

The information obtained should be of great value to those interested in civic development and improvement, as well as those connected with building maintenance, appliance manufacturing and distribution.

STRUCTURAL INFORMATION

The survey of the 161 residential structures of Upper Saddle River, discloses 133 single family structures, 2 two-family houses and 26 various other types of residential structures.

Data concerning the age of these structures, reveals that 49% of the total residences were erected during the past ten years, 9% from 1914 to 1923, 7% from 1904 to 1913, 8% from 1894 to 1903, and 18% from 1859 to 1893, while 9% were erected prior to 1858.

Major repairs are necessary on 9 structures, and 138 minor repairs, while one structure was designated as unfit for habitation. Only 13 were reported in good condition.

Wood is the principal building material used in the construction of 92% of the structures, 3% are of stone and 2% are of stucco finish.

Private garages, having capacity for 175 cars, are contained in or with 100 of the residential structures, thereby providing adequate shelter for the 102 passenger automobiles listed in this area.

OCCUPANCY AND VACANCY

Rental units, including vacancies, comprise 71 of the total 163 dwelling units in the borough, and 92 are owner-occupied dwelling units. At the time of this survey 109 dwelling units were occupied, of which 54 had been occupied by the present residents for a period of 10 to 20 years or more, 14 for 5 to 9 years, 18 for one to four years, and 23 for less than a year.

A total of 54 dwelling units were reported vacant; which represents a 33.1% vacancy rating. Six of these vacancies had existed for a period of one to two years or more, and 46 for less than a year.

Only two of those vacant units were found in good condition; 48 require minor repairs and 3 major repairs, while one unit was reported unfit for use.

RENTS - VALUE AND TENURE

The survey further discloses that 15% of the dwelling units rent for less than \$15 per month; 21% rent from \$15 to \$19.99; 27% from \$20 to \$24.99; 10% from \$25 to \$29.99; 17% from \$30 to \$49.99; and 7% from \$50 to \$74.99.

Of the 92 owner-occupied dwelling units, 56 are mortgaged and 33 are owned free and clear.

Property values were computed principally on single family and two-family houses. Arranged in value groups, 41% range in value from \$3,000 to \$4,999; 22% from \$5,000 to \$7,499; 8% from \$7,500 to \$9,999; and 7% for \$10,000 or more; while 21% are valued at less than \$3,000.

LIVING QUARTERS AND FACILITIES

Based upon the number of persons per room, 79% of the dwelling units afford spacious or very spacious living quarters; 13% are adequate, and 8% are crowded. Only one extra family was sharing living quarters with usual occupants at the time of the survey.

Steam or vapor heat is used in 25% of the structures, hot water in 4%; and 29% are heated by hot air furnaces; while in 27% heating stoves are used. Coal is used for fuel in 79% of the structures; and oil in 3%.

In 77% of the homes electricity is used for lighting. Gas is used for cooking in 4%, while 96% employ other methods.

4.

The report on the sanitary conditions discloses 36% of the dwelling units have both hot and cold water, and 21% have cold water only; while 43% have no running water. Private indoor water closets are contained in 37% of the dwellings, and in 63%, yard toilets only are available; and 37% have bath tubs and/or showers as standard equipment.

Mechanical refrigeration is enjoyed in 16% of the homes of Upper Saddle River.

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Reports on condition of structures should be understood to be the opinions of non-technical enumerators whose standards vary according to the locality in which they reside. Consequently, these figures cannot be compared with similar reports from other cities.

DATA FOR
UPPER SADDLE RIVER
BERGEN COUNTY - NEW JERSEY

(Preliminary figures subject to correction)

D A T A C O N C E R N I N G S T R U C T U R E S

STRUCTURES BY TYPE OF DWELLING

| <u>Type</u> | <u>Number of Structures</u> | <u>Number of Dwelling Units</u> |
|-------------------------------|---------------------------------|-------------------------------------|
| Total Number | 161 | 163 |
| Single Family | 133 | 133 |
| Row House | 0 | 0 |
| 2 Family | 2 | 4 |
| 3 Family | 0 | 0 |
| 4 Family | 0 | 0 |
| Apartments | 0 | 0 |
| Hotels, Clubs, Rooming Houses | 0) | 26 |
| Other Dwelling | 26) | |

STRUCTURE BY AGE

| <u>Number of Years</u> | <u>Number of Structures</u> |
|--------------------------|---------------------------------|
| 1928 - Date | 48 |
| 1924 - 1928 | 31 |
| 1919 - 1923 | 11 |
| 1914 - 1918 | 3 |
| 1909 - 1913 | 5 |
| 1904 - 1908 | 6 |
| 1899 - 1903 | 11 |
| 1894 - 1898 | 3 |
| 1884 - 1893 | 12 |
| 1859 - 1883 | 17 |
| 1858 - and earlier | 14 |
| Not Reported | 0 |
| Total Structures | 161 |

STRUCTURES BY CONDITION

| <u>Condition of Structures</u> | <u>Number of Structures</u> |
|--------------------------------|---------------------------------|
| Good | 13 |
| Needs Minor Repairs | 138 |
| Needs Major Repairs | 9 |
| Unfit for Use | 1 |
| Not Reported | 0 |
| Total Structures | 161 |

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DATA CONCERNING STRUCTURES (Contd.)
STRUCTURES BY PRINCIPAL MATERIALS OF CONSTRUCTION

| <u>Material</u> | <u>Number of Structures</u> |
|------------------------|-----------------------------|
| Wood | 149 |
| Brick..... | 1 |
| Stone | 5 |
| Stucco | 4 |
| Other..... | 2 |
| Not reported | 0 |
| Total Structures | 161 |

GARAGES AND AUTOMOBILES

| <u>Items</u> | <u>Number</u> |
|---|---------------|
| Structures with Private Garages..... | 100 |
| Structures without " " | 61 |
| Not reported as having or not having garages..... | 0 |
| Total Structures | 161 |
| Car Capacity of reported garages | 175 |
| Number of reported automobiles | 102 |

AS OF DEC 15 1934

DATA CONCERNING DWELLING UNITS
OCCUPANCY AND VACANCY

| <u>Items</u> | <u>Number</u> |
|--|---------------|
| Total Dwelling Units | 163 |
| Rental Units (includes vacant unit for rent) | 71 |
| Dwelling Units Occupied by Owner | 92 |
| Occupied Dwelling Units | 109 |
| Vacant Dwelling Units | 54 |
| Vacancy Percentage | 33.1% |
| Extra Families (sharing dwelling Unit with usual Occupants) | 1 |

DURATION OF OCCUPANCY BY PRBSFNT OCCUPANT

| <u>Period Occupied</u> | <u>Number of Dwelling Units</u> |
|-------------------------|---------------------------------|
| 0 - 5 months | 18 |
| 6 - 11 months | 5 |
| 1 year | 7 |
| 2 years | 3 |
| 3 - 4 years | 8 |
| 5 - 9 years | 14 |
| 10 - 19 years | 24 |
| 20 years and over | 30 |
| Total Occupied | 109 |

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Upper Saddle River

(more)

DATA CONCERNING DWELLING UNITS (Cont.)DURATION OF VACANCY

| <u>Period Vacant</u> | <u>Number of Dwelling Units</u> |
|------------------------|---------------------------------|
| 0 - 5 months | 45 |
| 6 - 11 months | 1 |
| 1 year | 4 |
| 2 years and over | 2 |
| Not reported | 2 |
| Total Vacant | 54 |

DWELLING UNITS BY RACE OF OCCUPANTS

| <u>Occupied by</u> | <u>Number of Dwelling Units</u> |
|------------------------------------|---------------------------------|
| White Persons | 107 |
| Negro Persons | 0 |
| Persons of other races | 0 |
| Persons of race not reported | 2 |
| Total Occupied | 109 |

CONDITION OF VACANT UNITS

| <u>Condition</u> | <u>Number of Dwelling Units</u> |
|--------------------------|---------------------------------|
| Good Condition | 2 |
| Need Minor Repairs | 48 |
| Need Major Repairs | 3 |
| Unfit for Use | 1 |
| Not reported | 0 |
| Total Vacant Units | 54 |

RENTAL UNITS BY MONTHLY RENTAL

| <u>Monthly Rental Rate</u> | <u>Number of Dwelling Units</u> |
|--|---------------------------------|
| Under \$10.00 | 6 |
| \$10.00 to \$14.99 | 5 |
| 15.00 to 19.99 | 15 |
| 20.00 to 24.99 | 19 |
| 25.00 to 29.99 | 7 |
| 30.00 to 39.99 | 6 |
| 40.00 to 49.99 | 6 |
| 50.00 to 74.99 | 5 |
| 75.00 to 99.99 | 0 |
| 100.00 to 149.99 | 0 |
| 150.00 and over | 0 |
| Rent free or not reported | 2 |
| Total rental units (includes vacant units for rent) | 71 |

DATA CONCERNING DWELLING UNITS (Contd.)TENURE & ESTIMATED PROPERTY VALUE OF OWNER-OCCUPIED PROPERTIES

| <u>Tenure</u> | <u>Number of Dwelling Units</u> |
|--------------------------------|---------------------------------|
| Number Occupied by Owner | 92 |
| Owned Free | 33 |
| Mortgaged | 58 |
| Not reported | 1 |
| Owner Estimate of Value | |
| Under \$1,000 | 2 |
| \$1,000 to \$1,1499 | 2 |
| 1,500 to 1,999 | 5 |
| 2,000 to 2,999 | 10 |
| 3,000 to 4,999 | 38 |
| 5,000 to 7,499 | 20 |
| 7,500 to 9,999 | 7 |
| 10,000 to 14,999 | 4 |
| 15,000 to 19,999 | 2 |
| 20,000 and over | 1 |
| Not reported | 1 |
| Total | 92 |

DWELLING UNITS BY NUMBER OF ROOMS

| <u>Rooms</u> | <u>Owner Occupied</u> | <u>Rental Units</u> | <u>Number of Dwelling Units</u> |
|--------------------|-----------------------|---------------------|---------------------------------|
| 1 | 0 | 0 | 0 |
| 2 | 3 | 5 | 8 |
| 3 | 2 | 11 | 13 |
| 4 | 9 | 24 | 33 |
| 5 | 16 | 12 | 28 |
| 6 | 18 | 11 | 29 |
| 7 and over | 44 | 8 | 52 |
| Not reported | 0 | 0 | 00 |
| Total | 92 | 71 | 163 |

DWELLING UNITS BY NUMBER OF PERSONS PER ROOM

| <u>Classification</u> | <u>Number of Dwelling Units</u> |
|---|---------------------------------|
| Very spacious (to 1/2 person per room) | 52 |
| Spacious (over 1/2 to 3/4 persons per room) | 34 |
| Adequate (over 3/4 to 1 person per room) | 14 |
| Crowded (over 1 to 2 persons per room) | 9 |
| Overcrowded (over 2 to 3 persons per room) | 0 |
| Greatly overcrowded (over 3 persons per room) | 0 |
| Persons per room not reported | 0 |
| Total Occupied | 109 |

DATA CONCERNING DWELLING UNITS (Contd.)DWELLING UNITS BY PRINCIPAL TYPE OF HEATING APPARATUS

| <u>Type of Heating Apparatus</u> | <u>Number of Structures</u> | <u>Number of Dwelling Units</u> |
|----------------------------------|-----------------------------|---------------------------------|
| Hot Air Furnace | 47 | 48 |
| Steam or Vapor | 40 | 40 |
| Hot Water | 6 | 6 |
| Heating Stove | 44 | 45 |
| Other | 0 | 0 |
| None | 24 | 24 |
| Not reported | 0 | 0 |
| Total | 161 | 163 |

DWELLING UNITS PRINCIPAL FUEL USED FOR HEATING

| <u>Fuel</u> | <u>Number of Structures</u> | <u>Number of Dwelling Units</u> |
|--------------------|-----------------------------|---------------------------------|
| Coal | 128 | 130 |
| Wood | 4 | 4 |
| Gas | 0 | 0 |
| Oil | 5 | 5 |
| Kerosene | 0 | 0 |
| Other | 0 | 0 |
| None | 24 | 24 |
| Not reported | 0 | 0 |
| Total | 161 | 163 |

RUNING WATER IN DWELLING UNITS

| <u>Water</u> | <u>Number of Dwelling Units</u> |
|--------------------|---------------------------------|
| Cold | 34 |
| Hot and cold | 58 |
| None | 71 |
| Not Reported | 0 |
| Total | 163 |

GAS & ELECTRIC LIGHTING FACILITIES IN DWELLING UNITS

| <u>Facility</u> | <u>Number of Dwelling Units</u> |
|---------------------|---------------------------------|
| Gas | 0 |
| Electricity | 125 |
| Other or None | 38 |
| Not reported | 0 |
| Total | 163 |

DATA CONCERNING DWELLING UNITS (Contd.)

GAS & ELECTRIC COOKING FACILITIES IN DWELLING UNITS

| <u>Facility</u> | <u>Number of Dwelling Units</u> |
|---------------------|---------------------------------|
| Gas | 6 |
| Electricity | 0 |
| Other or none | 157 |
| Not Reported | 0 |
| Total..... | 163 |

WATER CLOSETS USED BY DWELLING UNITS

| <u>Private Water Closets in Dwelling Unit</u> | <u>Number of Dwelling Units</u> |
|---|---------------------------------|
| 1 | 53 |
| 2 and over | 7 |
| <u>Water Closets-Partial Use-in Hall</u> | |
| 1 used by two dwelling units..... | 0 |
| 1 used by three dwelling units..... | 0 |
| 1 used by four dwelling units..... | 0 |
| 1 used by five or more dwelling units..... | 0 |
| <u>Water Closets-Partial Use-in Yard</u> | |
| 1 used by one dwelling units..... | 0 |
| 1 used by two dwelling units..... | 0 |
| 1 used by three or more dwelling units..... | 0 |
| None | 103 |
| Total..... | 163 |

TUBS AND/OR SHOWERS IN DWELLING UNITS

| <u>Tubs and or Showers</u> | <u>Number of Dwelling Units</u> |
|----------------------------|---------------------------------|
| None | 102 |
| 1 | 55 |
| 2 | 6 |
| Not reported | 0 |
| Total | 163 |

MECHANICAL REFRIGERATION

| | |
|--------------------|-----|
| None | 137 |
| Electric | 26 |
| Gas | 0 |
| Other | 0 |
| Not Reported | 0 |
| Total | 163 |