

ANALYSIS ZONE 13

Bounded by... Market Street on the north; the PSEG power line right-of-way on the southeast; residential property lines delineated by the Cedar Grove Cemetery and Highland Park Apts. on the southwest; and residential property lines delineated by the Cedar Grove Cemetery on the northwest.

ZONING - This area is zoned R-3 Residential for the Highland Park Apartments and the Bell Telephone Office, and R-1 Residential for the Cedar Grove Cemetery.

LAND USES BY TYPE ARE SHOWN BELOW:

	<u>APTS</u>	<u>UTLTY</u>	<u>CEMETARY</u>	<u>TOTAL</u>
No.	1	1	1	3
%	33%	33%	33%	100%

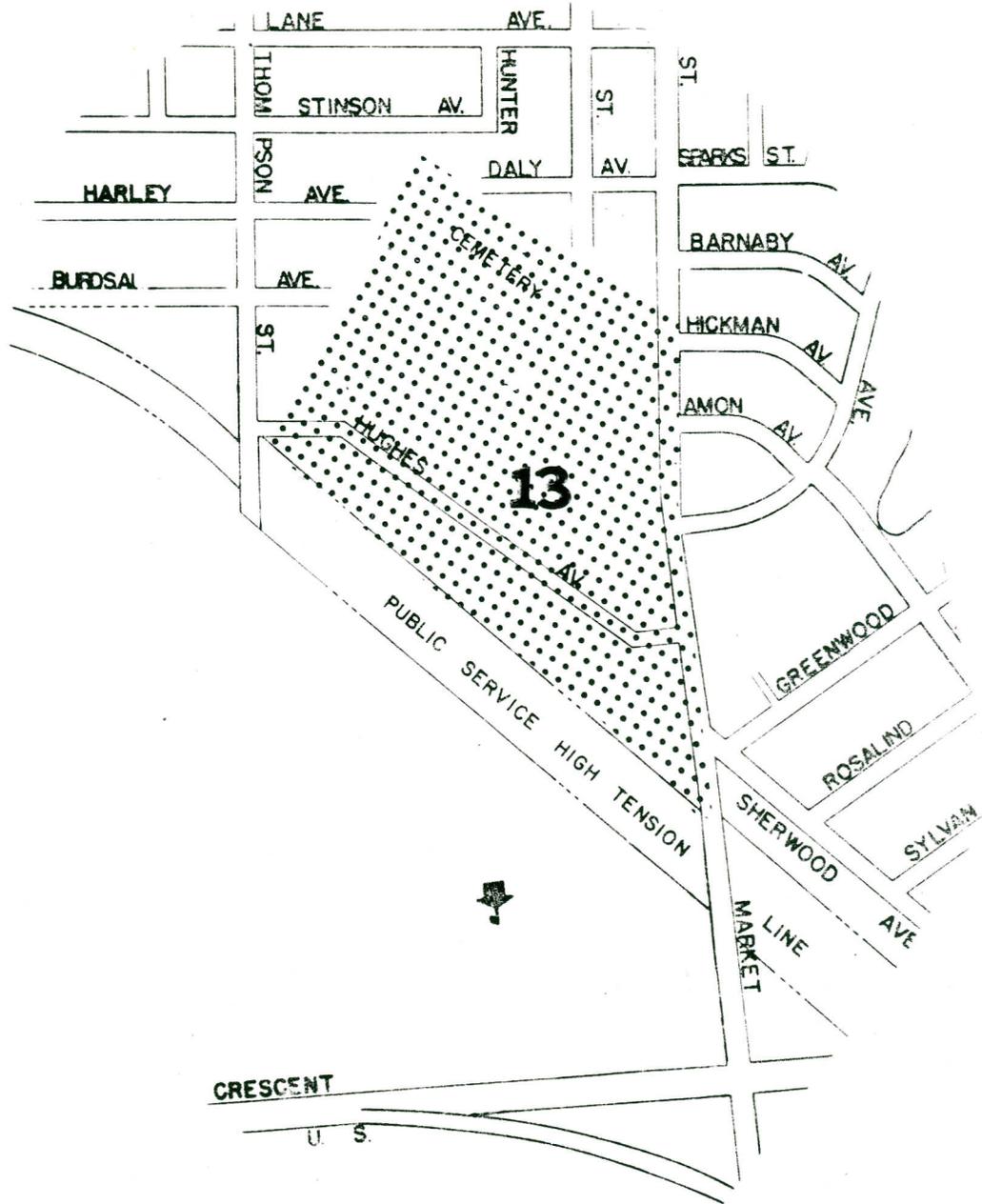
Analysis Zone 13 contains a cemetery, a Bell Telephone Office, and a large garden apartment complex. The apartment complex forms a small neighborhood in itself. There are no conflicting uses.

ASSETS

Hughes Avenue, the main thoroughfare, is in good condition. Residents have easy access to Market Street for their shopping needs. Although the apartments are not luxurious, they appear reasonably well-kept and have ample space between buildings for children to play.

LIABILITIES

The main liability of this zone is the high accident rate of the Hughes Avenue and Market Street intersection. With a WAWA just east of the intersection on Market Street and cars entering and exiting next to the intersection, there have been many accidents.



ANALYSIS ZONE # 13

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	-----	-----
Twin	-----	-----
Row	-----	-----
Apt.	<u>310</u>	<u>100.00</u>
TOTAL	310	100.00

RECOMMENDATIONS

1. The existing zoning should be strictly enforced.
2. A new zoning classification for cemeteries and other public uses should be developed along with appropriate regulations.