

ANALYSIS ZONE 5

Bounded by...Market Street on the north; the West Jersey and Seashore Railroad on the east; Jersey Avenue and the Little Timber Creek on the south, and what would be the extension of Willow Street between Market Street and Jersey Avenue on the west.

ZONING - Almost all R-2 Residential with a strip of B-1 Commercial along Broadway.

	<u>DWLNGS</u>	<u>CMRCL</u>	<u>INDSTL</u>	<u>PUB</u> (Utly)	<u>PRK</u>	<u>VAC</u>	<u>TOTAL</u>
No.	631	60	7	6	1	115	820
%	77%	7%	1%	1%	-	14%	100%

Analysis Zone 5 is quite similar to Zone 4 with a small incidence of industry and a larger proportion of single (detached dwellings). Architecturally historic homes are frequent but often in poor condition. The proportion of renter vs owner occupied dwellings is relatively low in zone 5 at 22%. Streets are in fair condition, although ratings of 3 are still over 50%. Truck traffic is heavy on Broadway and Jersey Avenue with less substantial traffic on Market Street. Stores are peppered along Broadway as in Zone 4. There is also a historic cemetery in Zone 5, the Union Cemetery.

Strengths and weaknesses are the same as in Zone 4. However, housing conditions east of 6th Street are considerably better than west of 6th Street. Two factory/depots on 6th and Powell and 6th and Hunter intrude into this predominantly residential neighborhood. They are large, but not noisy or foul smelling and conflict as minimally as can be expected with surrounding dwellings. Also the scattered retail concerns with no off-street parking cause traffic flow interruption similar to Zone 4. Hence, Zone 5 is a predominantly residential zone with some industrial intrusion and retail related traffic problems.



ANALYSIS ZONE #5

DELAWARE

ELLIS KING WILSON BERGEN BURLINGTON N. KING WILLOW N. RIDGE AV. S. MARKET S. RIVERWAY S. CUMBERLAND S. MONMOUTH ST. SOMERSET ST. BROAD ST. CHAMPION WAY

LAKE AMON HICKMAN BARNABY BAYNES MARTIN'S LAKE FRANCES MARY ST. RIDGEWAY ST. ST. ST. KATHERINE E. BROWN WESTMINSTER WASHINGTON AV. LITTLE SOMERSET

HUGHES ST. BURDOSA HARLEY PERSON ST. STINSON AV. THOMAS LANE BARNARD AV. SITES AV. JOHN H. JERSEY SOUTH JOHN H. JERSEY ST. GEDD ST. CENTER ST. CHERRY ST. DIVISION ST. HUNTER ST. JERSEY ST. LINDEN ST. MARKET S. RIVERWAY S. CUMBERLAND S. MONMOUTH ST. SOMERSET ST. BROAD ST. CHAMPION WAY

CR. MOOK TIMBER LITTLE SEWAGE PLANT BRICK ST. BRICK ST. ELM ST. GROVE ST. ST. ST. ST. ST. 9TH ST. 8TH ST. 7TH ST. 6TH ST. 5TH ST. 4TH ST. WATER ST. WALNUT ST. CHARLES ST. SPRUCE ST. 6TH ST. 5TH ST. 4TH ST. 3TH ST. 2TH ST. 1TH ST.

RAILROAD AND SEASHORE

FILMORE ST. BROAD ST. CHAMPION WAY

AT LANTIC ST. JOY ST. MARKET S. RIVERWAY S. CUMBERLAND S. MONMOUTH ST. SOMERSET ST. BROAD ST. CHAMPION WAY

ORANGE ST. POWELL ST. RIDGE AV. S. MARKET S. RIVERWAY S. CUMBERLAND S. MONMOUTH ST. SOMERSET ST. BROAD ST. CHAMPION WAY

ELLIS KING WILSON BERGEN BURLINGTON N. KING WILLOW N. RIDGE AV. S. MARKET S. RIVERWAY S. CUMBERLAND S. MONMOUTH ST. SOMERSET ST. BROAD ST. CHAMPION WAY



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	<u>153</u>	<u>24.25</u>
Twin	<u>217</u>	<u>34.39</u>
Row	<u>241</u>	<u>38.19</u>
Apt.	<u>20</u>	<u>3.17</u>
TOTAL	631	100.00

CONCLUSIONS AND RECOMMENDATIONS

1. Industrial uses are basically incompatible with the residential nature of this zone and should be discouraged from locating or expanding in this area.

2. Off-street parking requirements for retail uses should be enforced by the zoning and planning boards strictly for new uses.

3. Efforts at housing inspections and code enforcement in this zone should be stepped up to arrest any further decay of the housing stock.

4. Extend the B-1 zone from Broadway on the old A & P site to Jersey Avenue including lots 18 thru 30, 18A and 19A of Tax Map Block #97 and lots 8 thru 10, 25, 27A thru 42B and 44 through 53 on Tax Map Block #98.

5. Stiffen the buffer requirements of the B-1 Zone where a commercial use abuts a residential zone.