

GLOUCESTER CITY MASTER PLAN

HOUSING AND LAND USE REPORT

ZONES 1 THROUGH 3

HOUSING AND LAND USE REPORT

ANALYSIS_ZONE_1

Bounded by....Newton Creek on the north, the Delaware River on the west, Monmouth Street on the south, and Ellis Street, Linden Street, Broadway & Passiac Streets on the east.

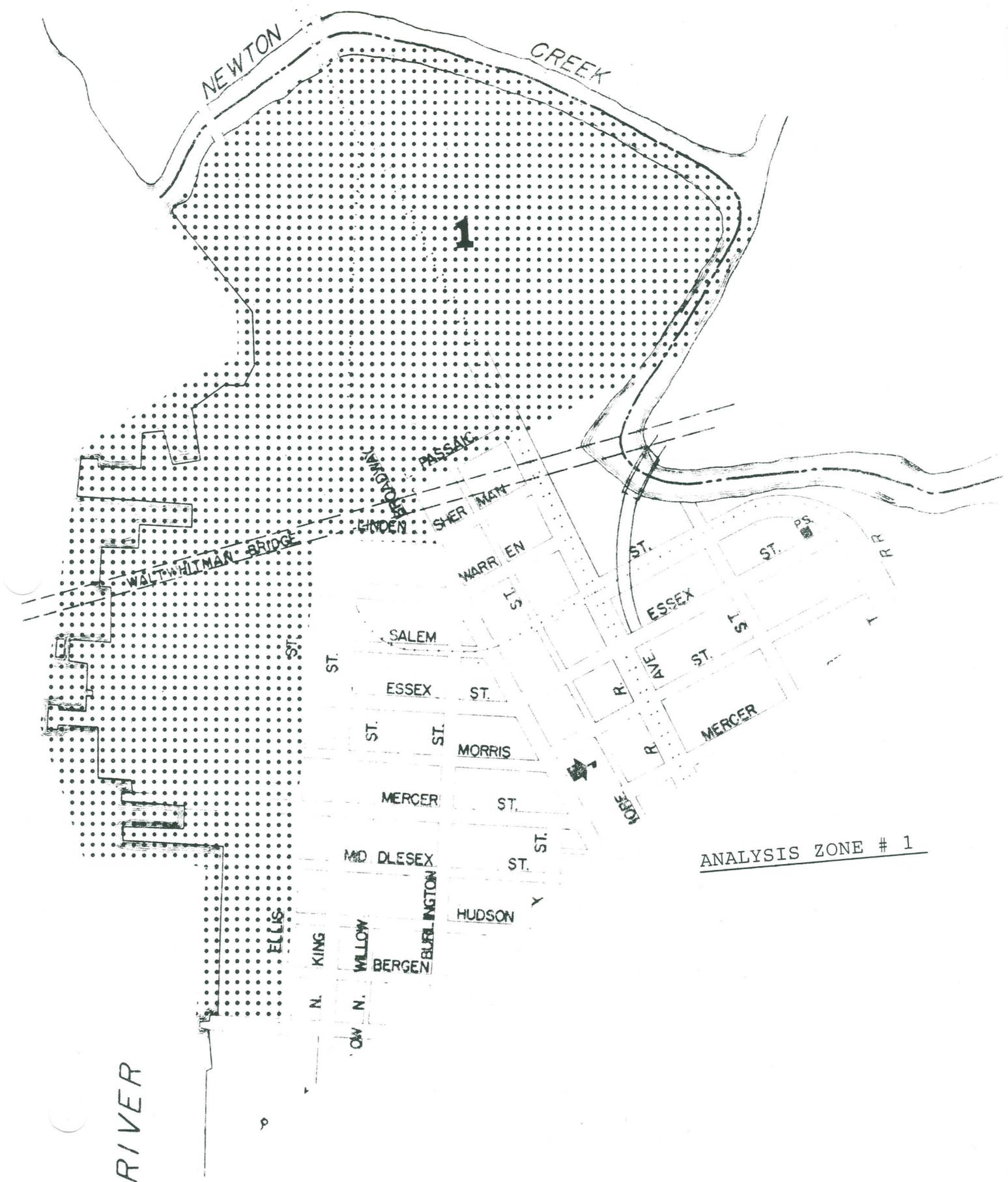
ZONING - I-1 Light Industrial with a small section between King and Broadway zoned B-1 commercial.

<u>HOME</u>	<u>INDUSTRIAL</u>	<u>VACANT</u>	<u>TOTAL</u>
2	2	2	6

Analysis Zone 1 is largely industrial containing the entire Holt Port & Warehouse Complex, a large marsh area along Newton Creek, two attached homes and a warehouse along Broadway. The two residences are left over from an earlier period and essentially represent an intrusion into what is now an industrial district.

ASSETS

Analysis Zone #1's assets include its extensive Delaware Riverfront, the large unused flood plain area, and its proximity to the main Fire Station. The Delaware River waterfront has attracted the Holt Port Facility which has provided an economic mainstay to the city and has generally been an employment asset. The marsh and flood plain area is an asset in its development potential for industry or simply as an open area for recreation. Another asset is the good condition of both N. King and N. Broadway -- the major roads of this zone.



ANALYSIS ZONE # 1

LIABILITIES

Analysis Zone 1's weaknesses are typical of an industrial area. Truck traffic and noise are high. The buildings are deteriorated and the support piers for the Walt Whitman Bridge are a visual intrusion. This zone contains two homes, mainly because the industrial character does not foster a desirable living environment.

Two weaknesses which hinder the zone's industrial function are its lack of adequate water for fire fighting purposes and the poor condition of streets such as Ellis St. (rated 2), heavily used by Holt employees. In the Holt complex, there are no fire hydrants or drafting tubes along the Delaware. Thus, were the Holt Complex to have a major fire, the complex could be seriously jeopardized by the lack of fire fighting water--a situation which demands a remedy.

Facilities for proper truck access and employee parking are both seriously deficient at the Holt Complex and represent a major intrusion into the adjacent residential zones.

TYPE OF HOUSING STOCK

An analysis of the housing data for this zone by Type is shown below:

<u>TYPE</u>	<u>NO.</u>	<u>%</u>
Single	---	---
Twin	<u>2</u>	<u>100</u>
Row	---	---
Apt.	---	---
TOTAL	2	100

CONCLUSIONS AND RECOMMENDATIONS

Land Use- This zone is clearly serving as a regional port and cargo handling facility with a potential for large peak employment (1,500 + employees). The area has long been an industrial area and the intrusion of non-compatible uses within the zone should be discouraged. Vehicular access and parking for this area must be upgraded in order to properly serve this area and prevent further encroachment upon the adjacent neighborhoods.

This zone requires strong buffer in order to protect adjacent neighborhoods from the noise, dirt and unsightly aspects of a port facility.

RECOMMENDATIONS

The City should undertake the following steps to enhance the economic viability of this zone and simultaneously protect adjacent neighborhoods from the noise and unsightly aspects of the port industry:

1. Designate this area as a port zone with special zoning controls;
2. Set proper standards for parking and buffer zones as well as noise attenuation;
3. Encourage Holt Cargo Systems to develop a master plan for its own complex;
4. Designate Salem Street as the southern most point for truck access on King Street for Holt Cargo Systems;
5. If necessary, assist Holt Cargo in acquiring those properties on the west side of King Street, north of Essex Street so that a truck entrance can be located as far north on King as possible.
6. Permit no further port development south of Monmouth Street.