

ANALYSIS_ZONE_10

Bounded by... The West Jersey and Seashore Railroad on the west; Market Street on the north; and the Cedar Grove Cemetery, Highland Park Apts. & PSEG power line right of way on the southeast.

ZONING - R-1 Residential with a strip along Market Street adjacent to the railroad zoned B-2 Commercial.

	DWLNGS	CMRCL	INDSTL	PUB	PRK	VAC	TOTAL
No.	244	8	1	1	1	30	285
%	86%	3%	<1%	<1%	<1%	11%	

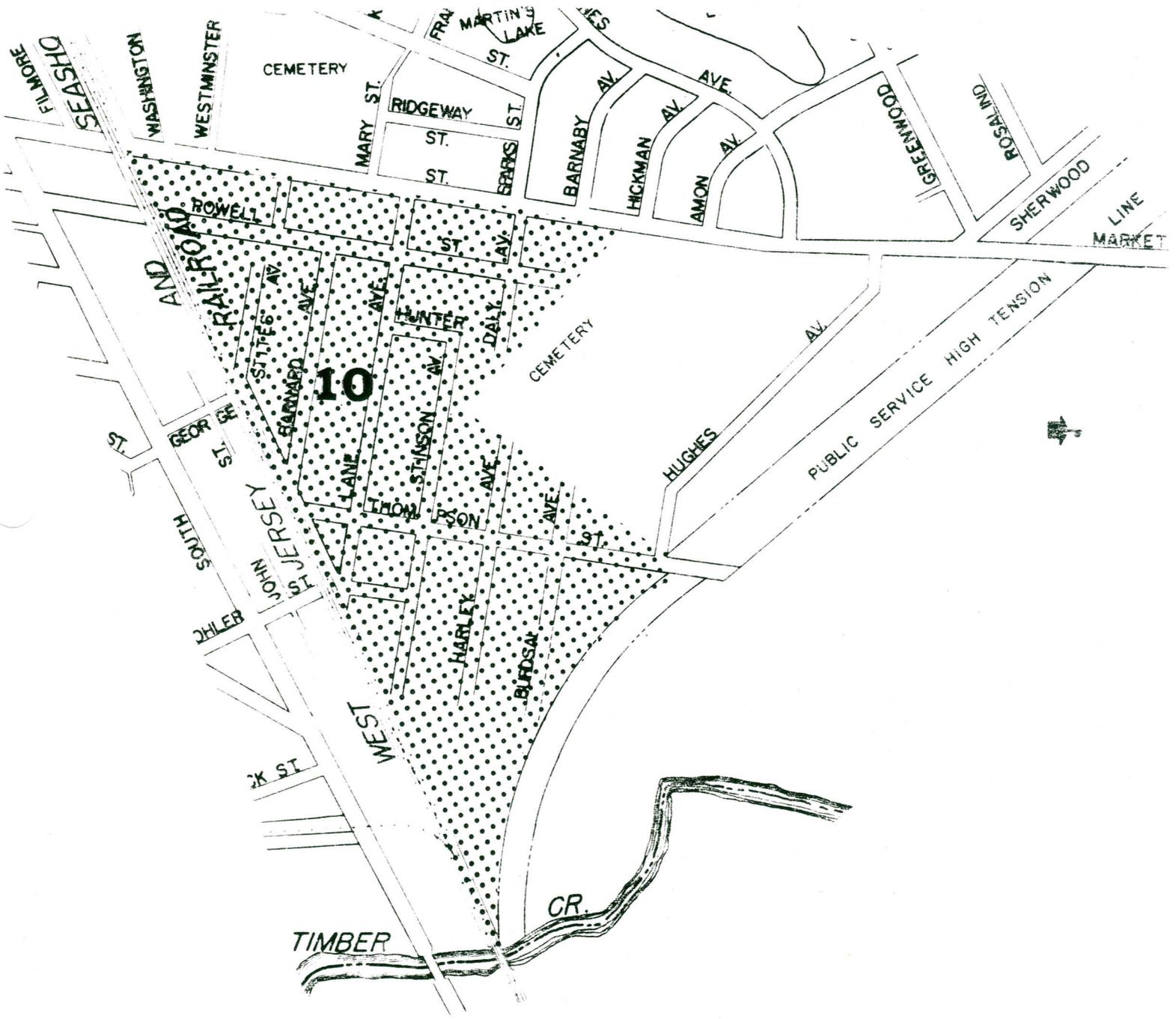
Analysis Zone 10 is primarily residential with commercial activity along Market Street. Most dwellings are unattached with sporadic semi-detached dwellings. There are a few homes of historic caliber. The proportion of renter occupied housing is below average for the City at approximately 13.0%. This zone is east of the railroad and borders the railroad for almost half of its length in Gloucester City.

Conflicting landuses include the railroad and the Pedrick Construction Company located on Market Street next to the railroad. Pedrick's parks frontend loaders and assorted trucks on this lot without buffering which is visually and auditorally offensive to neighboring residential uses. Retail uses along Market Street are generally compatible with residential landuse.

ASSETS

Zone 10 is less densely developed and more spacious than the older zones west of the railroad. It is essentially cut off from the rest of the city by the railroad, Market Street, Little Timber Creek, the high school and an apartment complex. Thus, Zone 10 forms its own little neighborhood.

ANALYSIS ZONE # 10



There is a small playground at Lane Ave. & Thompson St. and generally the streets are lightly traveled which makes it ideal for children to play. There are a few large gothic revival homes with handsome turrets. Along and near Market Street are a few stores, such as a deli, barber shop, laundromat and ice cream parlor that provide for some of the needs of residents. Roads are generally in good condition and homes are well-kept.

LIABILITIES

Although the railroad isolates this zone and gives it a neighborhood atmosphere, its proximity is a weakness due to noise and vibration from trains and the possible hazards from derailment.

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>207</u>	<u>84.84</u>
Twin	<u>28</u>	<u>11.47</u>
Row	<u>9</u>	<u>3.69</u>
Apt.	<u>9</u>	<u>3.69</u>
TOTAL	238	100.00

RECOMMENDATIONS

1. The Planning and Zoning Boards strictly maintain the R-1 zoning for this neighborhood.
2. Any new uses in the B-2 zone should be required to provide substantial noise and visual buffers between themselves and nearby residential uses.
3. The City should maintain a frequent housing inspection program in this neighborhood to encourage improvement and discourage blight.