

ANALYSIS ZONE 7

Bounded by... The West Jersey and Seashore Railroad on the west; Hudson Street and Nicholson Road on the south; Newton Creek in the east and the Walt Whitman Bridge on the north.

ZONING - R-1 Residential with E-1 Environmental along Newton Creek.

Analysis Zone 7 is almost entirely residential with open space, City water treatment plant, and a private swimming club along Newton Creek. Dwellings are single (detached) and semi-detached (twin) with one group of row homes. This is a newer area with very few architecturally historic homes.

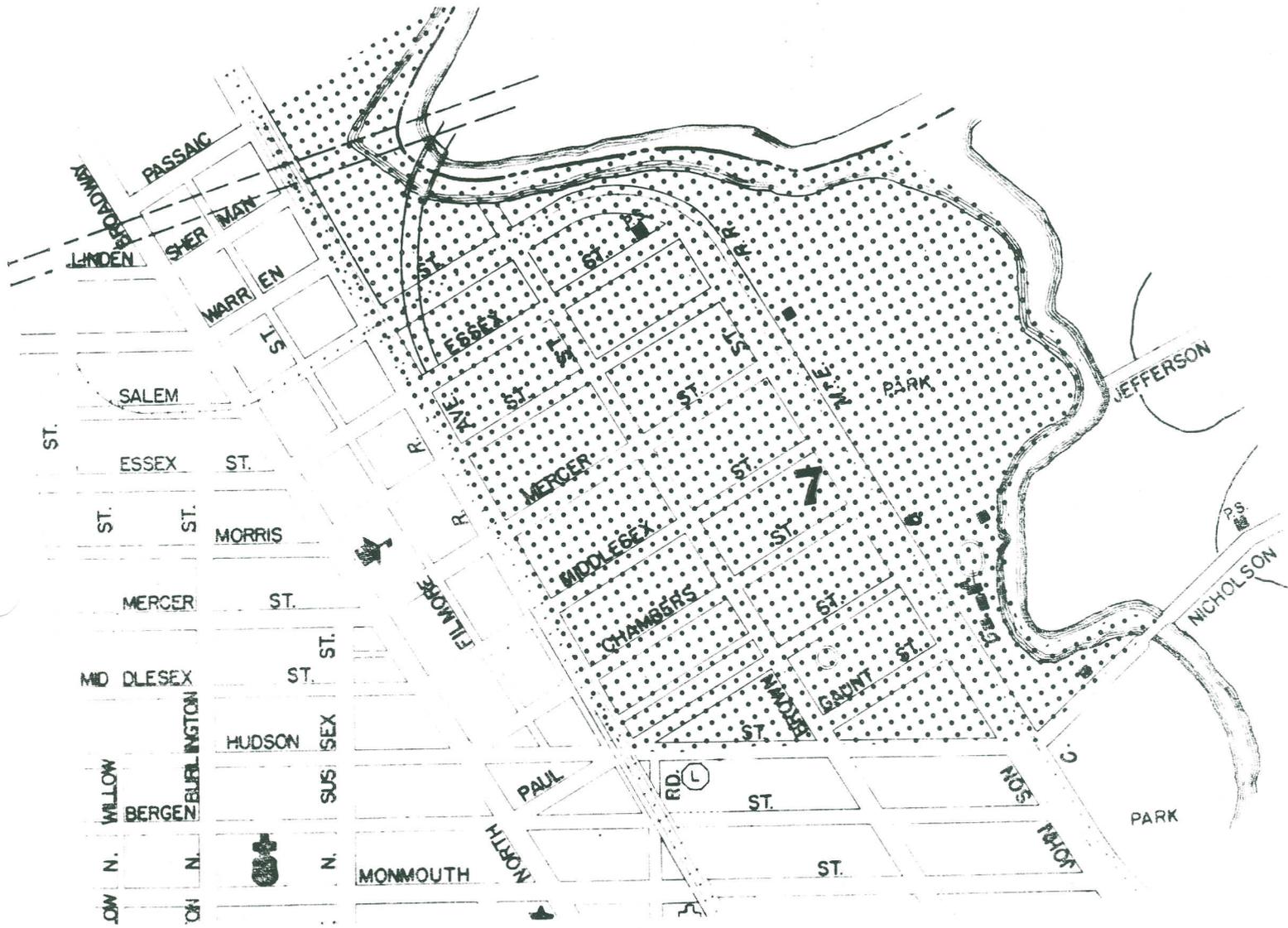
Conflicting land uses would include the railroad with the danger of derailment and the industrial traffic pouring into Essex Street from the Collings Avenue spur of Rt. 42 - 676 travelling towards the Delaware. The noise and pollution caused by the industrial traffic lowers the quality of residential use for Essex Street. In sum, analysis zone 7 is a residential neighborhood complimented by a park area with incompatible transportation intrusions.

The distribution of land use types is as follows:

	<u>DWELLINGS</u>	<u>PUBLIC</u>	<u>PARK</u>	<u>VACANT</u>	<u>TOTAL</u>
No.	268	2	3	7	280
%	96%	1%	1%	2%	100%

ASSETS

This zone contains a pleasant neighborhood ringed with open space. There is much more open space than the older area of the city (Zones 4 and 5). Most dwellings were built in the early part of this century and are, on the whole, in



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good condition (ratings of 4's & 5's on a scale of 6). The proportion of renter vs owner occupied housing is very low at approximately 5.9%.

Streets are also in fair-good condition, mostly rating 4's (on a scale of 1 to 5). Basketball, tennis courts, and ballfields near Nicholson Road, as well as a playground on the corner of Hudson and Paul Streets, offer ample recreational possibilities. Open space along Newton Creek provides natural beauty and a wildlife refuge.

LIABILITIES

Weaknesses in Zone 7 are few. One would be the presence of the railroad on the western border of the zone which, if there were a derailment, could cause major problems since it often carries dangerous chemicals. Another weakness is the meandering swampy tidal flats of the Newton Creek which are visually unpleasant and occasionally odor producing at low tide.

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>198</u>	<u>73.88</u>
Twin	<u>50</u>	<u>18.66</u>
Row	<u>16</u>	<u>5.97</u>
Apt.	<u>4</u>	<u>1.49</u>
TOTAL	268	100.00

CONCLUSIONS AND RECOMMENDATIONS

This area of the City is one of the better residential neighborhoods in the City, and the houses are well kept. Actions which the City could take in order to improve the liveability of this area would include:

1. Initiate discussions with the County to extend Collings Avenue to Passaic Street and Broadway, and eliminate the access for trucks through Essex Street;
2. Initiate discussions with Conrail as to the possibility of installing noise barriers along the railroad right of way;
3. Initiate discussions with the New Jersey Department of Environmental Protection as to the possibility of dredging and impounding the South Branch of Newton Creek to create a lake for fishing and boating and eliminate the visual eyesore and odor condition from the swampy mudflats.