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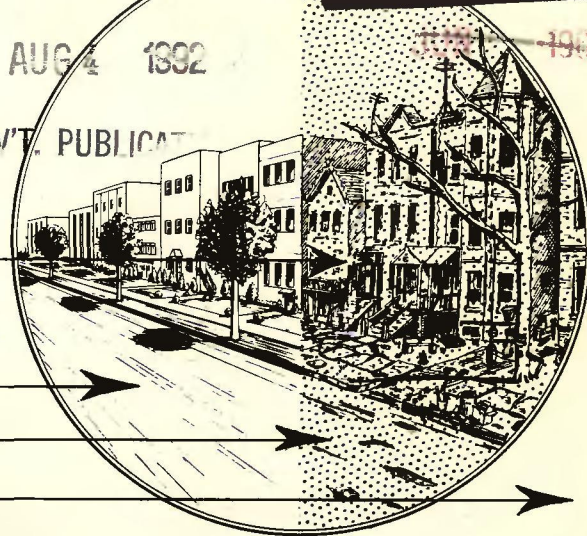
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N.C.N.C.R.

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Newark Commission for Neighborhood Conservation and Rehabilitation

The Newark Commission For Neighborhood Conservation and Rehabilitation is composed of 18 representatives of every segment of the community. Serving as consultants to the commission are the heads of departments of city government concerned in any way with housing, planning, building and enforcement. The Commission meets on the first and third Tuesday of every month in their own office in City Hall. Subcommittee meetings are held between the regular meetings and reports submitted for discussion and action at the regular meetings.

Originally appointed as a Committee by the

Mayor, the NCNCR was made a legal arm of Newark City Government in July, 1956, when the Municipal Council adopted an ordinance establishing the group as a Commission.

The Commission's objective is Better Housing For All Of The People Of Newark through law enforcement, slum clearance, neighborhood conservation, additional housing, rehabilitation and education. Three operating committees and five study committees develop a wide range of reports on matters of interest to the commission.

Some of the accomplishments of the commission are detailed in this report.

NCNCR'S selection of a 14 block area in the Lower Clinton Hill section as the site of its pilot project was enthusiastically received and endorsed by the residents. The Commission worked with the Planning Officer and the Clinton Hill Neighborhood Council to develop a plan designed to save this neighborhood from creeping blight. Some of the highlights of the plan are 10 acres of parks and recreational areas, zoning changes, development of city owned parking lots, traffic diversion, changing of street patterns by a series of greenways, razing of old structures, house to house inspections to insure strict enforcement of housing and building codes, and certifica-

tion of the area for section #220 financing. A Planning And Survey Grant has been made by The Urban Renewal Administration and a Capital Grant Reservation of \$550,000 has been made pending the results of the report.

At the request of the Mayor, The Municipal Council approved the City's purchase of the largest piece of vacant land in the area and this is now being developed as a combination parking area and recreational site. The City's attitude in acquiring this site without waiting for the approval of the urban renewal project did much to maintain citizen interest in the overall program.

NCNCR members accept speaking engagements from civic and social organizations, church groups, adult schools, labor groups and other neighboring communities to explain the functions of the Commission.

NCNCR works with individual Neighborhood Councils and the Associated Community Councils in matters pertaining to neighborhoods and the city as a whole. NCNCR members participate in ACC annual conferences and serve as panelists in workshop sessions.

NCNCR serves as a clearing house for many complaints made by the public in matters of housing and building code violations. These complaints are referred to the proper department of city government for appropriate action.



BEFORE | **AFTER**



NCNCR recommended that a single Housing Court Judge be appointed to handle all slum clearance violations. Mayor Carlin made such an appointment and the results have been most stimulating. Instead of a 2½ year backlog the calendar is now current. Swift prosecutions have resulted in a new attitude on the part of many landlords who now abate violations before they reach housing court.

NCNCR was responsible for the introduction and enactment of amendments to New Jersey Local Public Housing Laws. Municipal Officials now have the Powers of Conservation and Rehabilitation as well as the Power to Delegate these powers to any agency they choose.

NCNCR was responsible for the introduction and adoption by the Mayor and Council of sweeping amendments to the Housing and Building Codes. Adopted in November 1957, these changes included complete bathrooms as an integral part of every dwelling unit, density requirements to eliminate overcrowding, installation of equipment to provide hot water for every dwelling unit, provisions governing the installation of heating equipment, to mention just a few. At the public hearing on the ordinances many individuals and civic groups appeared to urge their adoption by the Municipal Council.

NCNCR has studied the problems of the so called "White Elephant" type of dwelling and has made recommendations to the Central Planning Board urging that consideration be given to the adoption of a special zone to permit conversion of these dwellings under strict supervision of the proper departments of City Government. Most of these mansion type dwellings were built at the turn of the century, are well located and would lend themselves to conversions which would provide more rentable units of middle income housing.

Neighborhood Conservation and Rehabilitation — Everybody's Business

One of the most serious problems confronting America today is the rejuvenation of its cities. Never before has there been a more widespread consciousness of that need and it is especially significant that Newark's Urban Renewal Programs are of such scope that they are now attracting the attention of the entire nation just a few years before the City celebrates its 300th anniversary, in 1966. What more fitting birthday present for Newark than the pledge of its citizenry, "No Slums In Newark In '66".

Impossible? Not at all. This broad objective could be attained only if every segment of society recognizes its obligation to fulfill its role in this total all out effort to Rebuild Newark. The elected official, the realtor, the builder, the architect, the lawyer, business man, industrialist, educator, the clergy, the housewife, the student, the taxi driver, the bus operator, the secretary, the members of the building trades, the white collar workers, will all play an important part in realizing this broad objective.

Tax-paying property owners and the tenants themselves must be constantly mindful of their duty to pitch in; shoulder their responsibility and contribute the maximum of their support to urban progress. Tenants particularly occupy an important place. It is for them to recognize that the care they exercise in the upkeep and appearance of their homes will determine the prevention or the spread of blight and slums. Similarly, the landlords of rentable property must cooperate with the tenants by providing bright cheerful habitable living quarters for rearing families and enable them to enjoy places of respect in their community.

The obligation of property owners apply also to commercial, mercantile and industrial buildings. They, too, must reflect the character of the city in which they are situated. If dilapidated, outmoded and shabby, new enterprises will bypass them completely. If modernized and efficiently equipped, they will invite newcomers who are constantly seeking advantages of the type Newark has to offer in abundance. The products of rehabilitation are many. A more substantial yield from property investment, an upward adjustment in realty values, and a consequent reduction in local tax rates.

NCNCR recommended to the Mayor and Municipal Council that the City of Newark apply for an Urban Renewal Demonstration Grant under Section 314 of the Housing Act of 1954. Commission Members worked with the Planning Officer and the Law Department in the preparation of the application which was approved by the U.R.A., in 1958. This \$170,000 Grant provides for a 21 months study of the entire city to establish a Ten Year Continuing Program of Urban Renewal, delineate the areas to be renewed and to develop an order of priority for the execution of such projects.

NCNCR recently submitted to Mayor Carlin a

proposed draft of amendments designed to upgrade the Housing and Building Codes and to regulate and control the operation of rooming houses. Some of the major recommendations are *licensing of rooming houses, registration of guests, more adequate bathroom facilities, installation of central heating, elimination of community kitchens, and more stringent fire and electrical code requirements.* More than 14 months of study went into the drafting of these proposals with careful attention given to the recommendations received from the head of every Division of City Government concerned with the enforcement of the ordinance.

THE CONTINUING "FIGHT ON BLIGHT"

To prevent the slums from spilling over into the good residential areas of the city, a very effective conservation program is being carried out under the direction of the assistant Health Officer. Two teams of inspectors, in an intensive 12 months tour of inspections, have been responsible for the abatement of violations in 1300 city blocks in good residential neighborhoods. The results speak for themselves in block after block of newly painted homes, new front steps, new gutters and leaders, remodeled garages, and a new interest on the part of the occupants in upgrading the entire area. These areas will be reinspected every 7 months.





Much has been accomplished. Much more remains to be done. We have the distinct advantage of being one of the few cities in the country where elected officials, coreer employees and citizens groups are working together to accomplish a stated objective: *"Better housing for all of the people of Newark"*.

Realizing that the years slip by very quickly and there is much to the old adage that the longest journey storts with a single step, we urge each and every one of you to join with us to spread the word:

"IT'S TIME TO FIX FOR '66".

The Members of the Commission have received the full cooperation and support of Mayor Carlin, the Members of The Newark Municipal Council and the Directors and Employees of every Department of City Government.

We have always had the support and cooperation of The Newark Economic Development Council. We have worked with the Council to assist in the formation of "The Committee To Rebuild

Newark", and have joined with them in developing the program for the Newark Urban Renewal Conference which we feel may well mark the beginning of a new approach by Newark citizens to the overall concept of urban renewal.

The Members of NCNCR are a truly dedicated group of gentlemen. It has been a privilege to serve as their Chairman.

Respectfully submitted,
AGNES COLEMAN.

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