SANITARY REPORT AS TO RUSSIAN-HEBREW COLONIES IN NEW JERSEY.

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PREFATORY NOTE BY THE SECRETARY.

Immediately upon the arrival of a cholera ship at the port of New York, letters from South Jersey began to reach us as to the Russian colonies in that section, and as to the frequent arrivals thereto of immigrants or of those who but a very short time had been in the larger cities. A visit of a State Inspector soon satisfied us that the anxiety was well grounded. We were fortunate in securing the additional aid of a Russian physician as temporary Inspector, as also that of Local Boards of Health, in co-operating with the inquiry. The report is so important that we append it nearly in full. It especially illustrates three things—first, how small communities of foreigners are here and there springing up which fully retain the filthy conditions which poverty has thrust upon them in other lands, and which, by their necessary intercourse with surrounding communities, are a menace to public health. This is not only true as to several rural colonies we can name, but of foreign quarters that exist in several of our larger cities, in which those of some one nationality are crowded together, too often in squalid and diseased conditions.

Next it shows how Local Boards may not give to these, their share of sanitary attention. For instance, one of these Boards, which had an Inspector and was looking after the general condition of the township, at once confessed its neglect of such settlements, and almost its fear lest interference with their habits and customs might lead to local disorder. The time has come when all such settlements in the country, and close quarters in cities, must be dealt with in a most helpful way, and with the stern rigidness of law if necessary.

While the foreigner who can become a good citizen is always
welcome, we must ever guard against importing disease, or those modes of life which are sure to foster it.

Third, there is especial need for attention to this matter in New Jersey. The colony development, and especially that of Russian Hebrews, has taken on a fixed character, and is likely to become the nucleus of other colonization. It must be guarded in its very start. One of the worst features is that here and there large city firms are making some factory or industry a center around which those of certain trades and nationalities congregate. Too often it results in oppression of labor, or what is practically a sweating system. We beg our Local Boards, whether in city or country, to give the sharpest attention to all these centers of foreign and clannish populations. No one deserves the name of Health Inspector in a township or city who is not able rigidly to cleanse such localities, and if need be to exercise the powers of fine and of cleansing of premises which our law fully secures. With this introduction, we give the report as before alluded to.

To the State Board of Health, Mr. E. M. Hunt, M.D., Secretary:

I beg herewith respectfully to submit the following report on the sanitary condition of the Russo-Jewish exile colonies in the southern part of our State:

Following out your instructions, I started Saturday, the 24th inst., on a tour of inspection through these settlements, reaching Carmel, one of them, at 10 o'clock the same morning.

There are ten Jewish colonies in the southern part of the State, scattered irregularly over many counties, and entirely independent of one another, as far as administration or municipal government is concerned. Some are, as colonies, in point of population, intelligence and material progress, quite important; some again insignificant. Four of these, Carmel, Alliance, Rosenhayn and Woodbine, were founded by Jewish philanthropists, with a view of creating an outlet for the overcrowded Jewish tenement-houses in the big cities; the other six colonies are simply the result of private land speculators, who, in most cases, buy worthless bush and swamp-land in some out-of-the-way county, divide it up in lots and imaginary town-plots, and send out unscrupulous agents to our various ports, who, after some manipulating and smooth talk, generally succeed in dragging in with their nets, a few "green" immigrants, to whom, under promises of peaceful homes and permanent employment, at high wages, these lots are disposed of on installments at extravagant prices.

Of the colonies which owe their origin to philanthropy, three, Carmel, Rosenhayn and Alliance, were founded in the year 1882; one, Woodbine, Baron de Hirsch's colony, a year ago. These have all a solid foundation and have attained permanency. The rest of them sprang up at various periods of time within the last two years, are still in a formative state and may just as quickly vanish. But what is of especial interest to your Board, is the one fact that all of these colonies, whether founded in 1882 or six months ago; whether well populated and prosperous (Carmel, Rosenhayn, Alliance and Woodbine), or yet a wilderness, inhabited by but one self-
RUSSIAN-HEBREW COLONIES.

very Jewish family (Reeya); whether possessing, in a certain way, an intelligent and progressive popular element (Carmel), or consisting throughout of ignorant, retrogressing, religious fanatics, they are all in a filthy condition, dangerous to the health and lives of the poor exiles living there. It is from this point of view, also of personal uncleanliness, that even the smallest of these settlements may in times of threatened epidemic, and by reason of its constant inter-communication with the most backward country in Europe, viz., Russia, readily become the starting point of infection and contagion in the neighborhood where it is located, and for this reason even the smallest of these colonies must be considered of importance.

Bearing this in mind, I determined to visit as many of these settlements as the time allotted to me (one week) would allow, irrespective of their relative size and importance. This I have faithfully carried out, and am now in a position to give you a complete, accurate and in every way authentic report.

Since these colonies are scattered, and in order to convey to you a clear idea of their relative position to the surrounding country as well as to one another, I shall have to ask you to kindly place a map of southern New Jersey before you, and draw the following two imaginary triangles—one within the other—the larger one of which will include all the colonies, the smaller one the three oldest and best known, as Carmel, Alliance and Rosenhayn. The larger triangle has the following points: Bridgeton, Mays Landing; the smaller, Bridgeton, Vineland and Millville. I made the smaller triangle my first base of operations, going over it twice, once alone and once in company with the Deerfield Township Board of Health. The rest of my time was spent in crossing and re-crossing in my own buggy, which, on account of the infrequency of running trains, I preferred to the railroad.

WORK DONE IN THE COLONIES IN DETAIL.

I. Carmel.

HISTORY, CLIMATE AND SOIL.

This colony I consider, in point of intelligence and general education, the foremost among her sister colonies, not only in our own State, but even on our great and wide continent. It contains a goodly number of college-bred men, who naturally impart their personality to communal affairs. An instance of this is the co-operative factory, where all of its workmen possess equal shares, and is managed by a board of managers elected by themselves and from their own ranks. This factory supplies steady work to about two-thirds of the entire working population. The rest of the working men, not belonging to the “co-operation,” find employment in private shops, run by private contractors, or “sweaters,” as the co-operative men dub them. This is not an agricultural colony, since out of a total of 2,400 acres it embraces, only about 150 acres are under actual cultivation; out of an entire population of 200 families, not more than ten make a living by tilling the soil. The rest of the population are factory hands, either at the larger co-operative factory, at the contractor-shops, or in their own homes.

Carmel has no railways, is located in Cumberland county, 6½ miles east of Bridgeton, 5 miles north of Millville and 2½ miles south of Rosenhayn. Its soil is dry and sandy, like all the soil of southern New Jersey, if it is not a swamp. The climate is very variable. The whole surrounding country, however, is one continu-
ous marsh or swamp, giving rise at night to heavy mists, oftentimes enveloping the whole place as if with a shroud. The atmosphere is generally overladen with electricity.

This colony, which now, after a ten-years’ existence, numbers 155 houses and about 750 souls, was started in the year 1882 by the late scholar-philanthropist, Michael Heilprin, of New York City, father of Professor Heilprin, of Arctic fame. He originally settled here seventeen families, which for years were partly supported by voluntary contributions from himself and some of his wealthy co-religionists. The place has grown by the influx of newcomers from Russia and from our large American cities, and is now a respected and self-supporting community.

SANITARY CONDITION AND APPEARANCE.

Carmel consists of one long, wide, dusty, unpaved street (about 1½ miles), running east and west, bisected by several smaller streets or lanes at right angles. The houses are nice, neat-looking two-story frame structures, showily painted on the outside, and contain, besides a cellar, about seven rooms.

Although many of the houses are occupied by two families, the people are not overcrowded, and might be even comfortable in them had they but the inclination to make them so. Unfortunately this is not the case. The interior of the dwellings, in point of appearance and cleanliness, contrasts sadly with the exterior. Most of them—there are a few exceptions—from the kitchen to the parlor and from the cellar to the garret, are literally covered with all manner of dirt and uncleanniness. There seems to be an utter lack of, and disregard for, the A B C of hygienic rules. The water-supply of the entire colony for culinary, drinking and other purposes is derived from wells situated in the rear yard, close to the kitchen as well as to the privy, which is generally only a few feet (25 to 40) back of it. The well is covered with rough boards, a sort of platform, on which the people stand while pumping the water; and since there are no sinks or waste-pipes on the premises, the rinsing of dirty kitchen utensils, washing of soiled linen and all other personal and impersonal purifications take place around the well and on that platform. Through lack of drainage all the liquid nastiness and impurities spilled upon the grounds very readily ooze their way back to the well through the loose-fitting boards of the platform, as well as through the very porous sandy soil of southern New Jersey. Hence the brackishness and unpleasant taste of the water in most of the houses. The privy-vaults are simply shallow, primitive-looking holes dug in the ground, without any screen from behind, and as they are never emptied, and no disinfectants used, the nauseating and pestilent odor emanating from them, and which the slightest breeze scatters over the whole place, can better be imagined than described.

The back-yards of the houses, also, from want of drainage, are almost invariably covered with from one to two cesspools and mud-holes “for ducks,” covered with a greenish scum.

LOCAL BOARDS OF HEALTH.

Here, as elsewhere in the Russian colonies that I visited, there is no trace of the existence or presence of Local Boards of Health to be found. Practically, there are none; and if these immigrants lived in some obscure Siberian village they could not be less under their influence. Since these colonies, even the older ones, have been in existence, no inspection has been undertaken to any of them; and quite naively indeed sounded the remark of a member of the Deerfield Township Board, in whose border...
Carmel and Rosenhayn are located, that he "had not been to Carmel in five years, and that he had not seen so much dirt in all his life as I had pointed out to him on this single visit of inspection through Carmel and Rosenhayn." Imagine such a dangerous amount of filth and contagion at their very doors, and they in blissful ignorance of the fact!

To the credit of the Board, however, be it recorded, that as soon as I drew their attention to it, they showed themselves perfectly willing to heartily co-operate with your representative in eradicating the evil, and to make amends for past neglect. They consequently met me last Friday morning at Rosenhayn—the entire Board being present—where I conducted them over the ground gone over previously by myself, and an almost house-to-house inspection took place. The work done was thorough and minute. Dwellings, cellars, wells, barns, yards, privies, butcher-shops, factories, synagogues, school-houses and streets were carefully inspected, and the result was—"a great surprise" to them. In the afternoon of the same day all of us drove over to Rosenhayn, going over the same ground there with the same result. The Board subsequently held a meeting at the latter place, where it was resolved to constitute a permanent committee of inspection, which shouldattend to these places once a week, and also to request the State Board to supply them with 500 notices and circulars printed in the vernacular of these immigrants (Hebrew jargon) for general use and distribution.

The street, or rather streets, if we choose to include the narrow lanes, are exceedingly unclean, never swept, and full of stagnant pools.

PREVALENT DISEASES.

This place is visited by all the eruptive diseases (except small-pox) and continued fevers (except diphtheria) to which overcrowded cities are generally liable. Last winter there was an outbreak of scarlatina (of an endemic nature), and as no precautions were used either during or after its sway, and no houses or articles disinfected, a recurrence may reasonably be looked for next summer.

These people are particularly susceptible to tuberculosis in all its various pathological forms. Sore eyes, affections of the scalp and hair, and a variety of skin troubles, are very plentiful among the children, mostly due to uncleanliness. Cholera infantum and gastric disturbances seem to be their especial enemies. Malaria (of a remittent type) occasionally makes its appearance in the spring and autumn of the year, but it is not obstinate, and yields readily to proper treatment. Syphilis, venereal and other genito-urinary diseases are of extremely rare occurrence in this place, almost unknown, probably due, on one hand, to the early marriages among the Hebrews, not only in this colony, but everywhere in Russia, and, on the other, to the model chastity and purity of Jewish home-life.

The men are very temperate, and drunkenness or alcoholic excesses of any kind are absolutely unknown here. Not only are there no drunkards in Carmel, but an intoxicated person would be an amusing curiosity.

II. Rosenhayn.

HISTORY, CLIMATE AND SOIL.

In the year 1882 the same committee of rich Hebrews of New York City who had charge of the establishing of Alliance, settled six Jewish families in this place, which then was a mere wilderness, consisting of one or two houses. It has now
grown, by the same process as Carmel and Alliance, to quite considerable proportion and has become a formidable rival of the former.

In number of houses and population it is somewhat behind Carmel, but it is a much prettier place, has no swamps, is more salubrious, and has in addition, railroad, telegraph, express and telephone offices. It is midway (five miles) between Bridgeton and Vineland, on the Central railroad, and about two and three-fourth miles of Carmel. In point of intelligence, however, it is behind Carmel, as are all the other colonies.

Like Carmel, but much broader, it consists of one wide, beautiful street, about one mile long, with fine sidewalks and trees and also a few cross-streets. The main street runs north and south. Rosenhayn has 150 houses, about 165 families and from 550 to 600 souls. There are seven factories here; one in stage of completion and one not running, so that only five supply work to the people. Of these, one is a button (pearl) factory, one a stocking and the rest sewing. With the exception of this button factory in Rosenhayn, all the factories in the ten Jewish colonies in southern New Jersey, are sewing factories, or, more properly speaking, shops. The big factory in Carmel is also of the same class. Henceforth, whenever I speak of a factory in this report, you will please understand it to mean a sewing factory or shop, unless otherwise designated. In these factories are produced, shirts, ladies’ wrappers, cloaks and a variety of white goods. Most of the colonies contain, besides their regular factories or shops, which are run by steam, also a number of private shops, run by private contractors for some large city firms. The class of goods produced here is the same as that in the regular shops. In this connection, let me mention that the wages paid for work in all these colonies are far below the average scale of wages paid in cities; that the work supplied, except at the cooperative factory at Carmel, is extremely unsteady; that the people are frequently idle for weeks at a time; that the pay-days are very irregular, the employers being often in arrears with their pay five and six weeks, and that the credit system and consequent overcharging for the necessaries of life (groceries, meat, bread, &c.) are per force in vogue. All these facts drive the colonists deeply into debt, and leave them in a material sense very much behind and impoverished. This state of affairs has been in existence in Rosenhayn ever since its early history.

This colony may fitly be divided into two distinct and separate parts—(a) the town of Rosenhayn, consisting exclusively of factory hands, who mostly own the houses they live in and one or two lots in addition (50 by 190), and (b) the farmer colony, which is outside of Rosenhayn. This class of colonists devote themselves to farming almost entirely, taking in sewing only during the winter months. Of the 1,900 acres of land that the colony embraces, about one-fifth of it is under full cultivation.

SANITARY CONDITION.

The sanitary condition of Rosenhayn is even worse than that of Carmel. The same trouble with the water-supply, the same lack of drainage, the same entire absence of disinfectants and cleanliness, the same cesspools, mud-holes and stagnant water in the rear yards, the same proximity of privies to wells and houses, the same filth in the dwellings and dirt on the person—in short, whatever I said in this regard of Carmel, holds good in a more intensified degree of Rosenhayn.

The privies of the synagogue were in a horrible condition. It is hard to understand how human beings, possessing olefactory nerves, could ever stand it. The same
with several steam factories. Two small wooden boxes ("water-closets"), hardly big enough for an ordinary-sized person to stand up in, served for the use of about one hundred men and women. The factory grounds were thickly strewn with heaps of dirt and old rotten rags, dumped from the workshops and allowed to accumulate there forever.

The inside of the factories and shops was no better—the same rags, the same dirt, and dust and filth on floors and stairs; and, as most of the windows are closed on cool days, the air, overladen with fine particles of dyed-stuffs, is literally suffocating.

The factories of Michael Joseph and Philipowich & Co. were especially bad. Wagon-loads of filthy rags were lying in different stages of decomposition around the premises, and the stench from the privies was unbearable.

AN ATTEMPT AT VOLUNTARY SANITARY INSPECTION BY THE CITIZENS.

Whether due to the cholera scare or to a bona fide endeavor on the part of some of the citizens to have their places clean, an actual attempt was made, a few days previous to my inspection here, at sanitary inspection by a local committee of residents of this place. However, nothing came out of it, and, as I am told, for lack of legal authority on the part of that committee.

III. Alliance.

HISTORY, CLIMATE AND SOIL.

Alliance, which is also known to outsiders as "Vineland colony," probably from its proximity to it, as well as from the fact that the latter place is its nearest marketing point, is an agricultural colony in the truest sense of the word. Out of a total area of 1,500 acres, about 1,400 are cleared and in full cultivation; and out of a total of seventy-five families, about seventy are engaged in actual farming.

Whenever and wherever you speak with a Jew in this country about the question as to whether "Jews can be farmers," he will point with pride to Alliance as a practical, affirmative solution of your question; and, from an agricultural point of view, Hebrews anywhere may be proud indeed of this colony.

In 1881 and 1882, when the first anti-semitic wave of religious persecution swept the Czar's dominions as if with a fury, and landed thousands of unfortunate Hebrew exiles on our American shores penniless and in a condition of abject misery, the big, warm American heart, which is always in the right place, whether it beats in Jew or Christian, warmed up towards them and tried to create a hearth and a home for these shelterless fugitives. Hence the origin of these colonies founded in that year in our State.

Alliance was the first Hebrew colony established, not only in New Jersey, but on the American continent. Fourteen hundred acres of bushy, sandy wilderness were bought in Salem county, about five miles east of Vineland and close to Bradway station. This land was divided into fifteen-acre tracts (the future farms), a rough, sloping, cheap, barrack-like structure put up for the accommodation of about forty of the pioneer embryo-farmers, and the work begun. On the front line of the fifteen-acre tracts, small two-story frame houses were erected, and the whole thing, land and house, was given to the farmers for the nominal sum of $150, to be paid in thirty years, $5 annually.

All of that 1,400-acre tract is now transformed into flourishing, well-cultivated,
valuable farms (worth over $100 an acre), and the fugitives of 1881–82 are now well-fo-
do southern New Jersey land-owners and citizens, under the protection of the out-
stretched wings of the emblem of our great republic, nevermore to be molested by
the Russian bear.

There are no streets, in the real sense of the word, in Alliance. There are only
farms, situated at a considerable distance from one another. The soil is very dry and
sandy, excellent for the production of berries, wine, sweet potatoes and fruit.

Alliance has, as aforesaid, about 75 permanent resident families (farmers), and
about 350 to 400 population. In summer the population is greater still. The dispro-
portion between the number of families and the entire population is to be explained
by the fact that this colony is the "Long Branch," the rendezvous of the poor Jews
of our big cities—New York, Philadelphia and even Baltimore. The men stay
behind to work and send their families for the summer to this place. There is also
an influx of an extra force of people in the "berry-time," who come here to do the
picking.

There are no steam factories in this colony. Two contractors supply the farmers
in winter-time with sewing.

SANITARY CONDITION.

By reason of the fact that the houses in Alliance are considerably apart from one
another, as well as that the colonists follow almost exclusively the wholesome, health-
ful pursuit of farming, attendant with its continual open-air exercise, one would
naturally expect the health of these people to be excellent and sickness a rarity. But
this is true in a small measure only. It may sound paradoxical, but it is nevertheless
a fact, that whilst the sanitary condition (in its technical meaning) of Alliance is far
better than that of the rest of the colonies (Woodbine excepted), its number of deaths
for the one year, 1891–92, exceeded that of all the other colonies. An epidemic of
(first) scarlatina and (second) diphtheria struck it in the fall of last year, and it raged
with such malignancy that about 85 per cent. of the little patients afflicted were
carried off. The same epidemic spread to its two neighboring sister colonies (Rose-
hayn and Carmel), and, strange to say, whilst diphtheria got no foothold at all, only
about 10 per cent. of the children died from scarlatina.

This I explain in the following way: Whilst Alliance has the advantage over the
other two colonies by the healthful pursuit of its people and the distance existing
between the dwellings, it is far more backward in every other respect. In point of
intelligence, general habits of cleanliness of person, food, clothes, dwellings, ablutions
and popular education, it falls short of them. And this means a good deal. In fact,
the colonists themselves are the dirtiest, most ignorant and most beggarly lot of men I
ever set my eyes on. This is said in fairness and with full deliberation.

The persons, dwellings, wearing apparel, wells, privies, butcher shops, grocery
stores and even many of the articles of food are very filthy.

On the main road leading through the colony, on a little hill, there still stands the
"Castle Garden" spoken of above. It still serves, although in a terribly dilapidated
condition, as a shelter for new arrivals. Last winter there lived under its tettering
roof about twenty-five families. It was reeking with filth and contagion, and it was
here that scarlatina and diphtheria had their feasts.

I would strongly recommend your honorable Board to find some means to have this
death-trap razed to the ground.

There is another dangerous nuisance here to which I would respectfully draw your
attention. It is the slaughter-house situated on Garden road, a street in Alliance.
This slaughter-house is in the midst of a populated section and a constant menace to the health of the community.

Since none of the dwellings, school-houses or any other places where scarlet fever and diphtheria existed were afterward cleaned or disinfected, and since the people are so very ignorant, filthy and careless, a repetition of last winter's ravages may be looked for.

IV. Woodbine.

HISTORY, CLIMATE AND SOIL.

Woodbine, up to exactly a year ago, was an obscure, unknown, insignificant little flag-station on the West Jersey railroad, Cape May division, about twenty-five miles from the latter place. Baron de Hirsch's millions have within the short span of twelve months transformed it into a household word all over the civilized world; and no wonder—there are 10,000,000 francs back of it.

About fifteen months ago Baron Hirsch, of Paris, both the Croesus and Moses of his people, and who for a year previous to that gave the sum of $10,000 monthly to a New York committee of wealthy Hebrews for the purpose of helping his unfortunate Russian brethren to establish themselves on their arrival in this country, finally donated the enormous fortune of 10,000,000 francs (over $2,000,000) as a permanent trust fund, to be used for the same purpose. The committee then became incorporated under the name of "Baron de Hirsch Fund" and organized on a permanent basis. The first official act of the trustees of the Hirsch Fund was to buy a large tract of good, arable bush-land in Cape May county, consisting of 5,000 acres. They mapped it off about a mile square, around the railroad track and parallel to it, for a town site, and laid out a portion of the other land in fifteen-acre farms, after the manner of Alliance, with the difference that they kept fifteen acres more in reserve adjoining the original farms, in case the future farmers should wish to enlarge their field of activity.

When you alight from the train at Woodbine, looking in the direction you traveled, a fine, imposing-looking, broad, two-story structure, with tall chimneys and a sort of tower, to the left of you, and a number of new, freshly-painted, gay-looking cottages to the right of you, will meet your eye. The first is the steam factory (sewing) of Tenasson & Co., of New York, the largest cloak manufacturers in this country; the other is the "town." Right close to the depot and almost across from it, you see a big flag floating from a temporary pole on the roof of an unfinished, fine-looking building, with galleries and bay-windows. This is the "Woodbine Hotel," in process of construction.

The town proper consists of about forty new houses, with nice, freshly laid-out streets and sidewalks, lined by young trees. The farms are scattered irregularly over several thousand acres of land, extending up to Dennisville (about three miles), the marketing place of the colony.

The houses on the farms are two-storied and consist of four rooms, costing the company about $550 each.

Thus far, sixty farms have been apportioned to as many families who have already cleared about 600 acres of land. Woodbine, including the town, has about 100 houses and an entire population of about 300. The farms are known by numbers, as for instance, Farm No. 1, 15, &c.; but since there are here farms bearing numbers over 100, and there are only sixty of them altogether in the place, the ingenious inventor-
of this system of notation must have made a system of numerical progression not known on this planet.

The entire population, farmers included, are employed in the one factory in the place, spoken of above. Of course, the ground yields nothing as yet, and the farmers have to look for an outside source of support.

SANITARY CONDITION.

The sanitary condition of Woodbine is, as far as it goes, good, making allowances for the fact that the place is very young, has millions of dollars back of it, and is under constant supervision of the Hirsch Fund. Still, the same lack of drainage found in the other less fortunate colonies, exists here in the same degree. The dwellings seem a little cleaner than at Alliance and Rosenhayn, but it would be almost a hard task to tell the difference. The personal appearance of the people themselves, in point of cleanliness and attire, is the best of all the colonies, as behooves the protégés of a baron.

The grocery-stores, butcher shops, boarding-houses for the masons, carpenters and other workmen temporarily employed in the place, and even the goods of the colony manager’s office, leave considerable room for improvement.

The colonists are shamefully at the mercy of the factory people, who pay them starvation wages.

THE COLONIES FOUNDED BY LAND SPECULATORS FOR MONEY-MAKING PURPOSES.

I have thus far described the colonies that were conceived in charity and founded by philanthropy. Bad as their sanitary condition is, they have at least accomplished their mission. They created homes and hearths for many unfortunates. But not so with the other six colonies about to be described. Like birds of prey, the agents of these land concerns seized upon the “green,” inexperienced new-arrivals and dragged them to living graves in bushy wildernesses.

There are six of these settlements altogether in the southern part of New Jersey. Here are their names, some of them biblical:

1. Mizpah.
2. Ziontown.
3. Hebron.
5. Reega (capital of Finland, Russia).
6. Albertown (Albertain).

V. MIZPAH.

HISTORY, CLIMATE AND SOIL.

About a year ago a firm of cloak manufacturers of New York City bought in Atlantic county, on the railroad track, and six miles this side of Mays Landing, 8,000 acres of wild pine and oak-land, which they incorporated under the captivating title of “Mizpah Agricultural and Industrial Company,” built one factory and a few small frame houses on it and offered “town lots” for sale at $75 per lot.

As the allurements were quite enticing, many “greenhorns,” as these land com-
panies style them, invested in these worthless lots, with the expectation of finding steady employment in the factory; removed there, with the result that they now "know better," but can't get away for lack of funds. This self-same process you will find repeating itself in all the other settlements of this class.

Mizpah lies south of the station by that name. It was built about four months ago and is simply a flag-station. It is situated on somewhat elevated ground and consists of one factory, thirteen houses, thirty Jewish families and about one hundred souls.

From June to September the factory did not run and the people were almost starving. There are now about sixty machines in operation and about seventy people at work.

SANITARY CONDITION.

The sanitary condition of this place is the worst imaginable. It fully equals the condition found in overcrowded tenement-houses in New York City. Kindly examine the figures: Thirty families, about one hundred souls, thirteen houses. And if you bear in mind that these houses have four small rooms only; that a great many of these rooms are still unfinished, without flooring and plastering, and consequently unfit to be used; the further fact that cooking, washing and baking have also to be done for the inmates, and you may imagine how one hundred persons do live in thirteen houses.

As a matter of fact, from four to five people sleep in one of these small rooms. In one instance, that of a shoemaker, he, his wife, four children and two boarders occupied but one upper room and the cellar. Another instance is that of an old man (now removed to Philadelphia) who had sore eyes and had to live in an unplastered cellar, without flooring and filled with smoke. It nearly killed him.

It is true some of the people live at Richland, a nice little American settlement, one station this side of Mizpah and a mile from it, but how many? The manager of the colony and one other family.

Many of the houses have neither water nor privies on the premises, and those that have never clean or disinfect them.

The climate is good, but the soil there is no way of tilling, since out of the 8,000 acres not a single acre is under cultivation.

VI. REEGA.

This settlement is at present the smallest Jewish colony in America, being inhabited by but one solitary family of that faith.

Like Mizpah, from which it is eleven miles distant, it lies on the road to Atlantic City, being the third station this side of it, between Mays Landing and McKee City.

It is owned by the "Atlantic Land and Improvement Company," a Philadelphia firm, composed of a picture frame manufacturer and a wholesale liquor dealer, which bought many thousand acres of bushes here and is selling "town lots." It consists of one small sewing shop, without water or steam, and consequently not running; six small wooden houses, seven families, two Italian, one Jewish, the rest Poles, and one small grocery store.

The place is surrounded by swamps, and is at night-time very foggy. Two months ago there lived at Reega about twenty Jewish families, working in the shop, but owing to mismanagement and ill use on the part of the company, they all left, with the exception of this one family, which simply did not have the necessary means to remove. I am informed the company has now engaged a new set of agents in the big cities, with a view of recruiting.
SANITARY CONDITION.

There is very little to be said under this head. The few families starving here are certainly not over clean, and if this place ever starts up again they ought to be looked after in a sanitary sense.

VII. MALAGA.

This is not a Jewish colony, but an old, well-known American settlement of several hundred families, mostly employed in the glassworks there. It lies on the route to Atlantic City, and one station this side of Newfield.

There is also a stocking factory here, owned by an American, a Mr. Richman, which gives employment to six Jewish families. All of these families live in a row of small, tumble-down wooden cottages—"Pigeon Row" they call it—with dirty walls and floors, and which, in my opinion, are unfit for human habitation. There is not to the whole row, which consists of about ten houses, a single well or any other supply of water. The inside of these "pigeon-holes," as well as their yards, are literally reeking with filth, dust and contagion. There are large heaps of all sorts of rubbish around the premises of every one of them. The privies used by these people are in point of cleanliness beneath criticism.

The worst feature of it all is the fact that all these families, without exception, get their water-supply from an old dilapidated-looking well standing in the middle of the street, opposite the row and about 100 feet from it. The platform of the well consists of loose worm-eaten boards, with big leaks between them, and through which the refuse of half a dozen separate households oozes directly into it. The water, which I tasted, has a nauseating, musty taste, which lingered in my mouth hours afterward. It has worms in it. I mentioned this fact to the owner of both the stocking factory and "Pigeon Row." He simply shrugged his shoulders, remarking, "If these Jews don't like it they can move."

Malaga is situated in Franklin township, Gloucester county.

VIII. ZIONTOWN.

This place, which lies off the railroad about four miles east of Malaga, is a good type of the "colonies" produced within the last twelve months by these land concerns.

Do not let the name mislead you—it is far from being what its namesake was for centuries to the ancestors of these poor Russian victims inhabiting this new Zion.

Its existence is of but one year. Last summer a cloak manufacturer of New York and a man of all trades of Philadelphia, acquired 1,137 acres of bush-land in Gloucester county, near Malaga, and constituted themselves into "The Malaga and Gloucester Land and Improvement Company."

The old, old story now repeats itself. A small sewing shop was built, "town lots" sold at high prices, steady work promised, with the result that about thirty Jewish families were slowly and gradually gathered in. For a few months the company, by way of advertisement, supplied these people with work, and then, when it got all the money it could out of them, the factory stopped working, and the people within a short time were brought to the verge of starvation.

Only recently, within a few weeks, the public press of the country was full of reports of the terrible suffering and privations of the Ziontown people. Some newspapers claimed that many families for weeks subsisted on "green apples and bad water."
The place now has eight houses, besides the factory, about twenty families and a population of about seventy-five persons.

It is prettily located on elevated ground, and would make a pretty settlement if built up and the people supplied with work.

SANITARY CONDITION.

This is very bad. Out of the eight houses, not more than one-half of them have either water or privies. The rest get their water-supply from the factory pump, which is only about fifty feet from the privy, used by nearly the entire population. The terrible odor this privy spreads over the entire settlement is complained of by all the colonists.

Not a single acre of land is under cultivation.

IX. Alberton.

The "Cumberland Land and Improvement Company," happily now defunct, but which they are trying to resuscitate, is another would-be "benefactor" of the poor Jewish immigrants. This company owns some land at a small railroad station called Alberton, on the Cape May route, one station this side of Woodbine, which it tried to convert into a money-making colony. The firm is composed of a ticket broker, of New York, and his nephew, also of the same place.

Owing to personal complications of its owners, the whole colonization scheme collapsed.

The place is composed of about twelve houses, fifteen families and about fifty-five persons, who at times are employed in the factory or sewing shop, whenever there is work.

The sanitary condition is the same as at Ziontown.

X. Hebron.

This is "an abortive attempt at founding a colony."

It lies on the New Jersey Southern railroad, near Newfield, in the angle formed by the branches of the Cape May and Atlantic City divisions.

It was started a few months ago by an Alliance colonist, and has at present only two Jewish families, a barn and small sewing shop, and does not call for more special notice.

THE COLONIES GROUPED BY COUNTIES.

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<tr>
<th>County</th>
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<tr>
<td>Salem county</td>
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<td>Hebron</td>
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<td>Cape May</td>
<td>Woodbine</td>
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LEO F. ELSTEIN, B.A., M.D.,
Sanitary Inspector.