

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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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