

ANALYSIS_ZONE_9

Bounded by... The West Jersey and Seashore Railroad on the west; Market Street on the south; Little Somerset Street, Somerset Street and South Branch Newton Creek on the north; and a line delineated by a creek and a lake passing through census blocks 121, 122, 129 on the west.

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

	DWLNGS	CMRCL	INDSTL	VACANT	TOTALS
No.	260	9	2	28	299
%	87%	3%	1%	9%	100%

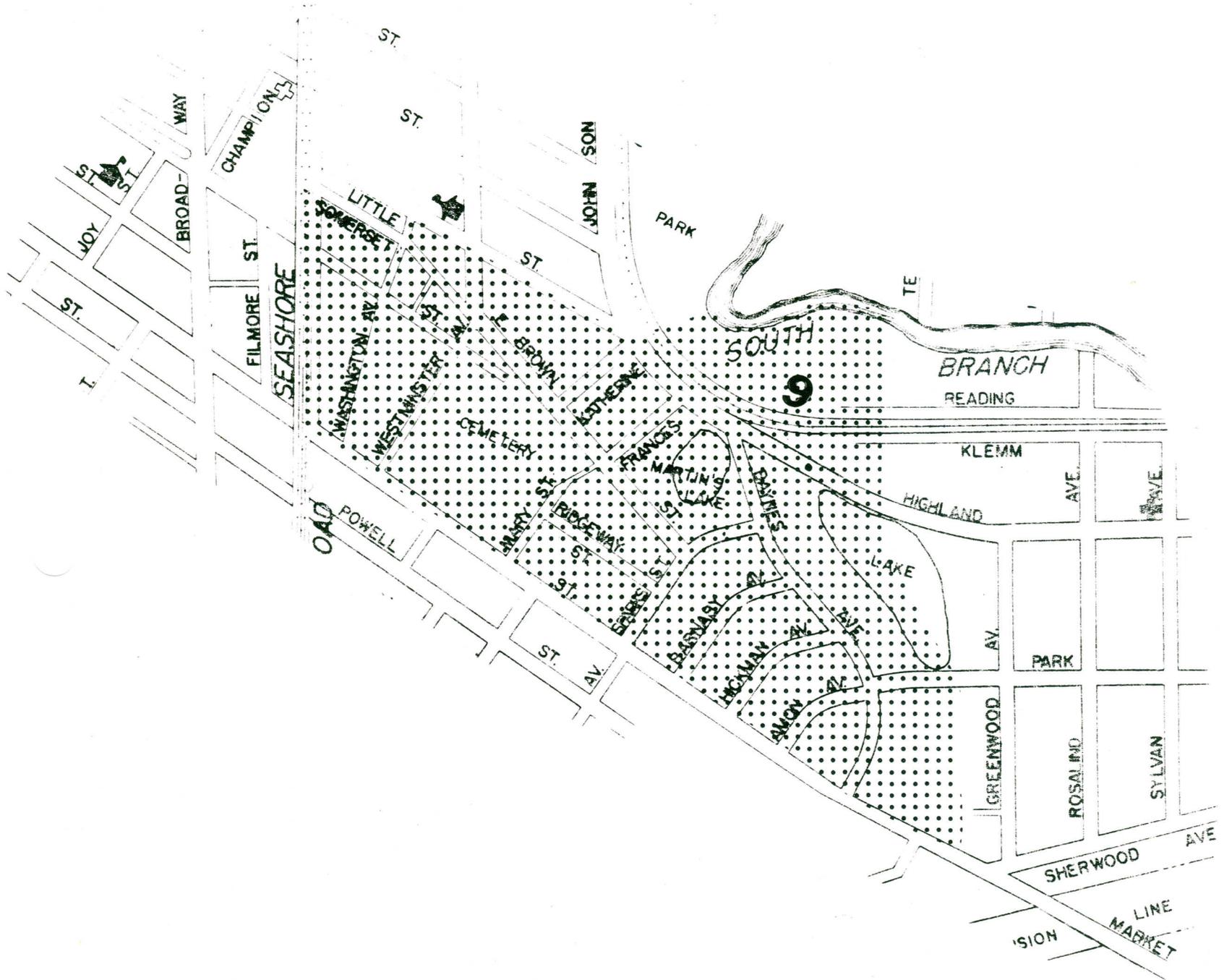
Analysis Zone 9 is primarily residential with some commercial activity along Market Street and industry in the western section adjacent to the railroad. Most dwellings are single family with several attached and semi-detached dwellings near the railroad. The percentage of renter-occupied housing is moderate at approximately 16.75%. There is also a cemetery and a park.

In this residential zone the two industrial sites near the railroad and the railroad itself are incompatible land-uses. Truck traffic along Market Street is also incompatible. Retail concerns along Market Street, such as the WAWA, are compatible.

Assets

Industry near the railroad provides jobs. Stores on Market Street, such as the WAWA, supply the food needs of many residents. The park and playground on Johnson Blvd. provide recreation to the neighborhood. Most roads have a good rating of 4 and many of the homes are well kept, creating a pleasant atmosphere. A few of the homes near the railroad are of an historic vintage and could be real assets to the neighborhood if properly restored.

ANALYSIS ZONE # 9



LIABILITIES

Weaknesses of Zone 9 include its proximity to the railroad and industry located next to residences. These combine to create an unpleasant atmosphere. Although most streets are rated 4, over a third are rated 3's. Truck traffic on Market Street is frequently noisy and unpleasant.

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>172</u>	<u>66.15</u>
Twin	<u>73</u>	<u>28.08</u>
Row	<u>13</u>	<u>5.00</u>
Apt.	<u>2</u>	<u>0.77</u>
TOTAL	260	100.00

RECOMMENDATIONS

1. Maintain the R-1 Zoning Regulations for this area.
2. The Planning and Zoning Boards should discourage any non-residential uses in this neighborhood.
3. The City should maintain a frequent housing inspection program for this neighborhood to prevent any incursion of blight into this area.