

**CITY OF GLOUCESTER CITY  
MASTER PLAN REEXAMINATION REPORT  
SEPTEMBER 2002**

**LAND USE PLAN**

**EXHIBIT A**

The Strategic Plan and Land Use Map, City of Gloucester City, New Jersey

**A** HOLT COMPLEX

Action Items:

- Direct access via regional highway linkages
- Infrastructure improvements
- Provide noise and visual barriers around complex
- Develop buffering system to separate edges of facility from residential areas
- Identify access to facility via non-residential streets
- Provide comprehensive system of signage
- Area designated for expansion port support facilities
- Proposed direct access to Holt Port Facilities from Collins Avenue

**B** MARKET AND MONMOUTH STREETS ENHANCEMENT "MINI" CORRIDOR PROJECT

Action Items:

- Ornamental lighting and street trees
- Banners
- Interpretive historic signage
- Upgrading of area around Monmouth and Broadway Streets
- Include street trees
- Enhancement of current monument and upgrading of tavern
- Continued upgrading of lighting and street trees along Atlantic and Sussex
- Acquire land for offstreet parking to enhance two-way traffic along Market
- From Rt. 130 West to Broadway consider one side parking plan, lighting, banners, and landscaping

**C** WEST BROADWAY

\*See Action Items and Commentary in Land Use Element of Report for detail

**D** RIVERFRONT RECREATIONAL REDEVELOPMENT AREA

Action Items:

- Marina rack boat storage and riverfront restaurant in Coast Guard Station redevelopment area
- Waterfront promenade linking riverfront restaurant with Proprietor's Park
- \*See Report for more detail

**E** WEST BROADWAY DISTRICT

Action Items:

- Lower residential densities
- Conduct "target area" inspections of housing
- Selected demolition of structurally deteriorated buildings
- \*See Report for more detail

**F** GLOUCESTER POINT REDEVELOPMENT AREA

Action Items:

- Capitalize upon the activity of the Camden-Philadelphia port facilities
- Creation of space for container cargo transfer, warehousing, and manufacturing
- Provide infrastructure improvements to encourage port development
- \*See Report for more detail



**G** HUNTER STREET RESIDENTIAL DEVELOPMENT

\*See Report for current status

**H** BROADWAY AVENUE CORRIDOR REDEVELOPMENT AREA

Action Items:

- Upgrade area around Broadway Ave. School as prototype redevelopment area
- Upgrade area around municipal building
- \*See Report for more detail

**I** NEWTON CREEK WEST

Action Items:

- Develop greenbelt along creek
- \*See Report for more detail

**J** NEWTON CREEK COMMUNITY COMPLEX

Action Items:

- Upgrade facilities for pavilions, fishing piers, jogging paths
- \*See Report for more detail

**K** EAST BROADWAY DISTRICT

Action Items:

- Maintain code enforcement activity
- Designate residential streets as truck free
- \*See Report for more detail

**L** STARLIGHT THEATER DISTRICT

\*See Report for detail

**M** ASSESS VACANT BOARD OF EDUCATION PROPERTIES

\*See Report for commentary

**N** EVALUATE PARKING PLAN TO SUPPORT BROADWAY CORRIDOR COMMERCIAL USES

Action Items:

- Create a coordinated parking plan
- Develop "pocket" parking facilities
- \*See Report for more detail

**O** EVALUATE ROUTE 130 CORRIDOR

\*See Report for detail

**P** EVALUATE WEST BROADWAY NEIGHBORHOOD AND COORDINATE WITH THE SCHOOL CONSTRUCTION PLANS FOR THAT AREA

\*See Report for detail

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## Gloucester City, New Jersey Reexamination Report Land Use Element

