

GLOUCESTER CITY MASTER PLAN

HOUSING AND LAND USE REPORT

ZONES 11 THROUGH 14

ANALYSIS\_ZONE\_11

Bounded by the North Branch Newton Creek on the north; South Branch Newton Creek on the west and south; and Haddon Township/Rt. 130 on the east. This zone is bisected by Rt. 42 (North-South) and Nicholson Road (East-West).

ZONING - B-1 Commercial along Nicholson Road and a small separate section on Marlborough Avenue adjacent to Rt. 130. Bordering the creeks is E-1 Environmental zoning. The bulk and remainder of the neighborhood is zoned R-1 Residential.

	<u>DWGS</u>	<u>CMRCL</u>	<u>INDS</u>	<u>PUB</u>	<u>PRK</u>	<u>TR_PK</u>	<u>VAC</u>	<u>TOTAL</u>
No.	313	3	2	4	1	1	43	367
%	85%	<1%	<1%	<1%	<1%	<1%	12%	100%

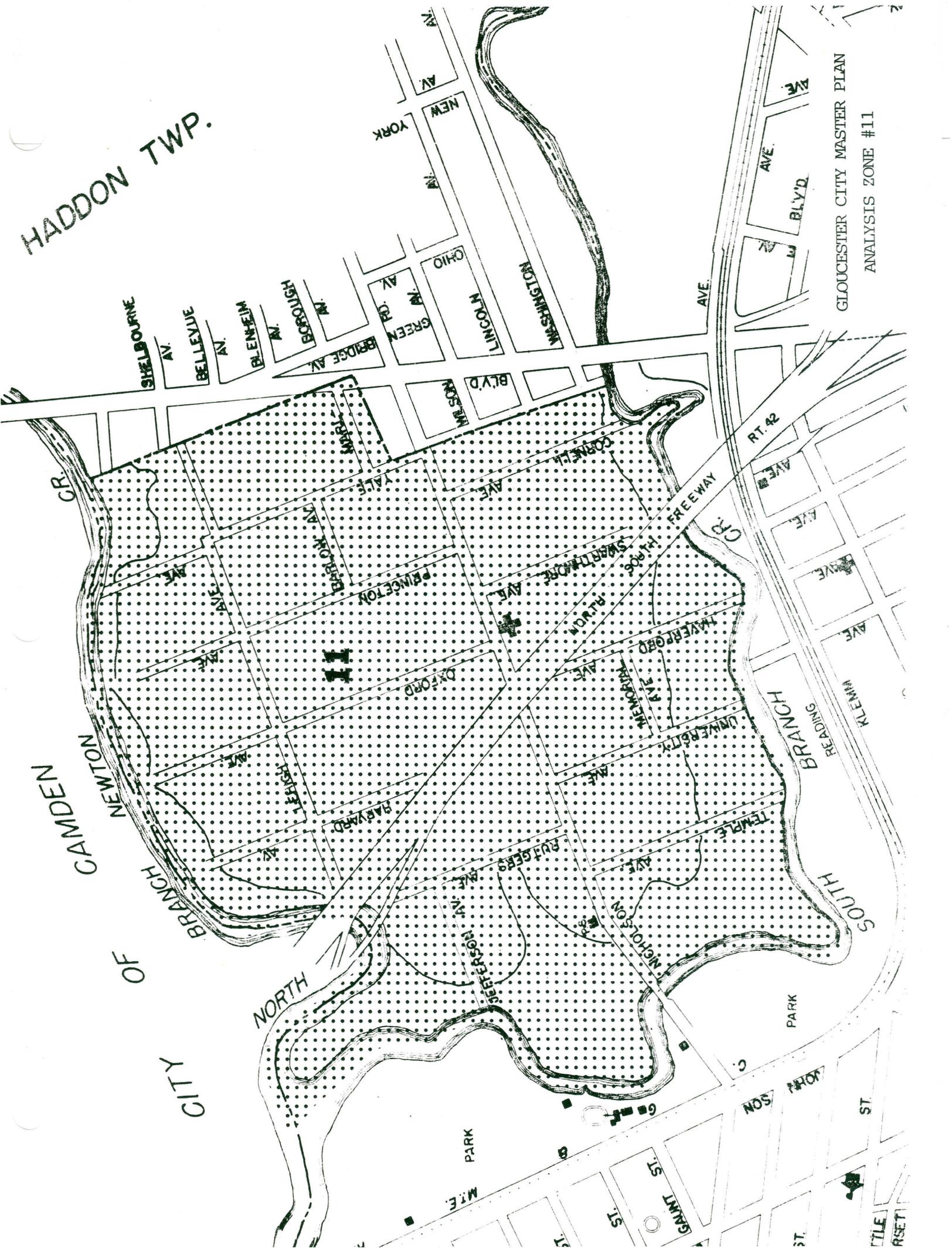
Analysis Zone 11 is one of the most residential zones of the city. It is almost completely residential with a small trailer park, unattached single dwellings, large yards, and two highly travelled major roads. For a single family area, there is a surprisingly high proportion of renter occupied housing at approximately 21.6%.

Landuses within Zone 11 include two industrial sites, three retail concerns, some 43 vacant parcels; substantial floodplain areas, and some 300 + residences. The two industrial sites are both small machine shops. While the machine shops are incompatible landuses and should not be expanded further, they are inobtrusive and not particularly noisy or foul-smelling.

Three retail landuses, a flower dealer and two delis, as well as a Church and a Fire Company, are located along Nicholson Road. Both fit in and compliment the residential nature of the zone. Other retail uses located on Rt. 130 do not generally interfere with residential uses in the zone.

HADDON TWP.

GLOUCESTER CITY MASTER PLAN  
ANALYSIS ZONE #11



CITY OF  
CAMDEN  
NEWTON  
BRANCH

NORTH

SOUTH

BRANCH

FREWAY

RT. 22

AVE.  
BLVD.

AVE.

Vacant and floodplain areas are compatible with the residential nature of the zone. Apart from the presence of Rt. 42, as previously discussed, there are no other incompatible landuses in zone 11.

ASSETS

Zone 11 is a well-kept residential area. Although fairly isolated from the rest of the City by Newton Creek, the homes are somewhat larger than in most sections of the City and are almost wholly unattached. The Gloucester Heights School is located in the eastern section of the zone while a playground is located in the western section. These provide educational and recreational opportunities for neighborhood children. The extensive open space bordering the zone also provide recreational possibilities. Nicholson Road, the main through street, provides easy access to commercial areas on Rt. 130 or to Broadway. Roads are in good condition, rating 4's.

LIABILITIES

One major weakness of Zone 11 is the presence of an elevated portion of Rt. 42 which bissects the zone, is very noisy and heavily travelled. For most food and other needs one must drive outside the zone. The swampy tidal flats of the Newton Creek, at low tide, are unsightly and sometimes odor producing. The B-1 zoning along Nicholson Road, with its small lots is an invitation to traffic problems, inadequate parking, etc.

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>290</u>	<u>92.65</u>
Twin	<u>14</u>	<u>4.47</u>
Row	<u>  </u>	<u>  </u>
Apt.	<u>9</u>	<u>2.88</u>
TOTAL	313	100.00

## RECOMMENDATIONS

1. The R-1 zoning should be maintained and enforced in this neighborhood.

2. The B-1 zone along Nicholson Road should be eliminated, since the neighborhood contains only some 313 residences, which is hardly sufficient to justify so much commercially zoned ground.

3. The city should initiate discussions with N.J.D.E.P. about the possibility of dredging and impounding the South Branch of the Newton Creek in order to create a lake for fishing and water sports and eliminate the visual and odor problems associated with the tidal flats.

4. The city should formally request the erection of "Noise Barriers" along Route 42 by the State Department of Transportation.