

## STORIES of New Jersey

The greatest care was used in selecting the colonists. First of all they had to be of good character and each worker had to be expert in his particular field, whether he be farmer or hat trimmer. Second, everyone had to pass a rigid health examination. Last, but not least, each family had to be able to contribute \$500 toward financing the venture. The colony is run on the same democratic principles as a club, each member having only one vote. To date only two families have dropped their membership and there are 120 on the waiting list. These will be taken in when there is enough work to insure a living for all.

At present the garment factory is the center of the colony. One hundred and sixty workers will have jobs here making suits, coats, hats and dresses. The workers are all members of the International Ladies Garment Workers Union and are paid according to the union wage scale.

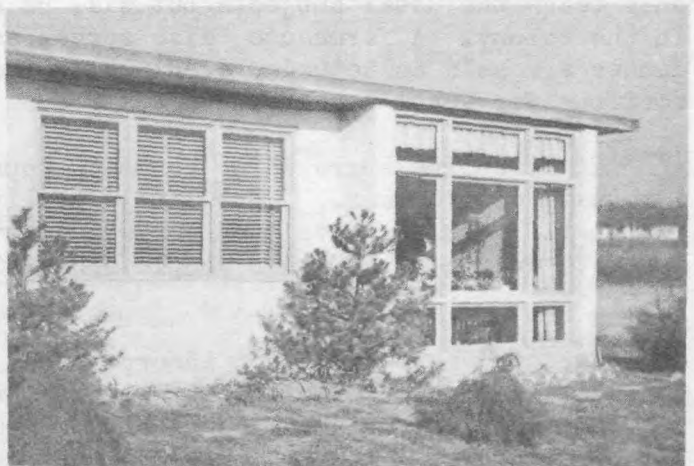
The factory is a one-story structure of glass, steel and concrete, sleek as an airplane. This air-conditioned building, one of the most modern garment factories in the United States, cost \$95,000. The project, under the name of the Workers' Aim Cooperative Association, has signed a 5 year lease with the Federal Government with rent on a sliding scale. Plans by which the Association will ultimately own the building will be worked out.

The factory is planned to provide the most efficient operation consistent with the safety and health of the workers. There follow in successive steps around the building the receiving platform and room, the stock room, the cutting room where 75 to 150 garments are cut at one time, the underpressing, the finishing, the final pressing, the finished stock room, and so back to the shipping room, which is shared with the receiving room. The factory has a capacity of 1,500 coats and suits and 1,000 dresses a week.

One corner is devoted to hat making, with a capacity of 200 to 300 dozen hats a week. There are also a shop meeting room, a directors' room and retail department. The Association maintains a showroom and designers in New York.

During the first year, 1936-37, the factory disposed of its output through the New York market. During 1937-38 distribution is being made through consumer cooperative organizations in Utah, Wisconsin, Illinois, Kansas, Ohio, Pennsylvania, New Jersey, New York and New England, an experiment which, if successful, will probably be followed thereafter.

Ninety-six homes were finished and occupied by the end of 1937. The balance of 104 will be ready for occupancy in the early part of 1938. They are good sturdy examples of modern architecture, for the most part one-story and flat-roofed, designed for efficient, comfortable and gracious living. Windows reach from floor to ceiling. Each house has a living room, dining room, kitchen and 3 or 4 bedrooms. All are equipped with hardwood floors, gas and electricity, electric refrigerators, oil burners, and are air-conditioned. There is an attached garage and a



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