

NEIGHBORHOOD ANALYSIS

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The quality of buildings is one of the major factors in evaluating the health and potential of a community. Building conditions are affected by a variety of factors at work. These include traffic, the inadequacy of public facilities, the mixing of land use, overcrowding, environmental and economic factors, age, and the level of maintenance.

A building conditions survey was conducted throughout the Borough, and the results were categorized by neighborhood. The building conditions survey was conducted during the fall of 1977 throughout the Borough in conjunction with the land use survey. The exterior condition of each building was rated according to the three-point scale described below:

- 1) The rating of "good" was given to 622 buildings, or 80.2 percent, where the original construction was sound, maintenance to the building and yard was seen to be of constant nature and there was no evidence of dilapidation or obsolescence.
- 2) Structures rated "fair" were basically deteriorating. This rating was given to 146 structures or 18.8 percent in the Borough which were considered sound but were in need of more than ordinary maintenance.
- 3) Buildings rated as "poor" exhibited excessive dilapidation. Obsolescence and deterioration were prominent, creating the need

for either extensive rehabilitation or demolition and removal of the structures in order to eliminate the influence of such dilapidation. Only eight structures, or 1.0 percent were given this rating.

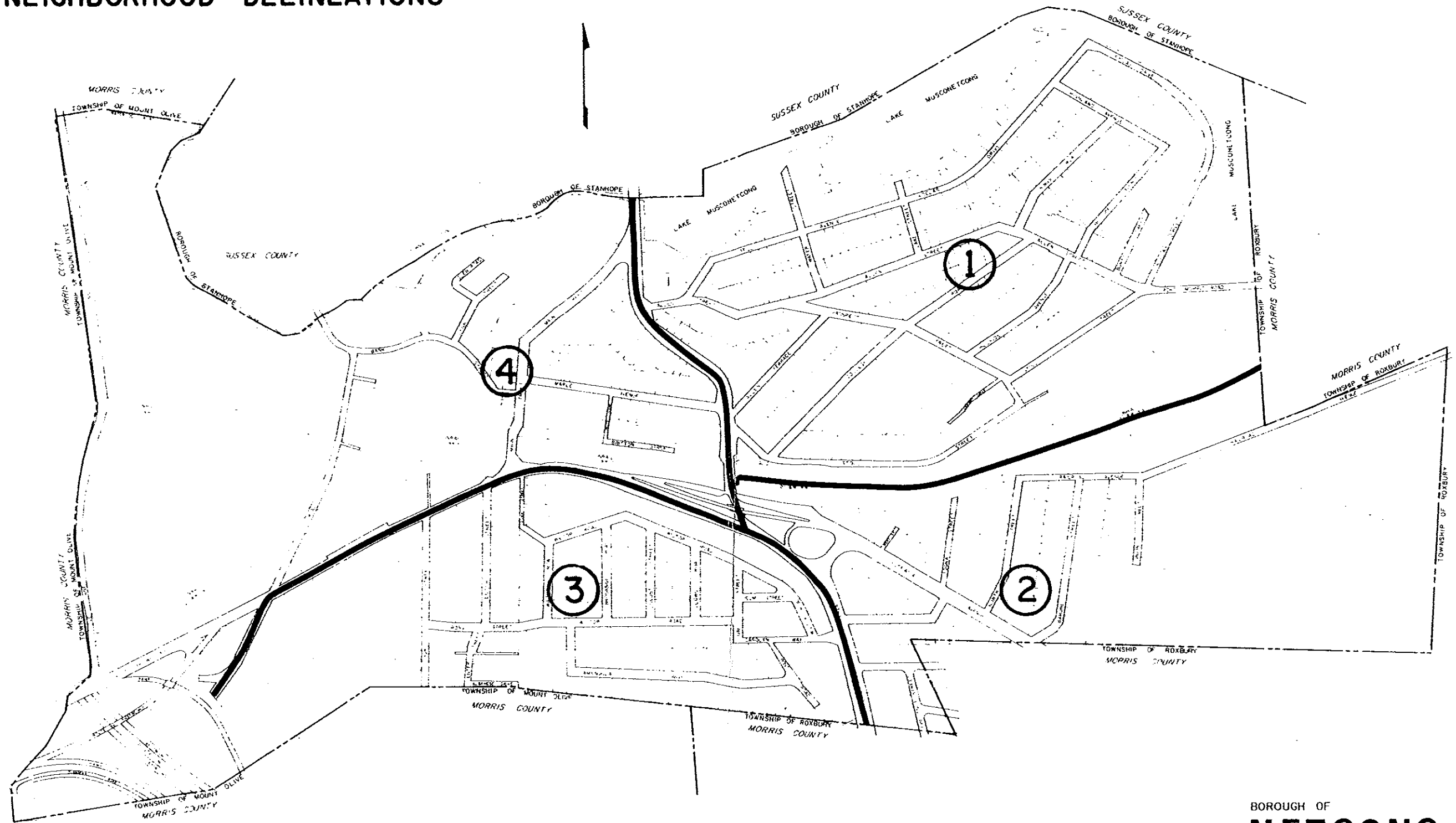
Such criteria as the age of the building; roof lines; condition of siding; makeshift additions; cracked or sound foundations; condition of chimneys, window-frames and porches; conversion of the building to a more intensive use than its original intent; yard areas and building setback were considered. A building is considered a structure which may contain more than one use and/or unit. The Netcong Heights Development was not included into the survey since it was recently constructed and is in good condition.

Plate III indicates neighborhood delineations used in analyzing the housing characteristics. Table IV below indicates the number of buildings in each category described above in each of four neighborhoods.

Neighborhood 1 encompasses the area east of Ledgewood Avenue (Route 183) and north of the Erie Lackawanna Railroad. Only three of the buildings were in either deteriorating or dilapidated condition (with "poor" rating) due primarily to age and an inadequate level of maintenance.

Neighborhood 2 lies between the Erie Lackawanna Railroad and Lackawanna Plaza (Route 183). This area also was in generally good condition with no buildings deteriorating or dilapidated (with "poor" rating).

NEIGHBORHOOD DELINEATIONS



NOTE:
 NUMBERS REFER TO
 NEIGHBORHOODS
 DISCUSSED IN TEXT.

BOROUGH OF
NETCONG
 MORRIS COUNTY, NEW JERSEY



TABLE IV

BUILDING CONDITIONS BY NEIGHBORHOOD

BOROUGH OF NETCONG - 1977

<u>NEIGHBORHOOD</u>	<u>RESIDENTIAL</u>	<u>COMMERCIAL</u>	<u>INDUSTRIAL</u>	<u>PUBLIC QUASI-PUBLIC</u>
<u>ONE</u>				
Good	252 (77%)	1	-	1
Fair	73 (22%)	4	1	1
Poor	<u>3 (1%)</u>	<u>-</u>	<u>-</u>	<u>-</u>
TOTAL	328	5	1	2
<u>TWO</u>				
Good	76 (85%)	10	1	2
Fair	13 (15%)	1	-	-
Poor	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
TOTAL	89	11	1	2
<u>THREE</u>				
Good	198 (93%)	4	-	5
Fair	14 (7%)	-	-	-
Poor	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
TOTAL	212	4	0	5
<u>FOUR</u>				
Good	44 (62%)	23	1	4
Fair	23 (32%)	12	3	1
Poor	<u>4 (6%)</u>	<u>-</u>	<u>1</u>	<u>-</u>
TOTAL	71	35	5	5

Neighborhood 3 consists of the area south of Route 46 and west of Lackawanna Plaza (Route 183). This is also a residential neighborhood with some commercial establishments and churches along Route 46. This area was in excellent shape with no dilapidated buildings (with "poor" rating).

Neighborhood 4 consists of the area north of Route 46 and west of Ledgewood Avenue (Route 183). This is the industrial and commercial district of the Borough. Existing residences remain scattered throughout the area having not been adapted to business use. Mainly homes remain along Ledgewood Avenue and Wack Road. Mainly in the industrial district where homes exist as nonconforming uses there is a higher degree of dilapidation than in other areas of the town. Four buildings or 6 percent had considerable deterioration (with "poor" rating).

SUMMARY AND CONCLUSIONS

- 1) Eventhough many of the homes are older they have been well maintained.
- 2) Residential use in industrial areas is very undesirable for it lowers the residential property values and promotes neglect.
- 3) Renovation and remodeling has occurred during the recent past in the commercial district and should be encouraged by the town.

RECOMMENDATIONS

- 1) Retain an architect to formulate an architectural style for the business district and to advise individual shop owners when they wish to renovate or improve their store front. This type of service will encourage owners to go ahead with improvements they might have had second thoughts about.
- 2) Encourage homeowners whose homes are in need of repair to take advantage of the Residential Rehabilitation Program which is a part of the Morris County Development Program funded by the Housing and Community Development Act of 1974. This program enables homeowners to obtain bank loans of up to \$10,000 at 3 percent interest for improving their home if they have a family income of \$14,500 or less.