

ANALYSIS ZONE 14

Bounded by the PSEG power line right-of-way on the north-west; the Little Timber Creek on the south; Kings Highway and the rear residential property lines of Walnut St. on the east; and the ramps of Rt. 42 and Rt. 130 on the north.

ZONING - R-1 Residential at the Crescent Trailer Park. R-2 Residential for Gloucester City High School; B-2 Commercial along Rt. 130 and E-1 Environmental along the Little Timber Creek.

	<u>DWLLNGS</u>	<u>CMRCL</u>	<u>IND</u>	<u>PUB</u>	<u>VAC</u>	<u>TOTAL</u>
No.	0	7	2	1	2	12
%	0	58%	17%	8%	17%	100%

Analysis Zone 14 is centered around Rt. 130. It contains a commercial and industrial strip along Rt. 130, two Mobile Home Parks, the public high school, the Gloucester Inn Motel and a high tension wire right-of-way. Although landuses are quite varied within this zone, there is little conflict.

ASSETS

As a service commercial area, the hi-traffic strip along divided Rt. 130 is well suited. The high volume of traffic provides good exposure for service type uses. The Gloucester Inn Motel is also well situated, between the north and southbound lanes of Rt. 130 at Market Street.

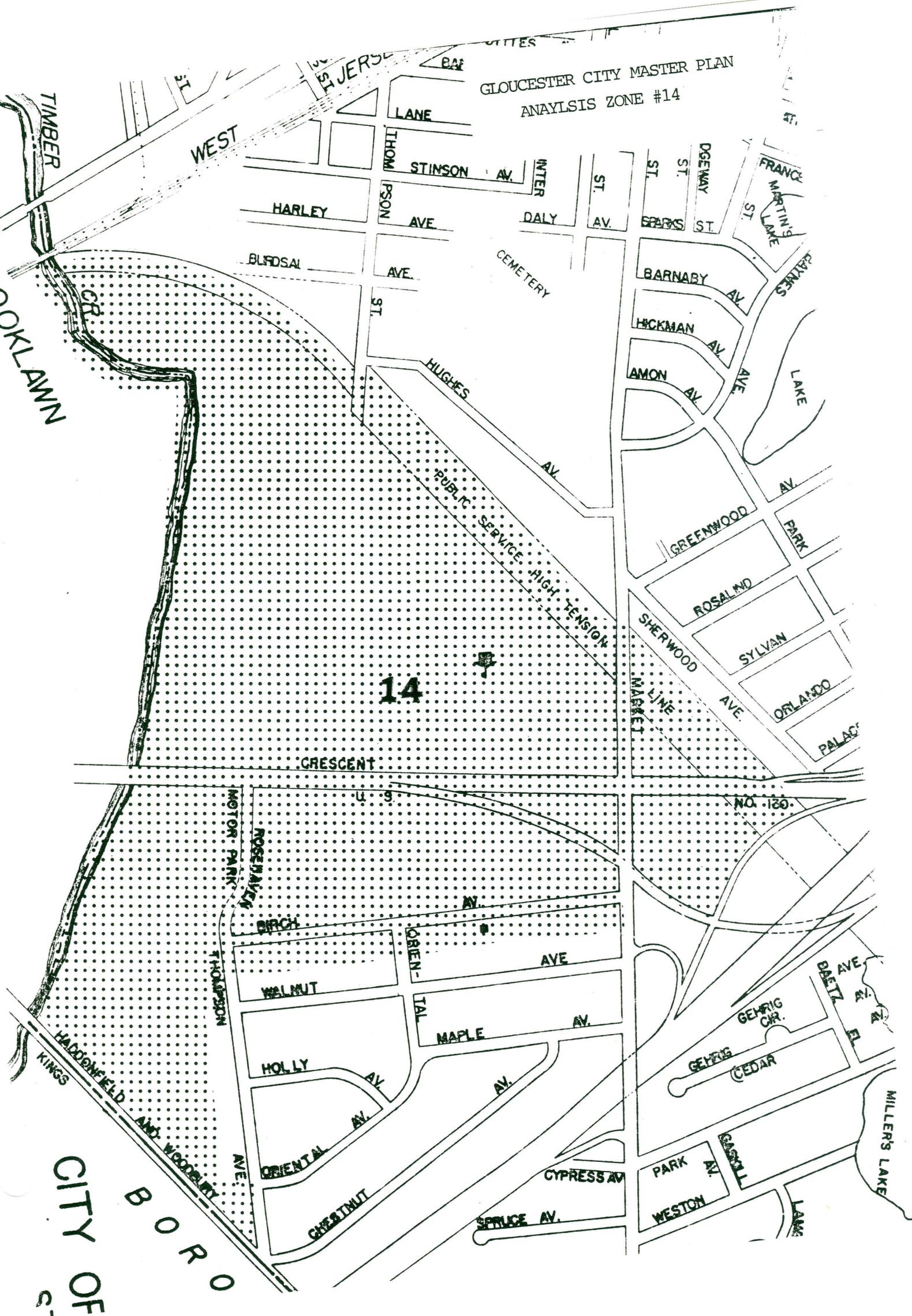
The high school is well situated having more than enough grounds for sports and open space areas along the Little Timber Creek.

There could be increased fire fighting potential at high tide if drafting tubes were placed along the Little Timber Creek to give access for pumper trucks to the creek's water. Roads are in good condition in this zone.

GLoucester CITY MASTER PLAN
ANALYSIS ZONE #14

TH OF
OF
BROOKLAWN

LEGEND



14

CRESCENT

NO. 120

CITY OF
BORO

HADDENFIELD AND WOODBURY

MILLERS LAKE

LIABILITIES

The most glaring weakness of this zone is the lack of any fire hydrants or usable water source along Rt. 130, with the exception of one (1) fire hydrant near the high school and drafting tubes in the creek behind the Mobile Home Park. Mobile homes are highly flammable and both the high school and the mobile home park lack an adequate number of hydrants. Another weakness of the zone is the accident prone Market St. - Rt. 130 intersection. This dual intersection has had over 100 accidents within the past three years.

RECOMMENDATIONS

1. The B-2 Commercial Zone regulations should be amended to exclude B-1 type uses from this zone or a new highway commercial zone should be developed for Route 130.

2. An official City map should be developed and adopted showing proposed future roads, parks and public facilities. The undeveloped stub of Thompson Avenue on the west side of Route 130 or the PSE&G right of way should be shown as a future extension route connecting Route 130 with Stinsman Avenue on the west side of Broadway.

3. The City should install "drafting tubes" on the west side of Route 130 at the bridge over the South Branch of Newton Creek in order to provide an emergency supply of water for fire fighting along Route 130.