities.

---

<sup>2</sup>This assumes the two part-time employees to be the equivalent of one full-time employee.

**FIGURE CF-2**

**MUNICIPAL BUILDING  
GLOUCESTER CITY, NJ**

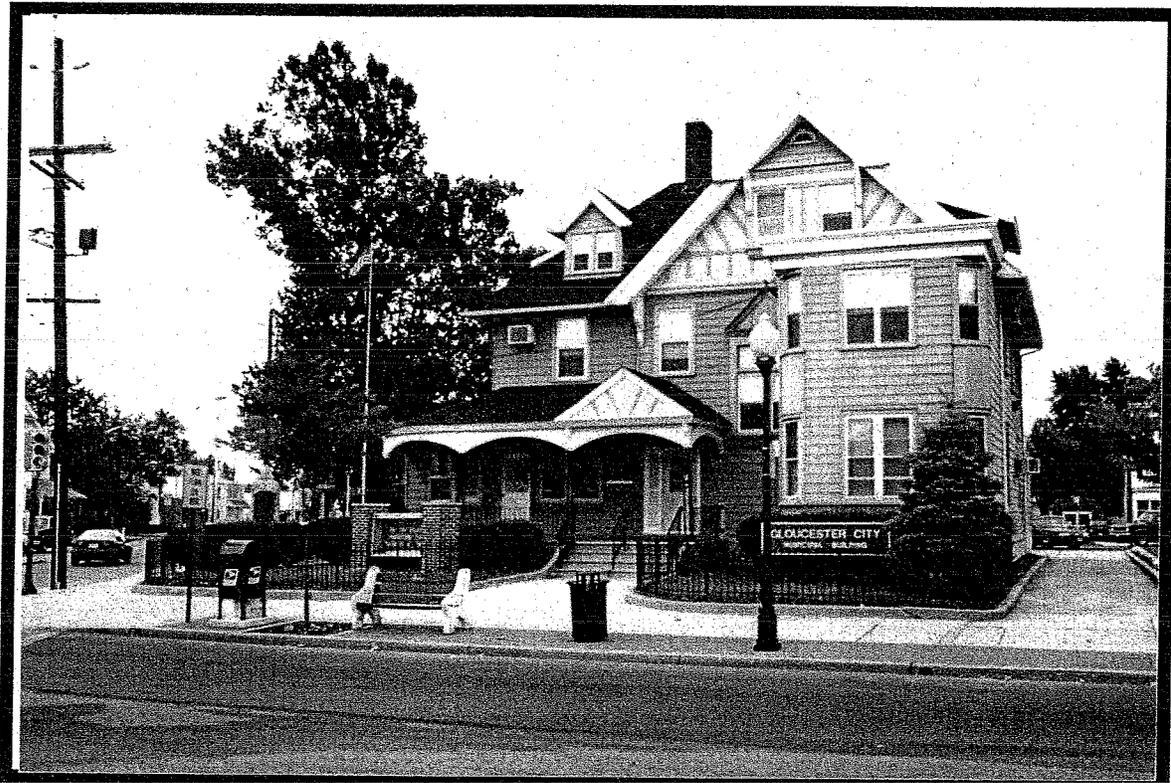


Photo by: Peter P. Karabashian Associates, Inc.

---

*This historic structure houses most of the City's administrative offices and serves as a strong municipal presence in the Broadway Commercial Corridor.*

---

**B. City Hall**

Gloucester City Hall is located on the 300 block of Monmouth Street (See Figure CF-3). Approximately one-half of this 8,816 sq. ft. brick building (4,408 sq. ft.) is occupied by the Gloucester City Police Department, with 2,600 sq. ft. utilized as the Council Members' Chambers and Municipal Court Facilities. The remaining 1,800 sq. ft. consists of office space for Court employees and public space.

The Gloucester City Police Department has a total of 25 officers and two civilian employees, broken down by rank and number as follows: Chief - 1; Lieutenant - 2; Sergeant - 4; Detective - 1; Patrolmen - 17.

In addition to the Police Department, five other municipal employees occupy City Hall.

The lack of parking is of critical concern in the vicinity of City Hall. The parking area for the adjoining church is used by employees of and visitors to City Hall, as well as those not using City Hall. The parking area is not of adequate size to handle parking demands on Court dates or when there are major public hearings scheduled.

FIGURE CF-3

CITY HALL  
GLOUCESTER CITY, NJ

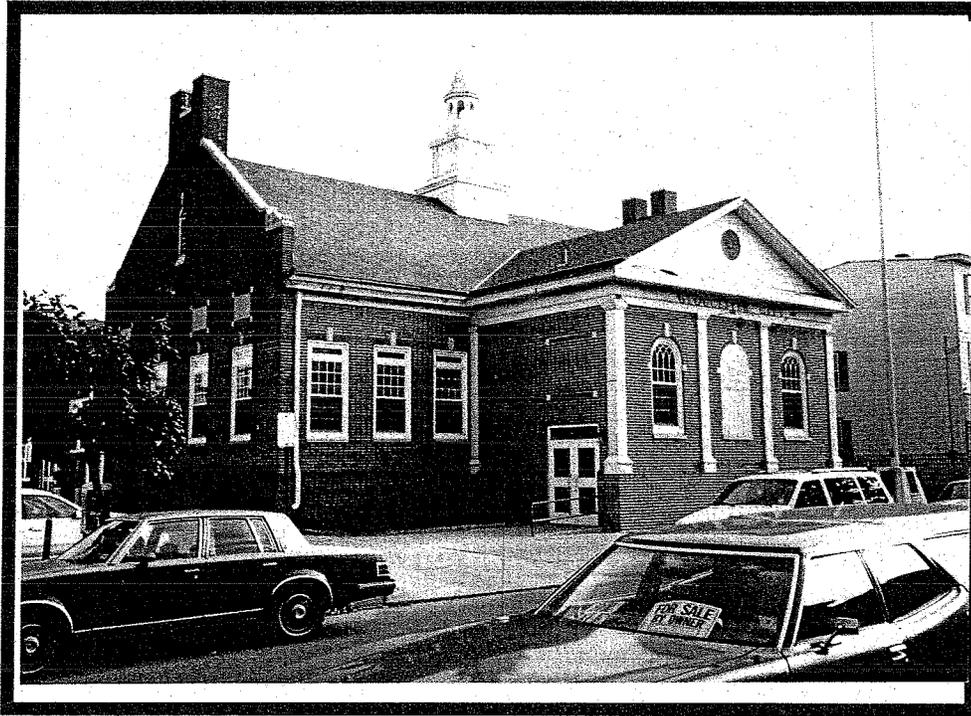


Photo by: Peter P. Karabashian Associates, Inc.

---

*City Hall houses the Council Members' Chambers and Municipal Court Facilities, as well as the Police Department. The lack of off-street parking is a particular problem on Court days.*

---

### **C. Fire Department**

The Gloucester City Fire Department recently relocated its headquarters from City Hall to the new Fire Station at King and Monmouth Streets. Although the Fire Department is located in the Historic District, Figure CF-4 clearly shows that the modern architecture of the building is not compatible with the character of the District. The building does have large areas of wall surface suitable for painting with murals (depicting events from the history of the City) which would help mask the architectural style.

The Fire Department equipment is located at four stations throughout the City as follows:

- Headquarters and Station 51 -- Located at King and Monmouth Streets (Figure CF-4);
- Station 52 -- Located at 9th and Jersey Avenues (Figure CF-5 & 5A);
- Station 53 -- Located at Highland Boulevard and Sylvan Avenue (Figure CF-6);
- Station 54 -- Located at Nicholson Road and Oxford Avenue (Figure CF-7).

The Fire Department has at its disposal the following equipment:

- Seven pieces of fire-fighting apparatus;
- Two ambulances;
- One rescue truck;
- One special services unit;
- Three boats with trailers.

FIGURE CF-4

FIRE DEPARTMENT HEADQUARTERS BUILDING  
GLOUCESTER CITY, NJ

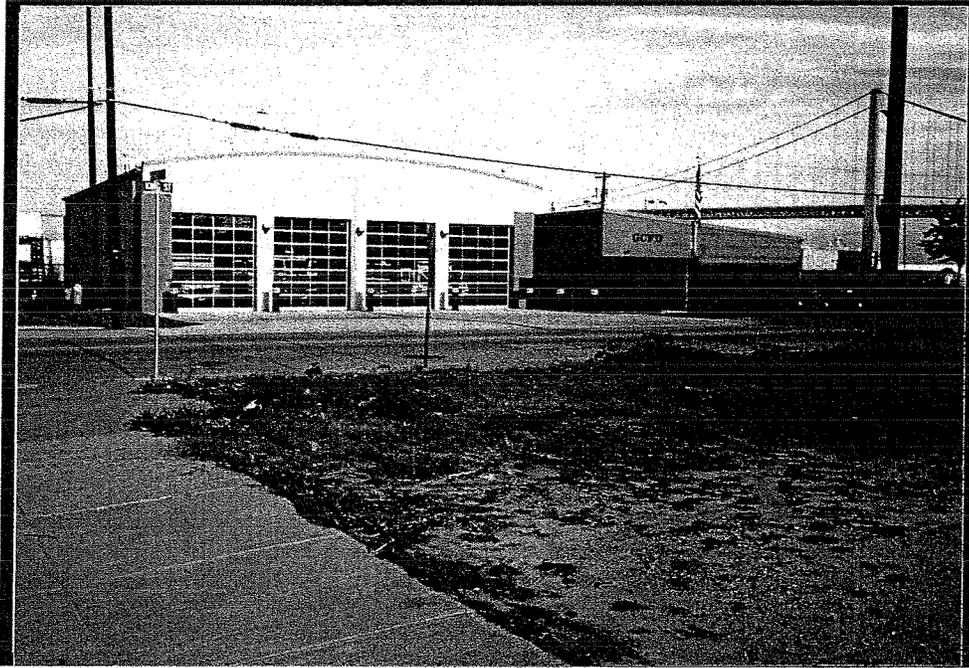


Photo by: Peter P. Karabashian Associates, Inc.

---

*Although the architectural style of this building is incompatible with its location in the Historic District, it does have substantial wall space which could be treated with murals promoting the history of the City.*

---

**FIGURE CF-5**

**FIRE STATION NUMBER 52  
GLOUCESTER CITY, NJ**

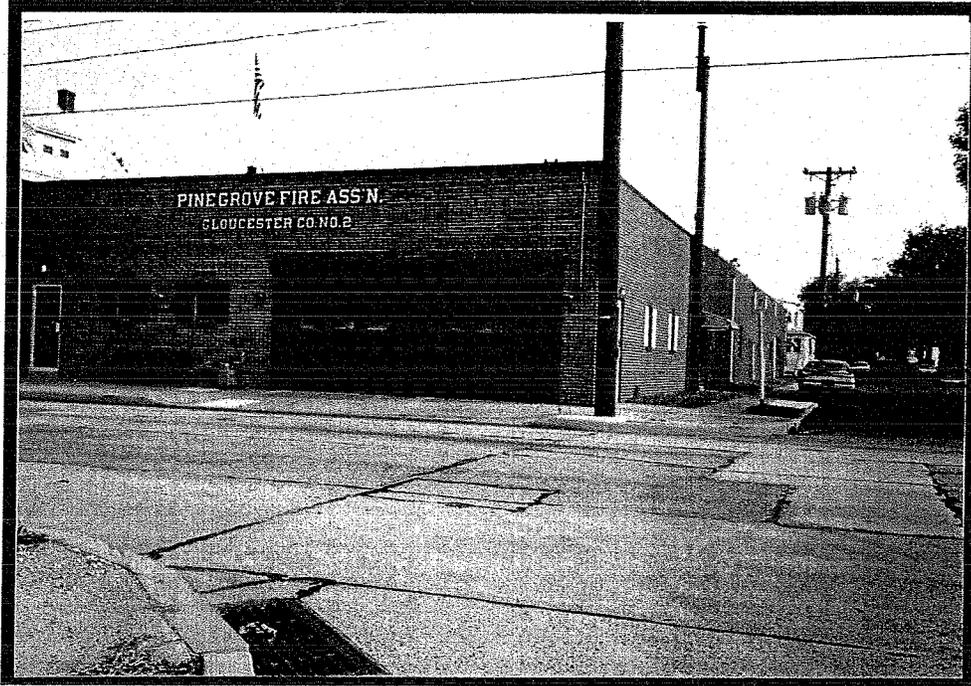


Photo by: Peter P. Karabashian Associates, Inc.

---

*This station occupies the entire area of the site, thus requiring persons attending meetings or social functions to park on surrounding streets.*

---

**FIGURE CF-5A**

**FIRE STATION NUMBER 52  
GLOUCESTER CITY, NJ**

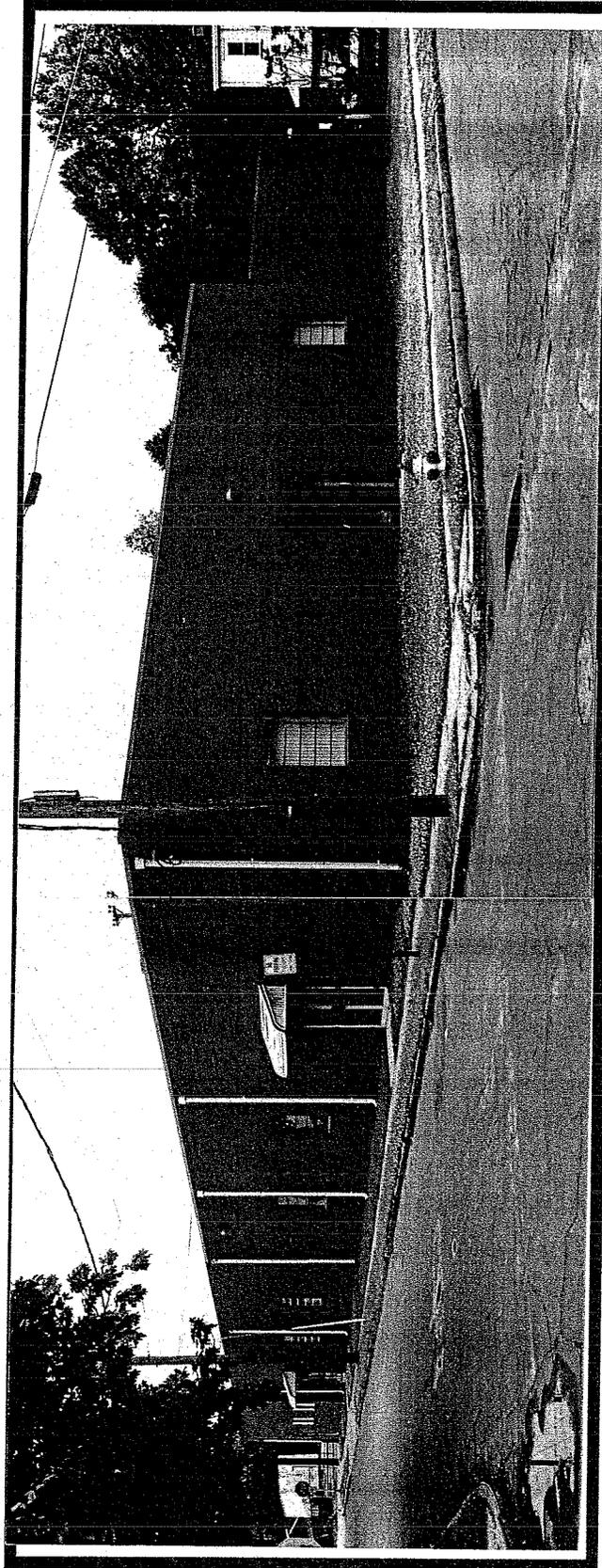


Photo by: Peter P. Karashian Associates, Inc.

---

*The side and rear walls of the building are potential mural sites which could improve the appearance of the building to nearby residents.*

---

**FIGURE CF-6**

**FIRE STATION NUMBER 53  
GLOUCESTER CITY, NJ**



Photo by: Peter P. Karabashian Associates, Inc.

---

*Station 53, which fronts on a residential street, appears to have ample parking for fire fighter personnel, as well as for residents attending meetings and social functions.*

---

**FIGURE CF-7**

**FIRE STATION NUMBER 54  
GLOUCESTER CITY, NJ**

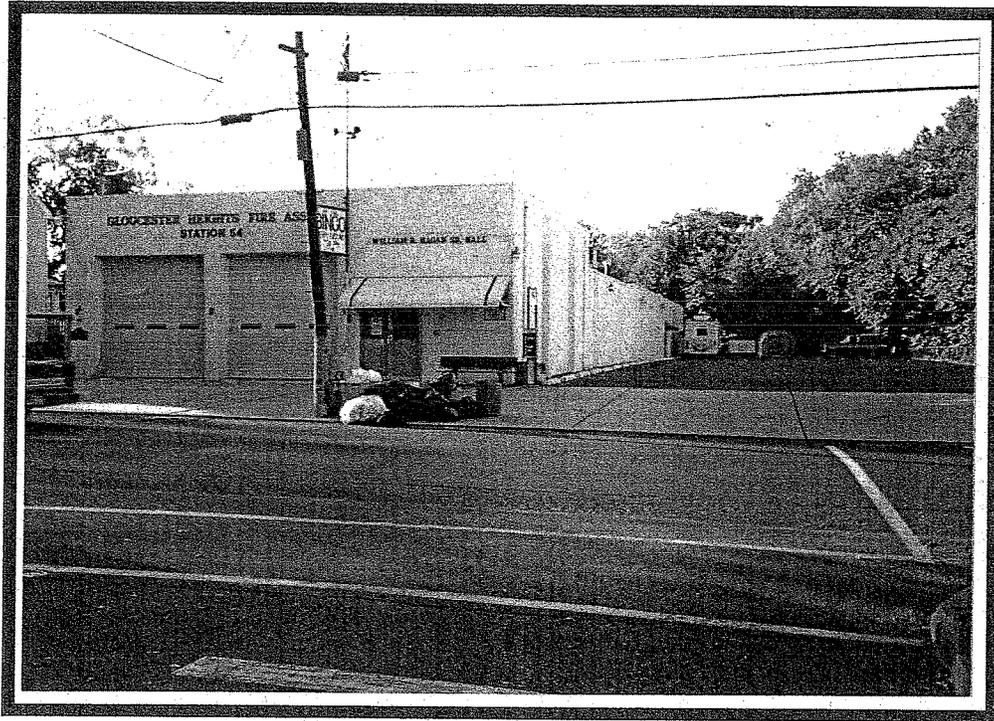


Photo by: Peter P. Karabashian Associates, Inc.

---

*Located on Nicholson Road, this fire station appears to provide adequate off-street parking for fire fighters and residents attending meetings or social functions.*

---

## D. Schools

### 1. Overview

The Gloucester City Board of Education currently operates six schools -- five elementary schools and one junior/senior high school. The exteriors of each school are shown in Figures CF-8 through CF-13.

Enrollment for the 1994-1995 school year was reported to be a total of 1,931 students, including 66 high school students from neighboring Brooklawn. The breakdown of the enrollments reported at the individual schools is as follows:

<u>School</u>	<u>Grades</u>	<u>Enrollment</u>
Broadway	K through 2 plus Special Education	97
Brown Street	K through 2 plus Special Education	82
Mary E. Costello	K through 6 plus Special Education	665
Gloucester Heights	1 through 5 plus Special Education	139
Highland Park	Pre-school through 2 plus Special Educ.	95
Junior/Senior High	7 through 12	853 <sup>3</sup>

### 2. Cold Springs School

A new school, the Cold Springs School, was recently built and dedicated on November 19, 1995. It is located on a 16-acre parcel on Market Street between the Junior/Senior High School and the Cedar Grove Cemetery (See Figure CF-8), and was formerly the site of the Cedar Grove Apartment Complex.

The Board of Education plans to close four existing schools (Broadway, Brown Street, Gloucester Heights, and Highland Park) and reorganize the schools so that children from Pre-School through Grade 3 will attend Cold Springs School, and students from 4th through 6th Grades will attend the Mary Costello School. The Junior/Senior High School will continue to serve Grades 7 through 12.

When the Cold Springs School is occupied, the Board of Education intends to dispose of (sell) the closed school buildings.

---

<sup>3</sup>Enrollment number represents 787 local students plus 66 students from Brooklawn.

3. Broadway School

The Broadway School location in the central business district of the City underscores the importance of finding an appropriate use to occupy the building and serve as an anchor to the surrounding commercial area. Appropriate uses for this site would include a professional office complex, a community center (e.g. combining day-care service with an art center, health services, etc.) or housing for senior citizens. Another option would be to use this building as the administrative office for the local Board of Education which would not only generate year-round activity, but would also maintain a public presence in a highly visible location.

4. Brown Avenue School

Although located east of Broadway, the area immediately around the Brown Avenue School has similar densities to the Historic District. The future reuse of this site should not only be compatible with the existing residential character of the neighborhood, but should also include preservation of open space on this site for use by local residents.

5. Gloucester Heights and Highland Park Schools

The Gloucester Heights and Highland Park Schools are located in residential neighborhoods constructed at lower densities than around the Brown Street School. The future occupancy of these buildings for commercial use would be inappropriate given the character of the surrounding neighborhoods. Appropriate uses would include, but are not limited to, occupancy by a church, a fraternal club, a service organization, or a day-care center.

FIGURE CF-8

GLOUCESTER CITY JUNIOR/SENIOR HIGH SCHOOL  
GLOUCESTER CITY, NJ



Photo by: Peter P. Karabashian Associates, Inc.

---

*The junior/senior high school facility occupies the center portion of this photo. Also pictured near the upper right-hand corner is the newly-constructed Cold Springs School.*

---

FIGURE CF-9

THE MARY E. COSTELLO SCHOOL  
GLOUCESTER CITY, NJ

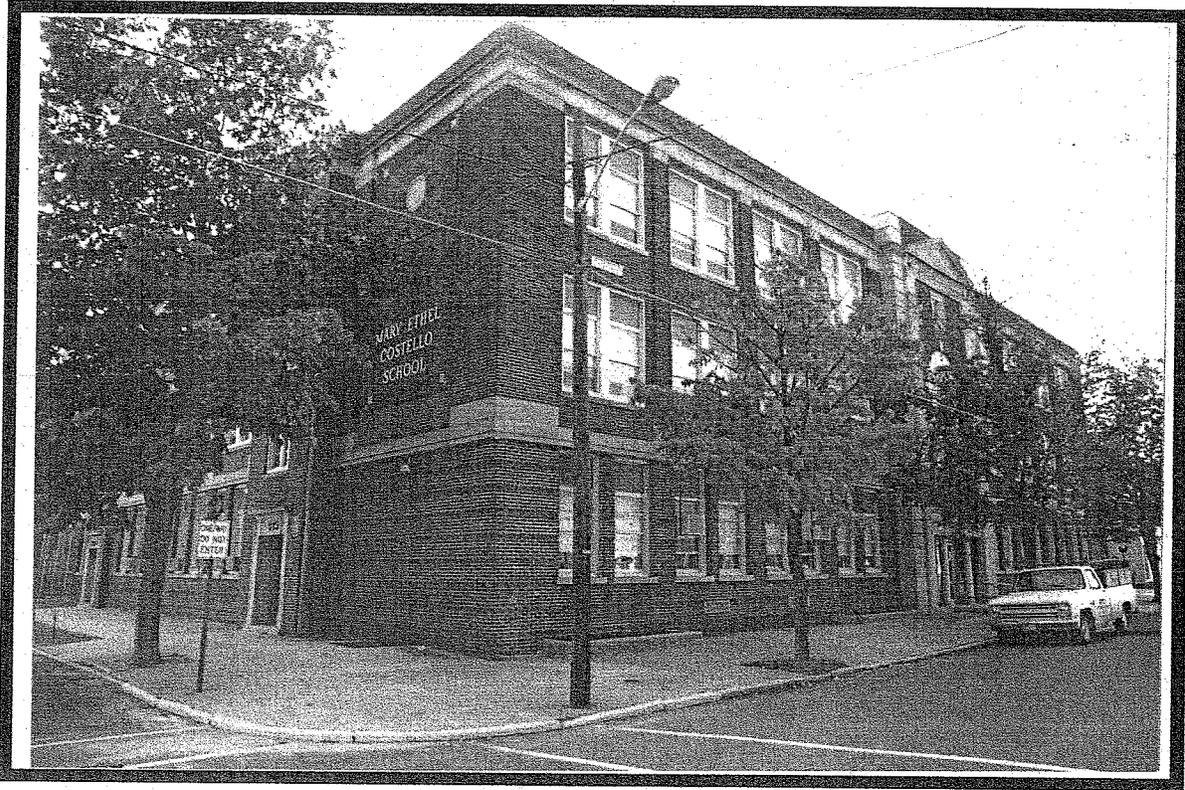


Photo by: Peter P. Karabashian Associates, Inc.

---

*Located on Cumberland Street near Broadway, this school will remain in service after the Cold Springs School is opened.*

---

**FIGURE CF-10**

**BROADWAY SCHOOL  
GLOUCESTER CITY, NJ**



Photo by: Peter P. Karabashian Associates, Inc.

---

*Scheduled to be taken out of service, this school building could be converted to an office or commercial use to anchor the surrounding commercial area.*

---

**FIGURE CF-11**

**BROWN STREET SCHOOL  
GLOUCESTER CITY, NJ**

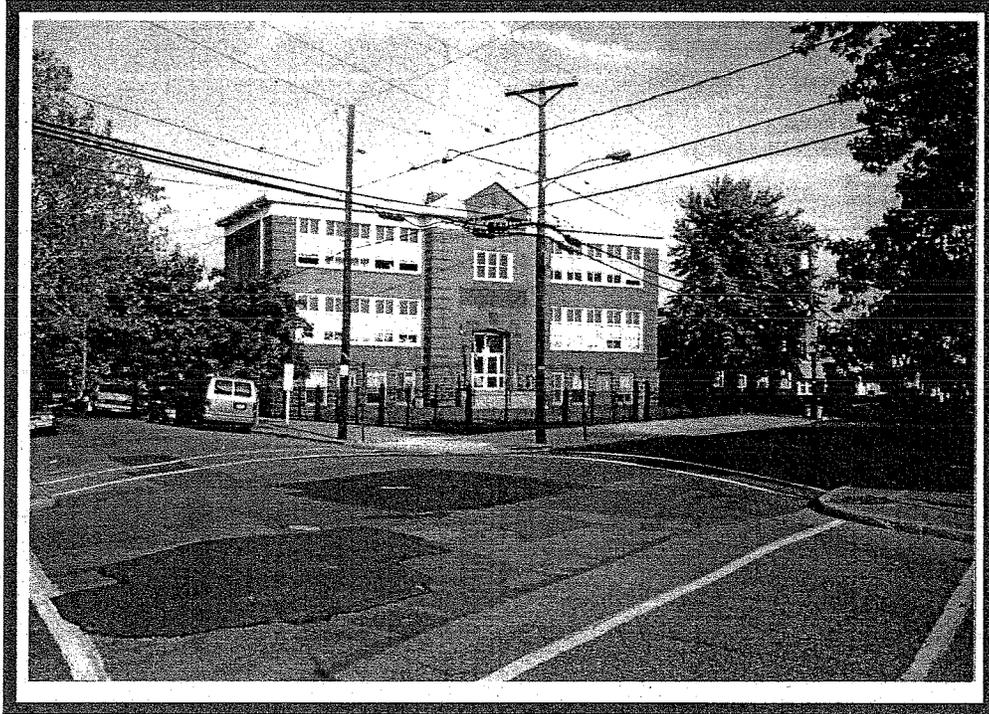


Photo by: Peter P. Karabashian Associates, Inc.

---

*The future reuse of this school should maintain compatibility with the surrounding residential neighborhood.*

---

**FIGURE CF-12**

**GLOUCESTER HEIGHTS SCHOOL  
GLOUCESTER CITY, NJ**



Photo by: Peter P. Karabashian Associates, Inc.

---

*Although there is a mix of uses on Nicholson Road, future use of this building should be supportive of area residents.*

---

**FIGURE CF-13**

**HIGHLAND PARK SCHOOL  
GLOUCESTER CITY, NJ**

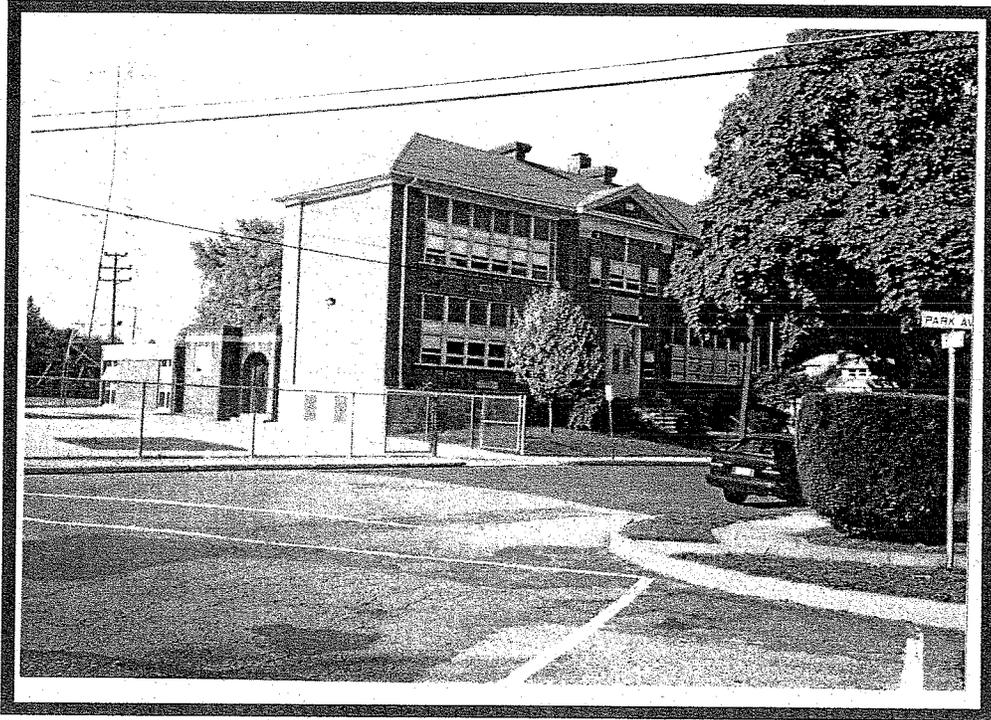


Photo by: Peter P. Karabashian Associates, Inc.

---

*The reuse of this school should be compatible with the residential character of the area.*

---

## **E. Public Works**

The Public Works Department occupies approximately 2.5 acres of land on Brick Street in the Gloucester Point industrial area (See Figure CF-1). The Public Works yard is located immediately adjacent to the site of the former sewerage treatment plant, which was leased by the City to Compost America.

The facilities at the Public Works yard include a maintenance garage/office building, enclosed storage areas for sand and salt, and a dumpster for recyclable materials. Municipal vehicles and equipment (e.g. dump trucks, snow plows, etc.) are stored outdoors, where they are subject to constant exposure to the elements. There is no on-site parking for employees.

Relocation of the Public Works Facilities is recommended to allow for modernization, to meet the space requirements to accommodate existing and future equipment requirements. Also, relocation would provide additional area for the future expansion of Compost America. The problem facing the City, then, is where to relocate.

Although there is vacant land in the Gloucester Point area, it would be put to a better use through development of an industrial or commercial tract. City officials have suggested locating the Public Works at a site adjacent to the old Waterworks. However, development at that site would result in the loss of some of the existing recreational facilities, thus increasing the usage of the remaining areas. Furthermore, the Waterworks location would require the Public Works Facilities to be extensively screened to minimize visual and noise impacts on nearby residential uses.

The recommended alternative to solve this dilemma is for the City to acquire the "Starlight Theater" property and develop a portion of that tract as the Public Works Yard. The remainder of the land could be developed as a recreational facility to address an existing need. A conceptual plan of the public use of this site is included as Figure CF-14. Development of a Public Works Yard at this location has several advantages:

- The site has adequate area to accommodate future space needs of the Public Works Department,
- Proper placement of the facility would create a special buffer between the adjacent substation and the recreational uses (or other uses) on the remainder of the parcel.
- The site has adequate area to provide a site design and buffering to minimize the impact on nearby residents.
- The site can be accessed directly from Route 130, thus eliminating the need for deliveries to traverse residential streets.