

ANALYSIS ZONE 16

Bounded by... Klemm Avenue on the north; Borough of Mt. Ephraim on the east and south; Rt. 42 on the west.

ZONING - Bordering Rt. 130 north is B-2 Commercial--the rest is zoned R-1 Residential.

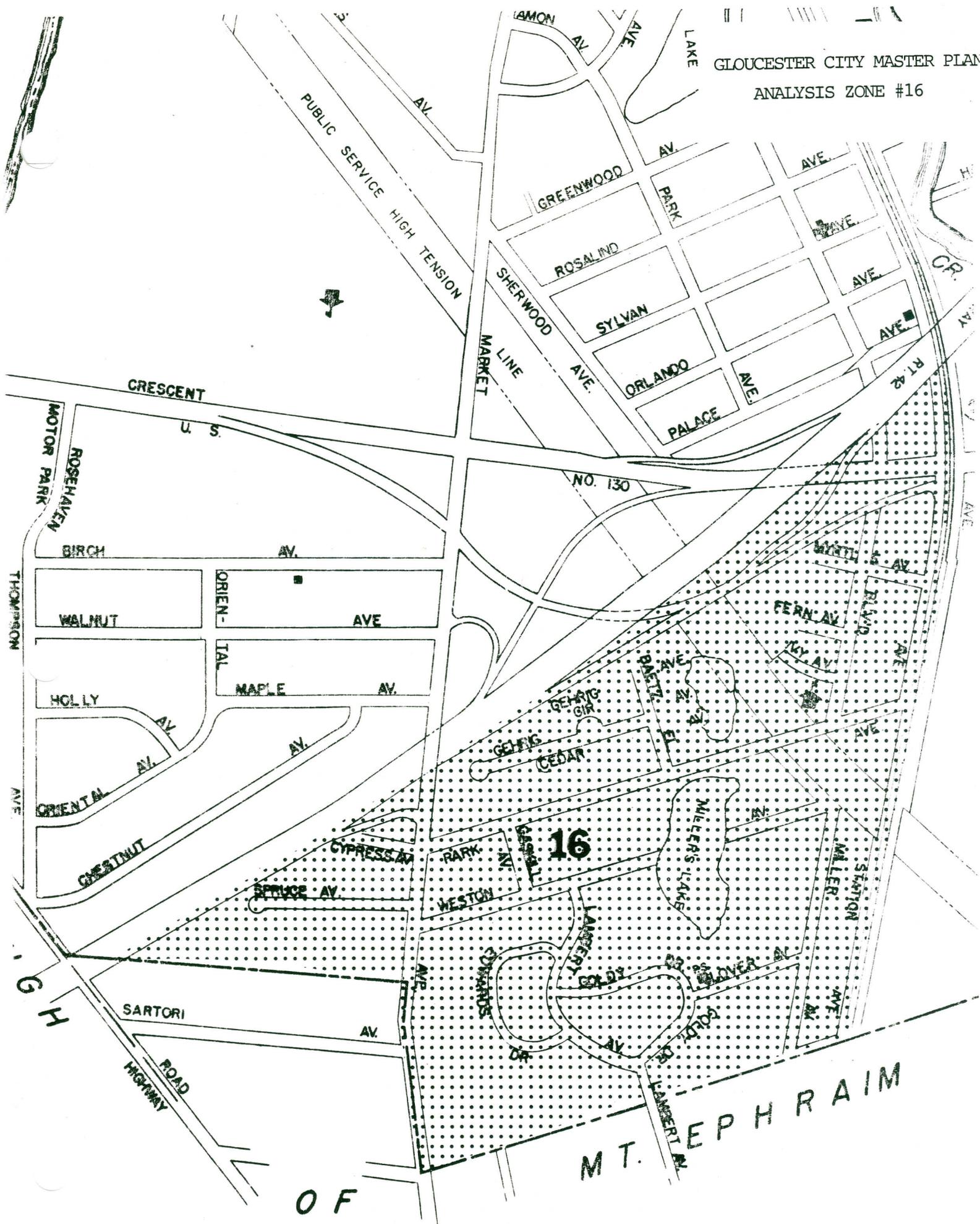
	<u>DWLNGS</u>	<u>CMRCL</u>	<u>PUB</u>	<u>VAC</u>	<u>TOTAL</u>
No.	240	4	3	21	268
%	90%	1%	1%	8%	100%

Analysis Zone 16 is almost completely residential and is the newest section of the city. The percentage of renter occupied housing--approximately 15.0%--is low to moderate. It is isolated by Rt. 42, Mt. Ephraim and Klemm Avenue to form its own neighborhood. The zone is host to two lakes, a school and the PSE&G-power lines right-of-way. Most dwellings are unattached with several semi-detached as well. Also present in this zone are two stores and a small office building on Rt. 130. There is no significant landuse incompatibility within this zone apart from the noise of Route 42.

ASSETS

This is a pleasant neighborhood with spacious yards and well-kept homes. Recreation space for children is available at the school yard and vacant lands near the ponds. There is one 19th century home within the zone, but no potential for an historic district. Most roads are in good condition. Several scattered vacant areas could be developed for playgrounds and/or housing.

GLOUCESTER CITY MASTER PLAN
ANALYSIS ZONE #16



LIABILITIES

The noise of Rt. 42 is a weakness for this residential zone. Although many of the roads rate 4's, several culdesacs are in poor condition. Food and other stores are distant.

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>210</u>	<u>87.50</u>
Twin	<u>28</u>	<u>11.67</u>
Row		
Apt.	<u>2</u>	<u>0.83</u>
TOTAL	240	100.00

RECOMMENDATIONS

1. The R-1 zoning for this area, as currently shown on the City Zoning Map should be retained and strictly enforced.

2. The City should petition the State Department of Transportation to erect noise barriers along Rt. 42 to protect the adjacent homes from vehicular noise.