

Hoboken invaded by Jersey City rats

By Bill Campbell

Displaced by luxury high-rise development along the Jersey City waterfront, a new wave of unwanted immigrants is fleeing to Hoboken, a city official said yesterday.

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Third Ward Councilman Steve Cappiello said he has seen rats, some as long as eight inches, scurrying from Jersey City into Hoboken across the city's southern border.

Cappiello charged the rodents were moved to Hoboken since excavation and demoli-

tion at the Newport development in Jersey City uprooted their nests.

Jersey City, whose Downtown residents have registered similar complaints, recently halted excavation and demolition work on the multi-billion dollar mixed-use project until a rat-baiting program can be implemented.

Newport's developers, the Lefrak Organization, last week baited sewers and storm drains around the project and plan to do the same in surrounding neighborhoods.

But Cappiello says the pro-

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Hoboken invaded by rats

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Hoboken's last infestation problem occurred in July when rats evacuated their home in an abandoned sewer line along Washington and Sixth streets after the city dug up the street.

Haack said that problem has since been resolved.

Jersey City health and city officials were unavailable to comment on Cappiello's charges.

Cappiello said he spotted two rats late Monday night while driving on Henderson Street. He said the rats were heading north across the border into Hoboken.

"This is the second occasion I've seen rats on Henderson Street," he said.

"If Jersey City isn't going to do anything about this problem, it's time we get our health officials involved in this," he said.

Health Officer Pat Mitten was not available to comment.

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Newport neighbors get rat aid

By Anthony Baldo

The neighborhoods on the perimeter of the multibillion dollar Newport project in Jersey City will be baited to rid them of the rats that have fled from the site during excavation and demolition work, city and development officials said yesterday.

Lou Manzo, the chief of the city Division of Health, said officials from his department had a meeting with Newport representatives on Monday.

"A plan has been worked out for each area they are going into on the site," Manzo said. "And, overall, perimeter baiting will be done and will be monitored by this office and the city Rodent Control unit."

Mayor Anthony Cucci has imposed a halt on excavation

and demolition work at the site until the rodent problem is brought under control. Construction and road work is continuing at the site.

Excavation work generally follows the uprooting of rats. The rodents' burrows are destroyed, causing the rats to flee to other areas to establish new homes.

The developers of Newport over the weekend baited the sewers, storm drains, and rodent burrows throughout the site. The developers are paying for the rodent control measures.

Manzo said Cucci's ban on excavation work will continue for at least five days, adding that it will take that long for the rat baiting to have an impact. The developers of Harsimus Cove, the project next to New-

port, have also agreed to take more stringent rodent control measures, Manzo said.

The developers of that project said they will bait their site and, after four or five days, they will clear the property of weeds, Manzo said.

Continued baiting and monitoring will occur at the Harsimus Cove site on a weekly basis, he added.

The city, meanwhile, has put together a patrol team for the downtown area and will be distributing information to residents about garbage and other rodent control measures, Manzo said.

He asserted that the city will also talk to the Port Authority about taking measures to control rats attracted to a broken sewer near one of its garages at Holland Tunnel.

Barry Light, the general manager for the Newport project, said the developers were following the procedures required for excavation and demolition work in Jersey City.

"We were surprised to hear there was a problem," he said. "Maybe we should have sat down with the city before. We have no problems with the city. These problems are best solved by people sitting down and dealing with them."

He said that the rat situation "isn't an issue for us to object to. We wanted to do what we could to help."

There is only one building more to be demolished on the site, Light said. That building must be destroyed to make room for a parking lot for a convenience shopping strip on the site, he added.

Landlords win warehousing round

By Laurie Kalmanson

Hoboken and Jersey City lost procedural motions yesterday in their court fight against landlords who want to overturn local anti-warehousing laws.

The ordinances being challenged require landlords to rent apartments within 60 days of a vacancy, or be subject to \$500 a day fines.

Tenant advocates who fear that rampant condominium conversions are shrinking the supply of rental apartments hailed the laws as a tool to control Hudson County real estate speculation.

Landlords describe the laws preventing them from emptying an apartment building by tenant attrition and selling it for a higher price to speculators as an unconstitutional violation of property rights.

The procedural question decided yesterday in favor of landlords was the joining of

their challenges to the Hoboken and Jersey City laws into one case.

The municipalities had contested the landlord recommended fusion of the cases.

But Assignment Judge Burrell Ives Humphreys ruled that the ordinances were almost identical, the four pending challenges are similar, and it would be more efficient to conduct pre-trial proceedings for all the cases as one case.

There is still a possibility that the cases could be split once the trial stage begins.

"The judge just postponed the day of reckoning," Jersey City Councilman George Aviles, who appeared in court to oppose the consolidation, said yesterday.

Hoboken and Jersey City claimed that consolidation of the cases would delay the proceedings and cost the cities money.

"Joining the cases is the

only possible way to proceed," landlord attorney Roger Sauer said after winning.

Landlord attorney Roger Lowenstein then asked permission to require Hoboken officials to give depositions de-

scribing the reasons why they felt the quick rental legislation was necessary.

Assistant Hoboken city attorney Maureen Schweitzer Parrott objected to the request, but was overruled.

Steam heat plant proposed by state

By Joni Scanlon

9-24-87

A central power plant that would convert coal, oil and garbage into heating energy and replace boilers in scores of apartment buildings in Hoboken, has been proposed by the state Division of Energy.

The proposed facility, which would be constructed in an abandoned NJ Transit power station just north of the Newport development, would lower heating costs and would render heating complaints a thing of the past, according to Harvey M. Sachs, the agency's assistant commissioner, during a news conference on the Jersey City waterfront yesterday.

Initially, the plant would deliver steam for heating of four major waterfront development projects, but it could be expanded to serve most of the city and even neighboring Hoboken, Sachs said.

He said private industry and government agencies would be asked to pool revenues to finance the system. Private investors would benefit because they would be able to sell heating energy to users, Sachs explained.

Burns and Roe Co., an Oradell engineering firm, has been hired by the state to undertake a four-month study to determine the costs of such a power plant and whether it could work in Jersey City and Hoboken, Sachs added.

Cities such as Buffalo, N.Y., and Trenton already draw their community's heating energy from this type of central power plant, said Ishaq Olikier, manager of district heating and cooling technologies for the engineering firm.

A division of Burns and Roe is involved in producing nuclear energy. But Olikier said

See STEAM HEAT — Page 6.

Brown water on way

Officials advise holding laundry

By CHRISTOPHER AVE

Staff Writer

HOBOKEN—Come on in, the water's fine — just don't do your laundry in it.

That's the word from Public Works Director Roy Haack, who said yesterday that a water-main break in Lyndhurst Monday will cause discoloration in Hoboken's water supply for a least a week.

"There will be some brown water," Haack said. "We're still talking about a week, a week and a half for repairs."

Haack said the water will be safe for drinking and bathing, but could cause problems for washing clothes — particularly whites.

"Watch those T-shirts," Haack advised.

He added that although no complaints had been received by yesterday afternoon, the phenomenon should begin here today and possibly in Jersey City.

Tom Nielan, the Jersey City water director, could not be reached for comment yesterday. A secretary in the Water Department there said Nielan was at the Lyndhurst site and was not expected back in the office.

Both Jersey City and Hoboken receive some of their water from the 72-inch water main that runs through Lyndhurst. The main broke Monday, Haack said.

A Jersey City Water Department spokesman here said this city's water supply would fluctuate as Jersey City workers labored to repair the main, but stressed that the supply would be safe for drinking.

"There's nothing wrong with

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WATER

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the water," the spokesman said. "It's properly disinfected."

Haack said the anticipated water problems have nothing to do with a water-main break here early Monday. That break, repaired Monday afternoon near the 600 block of Clinton Street, forced the city to close part of that block for repairs.

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Water main breaks on Clinton Street

Part of the 600 block of Clinton Street in Hoboken will be closed until at least tomorrow as city workers repair a water main that broke early yesterday morning.

The actual 12-inch break was repaired by late yesterday afternoon, said city Public Works Director Roy Haack, but it'll be at least tomorrow before the excavation can be filled in and the street cleared.

The break occurred at about 1:30 a.m. in front of 602 Clinton St., said Victor Luca-torto, assistant public works superintendent. Haack said the break left residents of 600, 602 and 607 Clinton, as well as all residents on Willow Terrace, without water much of the day.

The 602 building was also without electricity, Haack said. Luca-torto said Hoboken police called Public Works between 1:30 and 1:45 to report

the break and by 2 a.m. crews had begun excavation.

"That's when the water flooded the basement at 600 and knocked out power in 602," he said.

Haack said six cars had to be towed from the work site. Richard Montenegro, co-owner of Rocco's Liquors, 600 Clinton, said water flooding his basement knocked out two refrigeration compressors, meaning patrons could buy only room-temperature beer yesterday.

"It's gonna hurt business a lot for the cold beer," he said. "Everybody wants their beer cold."

Luca-torto said it was the second water main break on the block in the past several years. He said the previous break happened in front of the Foodtown supermarket at 619 Clinton. Foodtown wasn't affected by yesterday's break.

Ed board vows school cleanup

By CHRISTOPHER AVE

Staff Writer

HOBOKEN—Parents, the mayor and a city Board of Health member told the Board of Education last night they are concerned about reports of asbestos in the Joseph F. Brandt School.

Several parents said they were worried about health hazards of the substance and angry that the school board has not acted quickly in eliminating a problem that was noted six years ago.

But board President Richard F. England Jr. told the crowd of about 75 that the problem will be eliminated "as quickly as is humanly possible."

He said a study completed a few days ago shows that although asbestos does remain in several stairwells in the school, no immediate danger exists. He said the district will hire a firm to study the problem as early as this week, and that all necessary procedures — including temporary removal of the school's students — would be taken.

The presence of asbestos at the school was noted first in 1981. It was removed, and subsequent air tests by a Maine in-

dustrial firm showed no harmful levels of the substance, which has been linked to lung cancer.

But again in 1984, asbestos was found once again at the school, and the consulting firm of Mayo Lynch and Associates was hired to eliminate it. But a June 1986 report by another consulting firm found asbestos still existed at the school.

"There was an oversight," England said last night. "We didn't clean up a small section of the school."

To delay matters further, the board did not receive the 1986 report until last month, according to England, who had no explanation for the delay.

On Sept. 4, city Health Officer Pat Mitten wrote Schools Superintendent Walter J. Fine suggesting precautionary measures for the school. According to England, the school board has completed those measures to the satisfaction of the U.S. Testing Co., the firm that completed the most recent study.

Mayor Thomas F. Vezze-tti blamed Mayo Lynch for much of the delay, asking company executive Joseph Lynch, who attended the meeting, for an explanation.

Steam heat plant proposed by state

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the proposed power plant would not use any form of nuclear energy. In fact, Olikier said, the system would even be safer than standard heating practices because environmental controls could be put in — something that's just not possible with individual heating systems.

The system would be equipped with backup generators, meaning that it would be virtually impossible for boiler

breakdowns to occur and leave apartment dwellers without heat, Olikier said.

It would also be cheaper. "We can cut heating costs by 15 percent to 30 percent for large users," Olikier said. "That's because the system has the ability to draw from many resources to produce steam for heating — such as gas, oil, clean coal and refuse — that many smaller buildings' don't have."

While developers and owners of large apartment build-

ings would initially benefit, the system could later be expanded to serve the small homeowners, Olikier said.

Initially, the pipelines would lead from the power plant to the Newport, Harsimus Cove, Harborside and Colgate development sites to the immediate south of the proposed facility, said Carl Blumenthal, project manager for environmental matters with the Jersey City Department of Housing and Economic Development.

"That will be the first stage," he said.

"Those four developments represent millions of square feet of office space and thousands of apartments," said Blumenthal.

"Later, we would hook up municipal buildings around Montgomery Street, such as City Hall, Ferris High School, several grammar schools, the Medical Center and a few Housing Authority buildings," he said.

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Recycling off to good start

Continued from Page 1

by last week's beginning and believe residents will obey the ordinance when mandatory recycling begins.

"There has been a lot of compliance throughout the community," says Vincent Logan, the recycling coordinator.

"Most of our litter comes from cardboard, and that was cut down a great deal last week," he said.

Residents should begin bundling old newspapers and placing them outside with other household garbage. Recycling teams pick up the papers, while the city's garbage contractor, Browning Ferris Industries, picks up the household rubbish.

In addition, city sanitation inspectors will monitor the performance of BFI and insure residents comply with recycling laws.

Haack said residents should receive direct mail notices about the mandatory recycling program and instructions on sorting and disposal of garbage before the program becomes mandatory.

Recycling off to good start

By Bill Campbell

Hoboken officials are calling the first week of voluntary garbage recycling a success, but also say the real test begins today when the program is expanded city-wide.

Hoboken will begin picking up bundles of newspapers today and Friday in all areas east of Willow Avenue and on Tuesday and Thursday in the western parts of the city, according to Public Works Director Roy Haack.

Last week, the city began collecting cardboard from targeted areas and from some pri-

vate business, he said. Both the newspaper and cardboard recycling efforts will be on a voluntary basis until mid-October when they will become mandatory.

"We have been very encouraged by the results so far, since this is on a strictly voluntary basis," Haack says. "In four days last week we collected over 11,000 pounds of cardboard."

The Hoboken City Council, facing the deadline for mandatory recycling, adopted legislation at the eleventh hour to impose compliance legislation. Gov. Thomas Kean's adminis-

tration has ordered that all municipalities comply with the state law by next month.

Mandatory recycling has already begun in other cities, where leaves, newspapers, aluminum and food waste are required to be placed in separate containers.

Residents and merchants have long complained of litter on city streets and sidewalks. The recycling is expected to reduce litter in the city.

Fearing lack of public notice would hamper the plan, officials say they were pleased

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Hoboken council may ease cop reins

By Bill Campbell

The Hoboken City Council has begun taking steps to loosen the table of organization in the city's police department.

The council's public safety subcommittee is expected to urge the full council to amend the table of organization, which sets the number of police officers by rank, to allow all personnel to remain in their current position.

"I think we have accomplished our goal by reducing the number of police officers through attrition," said City Council President Pat Pasculli.

"It's time to take a second look, because we don't want to hurt anyone by reducing their rank."

The request to amend the ordinance was made last week by Third Ward Councilman Steve Cappiello, a member of the subcommittee.

Last November, over the vocal objections of police offi-

cers and fire fighters, the council set the limits for both departments. The move could have resulted in 21 police officers being bumped back in rank by the end of the year.

The subcommittee has not announced plans to amend the table of organization in the fire department.

The council adopted the plan to ward off a budget shortfall in the 1988 fiscal year and reduce the ratio of officers to superiors, despite the strong lobbying efforts of public safety employees.

However, with the loss of 25 police personnel this year through retirement and resignation, the council may amend the ordinance, Pasculli said.

The table of organization mandates that the police department, by January 1, 1988, set the number of personnel at one chief, five captains, 12 lieutenants, 24 sergeants and 96 patrolmen.

Currently, the department has one chief, six captains, 12 lieutenants, 32 sergeants and 63 patrolmen, according to figures compiled by the municipal Law Department and Police Chief George Crimmins.

In addition, three other officers are on leave, one has been suspended pending dismissal and two others are injured and not likely to return to the force, Crimmins said.

"Last year the number of ranking officers was way above standard," said Sixth Ward Councilman Dave Roberts.

"According to the latest information, there has been a great improvement in those numbers and I'm satisfied with the current level," he said.

Plans to adopt the tables of organization last year touched off a power struggle between the council and public safety employees. The council, facing a budget shortfall in 1988 and a state deadline to adopt a

spending plan, agreed to the plan which they said would save about \$300,000 if met.

Members of the council soon complained of harassment and intimidation by police officers who they said were retaliating against the cuts.

The charges touched off a short-lived feud between council members who called for reform within the department and Crimmins who charged that members were attempting a "political coup" to gain control of the department.

Crimmins said the department is now "working short handed" due to the many retirements and resignations.

"I'm looking for police officers now," he said.

Second Ward Councilman Joseph Della Fave who also supported the streamlining efforts, said he would not comment on the ordinance until the subcommittee makes its recommendations.

JEFF PUNDYK
REPORTER'S
JOURNAL



An island
in sea of
yuppies

There's the building: a blue-grey brick rectangle sitting in the back end of Hoboken — the last place in town for the developers to discover.

Deile's Slaughterhouse across the street is a condominium now, its pig snout gone from the facade; D'Aprado's Statuary is a condo too, loft style; the hand lettering of Ottolito's Stove Company looks kind of shabby next to the printed sign stuck above its open garage door; E.D.R. Realty. Two doors down, a low-slung red brick building proclaims Condos R Us. Just around the corner, the glass and sharp new brick of the Skyline project put development's two feet squarely in the neighborhood. But J and G Auto Body, nestled between the condos, remains untouched and on the corner of Jackson Avenue, the smell of Italian cooking is the greatest welcome mat Lazzarino's Luncheonette could possibly throw out.

There are the people: mostly working class, many not really working, about 80 percent Hispanic, all families. Some live in Hoboken's projects; others have left for Jersey City. Their children wear blue-grey school uniforms with gold trim, just like the building.

Walk through the halls of St. Joseph's school, talk to its people, listen to its children and wonder what it is about the place — short on facilities or ways to get them — that makes the place buzz.

It's the hum of success in the face of long odds. And Sister Agnelle Ching, the school's principal for the past 13 years, is the center, the point from which the St. Joseph's spirit

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School is an island in a sea of yuppies

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spins out through the hallways and stairways and onto the street. It spills out of Sister Agnelle and onto the children and the parents and the teachers, all of whom are making significant sacrifices to be a part of St. Joseph's.

"My first impression of the school," said Millie Roque, who has a son in first grade and a daughter in pre-kindergarten, "was of 'The Bells of St. Mary's,' the movie. The floors creak and all of that, but it's so nice. It has a nice feeling. The thing about St. Mary's is true. What it lacks in looks, it makes up in the feeling. It's old but it's comfortable."

The movie analogy is apt. St. Joseph's and its people sit in the shadow of Hoboken's great transformation. And as the buildings go up around the little school, its tasks become harder and harder still.

"Right in front of us," Sister Agnelle said, "things have changed. Most yuppies don't have children and when they do, they move out. We have always struggled. I think from day one when the church was in the process of being built."

St. Joseph's School was built in 1907 for Hoboken's outsiders. It has always been a place for the town's newcomers. It was a parish first for the Germans, then for the Italians who came to work on the docks and later the Hispanics. With each immigrant community came change as the newcomers pushed their predecessors out from below.

But today's newcomers are different. They don't come from below and they aren't interested in the little parochial school.

"St. Joseph's has always



Sister Agnelle Ching and some of her students at St. Joseph's School during a break from classes.

been for the minority that comes into town," said Chris Carnevale, who has a son in kindergarten. "They come through the gates of St. Joseph's and they always find a home, a welcome. St. Joseph's is welfare. St. Joseph's is the projects."

The school gets by. The pre-schoolers play in a patch of grass the size of a small suburban yard where a set of metal stairs is blocked by an overturned lawn chair. A single handyman works all summer to get the building in shape. The teachers accept reduced wages; the support staff works for free; the Brothers of the Syracuse Franciscans lend a hand. And the parents do what they can to get together the \$800 it costs for each child.

"I do dream of having a little extra on the side, but it's a constant struggle," Sister Agnelle said. "See those windows," she said, pointing to the panel of four large windows in her little office. "We have an energy grant from the state for \$23,000 but only if we can match it with \$21,000. As far as

dreams, we have nine classrooms with 40 windows. We have lots of dreams. We need a full-time counselor, a full-time nurse, a full-time special ed teacher. As far as academics, we need computer education. That's what our children need for their future."

Yet the school prepares its 205 students, down considerably over the past three years. Most of the kids are learning on their grade level and while it doesn't offer a lot of extras, St. Joseph's stresses the basics.

"We teach the four Rs — reading, writing, arithmetic and religion," Sister Agnelle said. "About half of St. Joseph's students go on to Catholic high school. Of those who don't, most cannot afford it."

The basement of St. Joseph's School is awash in yellow. Snoopy and Luey smile from the walls. A bingo board stares down blankly. Twenty little cots are lined in neat rows. It's nap time and most of the 4-year-olds in the pre-kindergarten are asleep. There are a few thumbs creeping toward mouths. A few sets of eyes are wide open. Blue ties are askew.

"The secret," says teacher Jodi Civello Miller, "is to keep them outside a long time."

Upstairs, first-graders are working with crayons. They rise to say good afternoon in a unified singsong voice. A poster reminds them to "keep from between parked cars."

Down the hall in Sister Agnelle's office hangs a colorful mural of children of all ethnic

backgrounds. Their moon faces set off the principal's own round face, glasses and smile.

Originally from Honolulu, Sister Agnelle was first assigned to St. Ann's in Hoboken, where she was principal for two years.

"You haven't lived until you've been stationed here. People always spoke of it in a very special way," she said of St. Joseph's.

Now, people attribute that quality to Sister Agnelle. "I can't put a word to it," said Anna Lawrence, who had one son graduated last year and has a second in the school.

"The environment is very warm and inviting. They do more than just teach. It's like an open door."

The Rev. Justin Biase, pastor of St. Joseph's, said the school will change with the parish, just as it always has. Once the Skyline development opens, he's hoping more of the newcomers will join the church. He's even considering a marketing campaign to encourage them.

Sister Agnelle isn't so sure. She knows the building sits in the back end of Hoboken like a blue-grey boulder as the tides of change break around it. The people and the building need one another.

"The school would never be here if not for the people who really believe in the children. Their convictions are so strong," she said. "They see the value of the existence of the building so they're willing to sacrifice and struggle."

Permit parking not going over

By Bill Campbell 9-25-87

More than nine months after passage, Hoboken's residential permit parking program has been plagued with nagging questions and problems that may hamper implementation of the controversial law.

The City Council is expected to amend the law next month, the result of public outcry, and some residents say they will not pay the \$5 registration because they feel the plan is unenforceable and unconstitutional.

Already, the permit plan is

more than six weeks over its projected enforcement date, and some officials now say the law won't be implemented until mid-October.

But the architect of the program, Patrick Cauffield, executive director of the Hoboken Parking Authority, says he can allay the suspicions of critics who say the law is political, not practical.

"We will enforce this ordinance," he said. "There are still a lot of cracks, but it is the law."

The ordinance generated favorable public response in 1986 when then City Council

President E. Norman Wilson proposed the measure as a solution to the city's parking crisis.

Residents and politicians have long complained of commuters who drive from the suburbs to Hoboken to utilize the PATH system and bus lines. They claim the commuters create a "giant park-and-ride" by taking valuable parking intended for residents and shoppers.

The council unanimously adopted the sweeping plan in late January, five months before

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City wants park

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improvements at the dilapidated Kennedy Stadium which the high school and recreation leagues utilize.

"The answer to our recreation problems is not just to rehabilitate Kennedy Stadium, but to expand the entire facility," Pasculli said.

He said he would discuss the proposal with members of the Board of Education, which owns Kennedy Stadium, next week.

City wants county to give it a park

By Bill Campbell 9-27-87

Hoboken will urge the county to deed Columbus Park to the city. The proposal is an effort to expand recreation facilities at adjoining Kennedy Stadium.

But a member of the county parks committee predicted the proposal will face stiff opposition, saying it would be unlikely the county would ever turn over the valuable property.

City Council President Pat Pasculli said he will sponsor a resolution next week asking the county to surrender the vandal-ridden park bounded by Ninth and Tenth streets and Clinton and Grand streets.

Pasculli and Sixth Ward Councilman Dave Roberts said the site would be better maintained by the city, and could be integrated into existing recrea-

tion facilities at Kennedy Stadium.

Hoboken residents and politicians have complained for years that the park, which sits next to Hoboken High School, has never been properly maintained by the county and has become a haven for drug pushers and vandals.

"Given the county budgetary problems, the park never will be maintained," Pasculli said. "Once we take ownership our first objective will be to construct a first class playing field."

However, Samuel Kaye, a Hudson County freeholder from Bayonne who sits on the county parks committee, said it was unlikely that the committee or the Board of Freeholders would approve of such a move.

He said repairs at the park

are a high priority this year and scolded the city for not cooperating in efforts to police the facility.

"There is no precedent for giving a park to a city," he said. "If they are upset about crime there then they should cooperate with us and help patrol the area. After all, it's just one square block," Kaye said.

Pasculli, though, said he's tired of waiting for the county to correct deficiencies and has enlisted the help of the Democratic candidate for county executive, Robert Janiszewski, who he says has pledged support for the plan.

Roberts said local real estate developers, including Joseph Barry of Applied Housing, have offered to contribute architectural plans and financial support for the project.

Barry, who owns property

surrounding the park, could not be reached for comment.

"We hope this will be a public-private partnership between the city and these developers to restore the park," Roberts said. "They have an interest in improving the area around their projects and providing recreational facilities," he said of the developer's interest in the plan.

Roberts, who estimated the cost at about \$500,000, said the Hoboken Community Development Agency would be directed to seek state Green Acres funding to complete the financing.

Pasculli said the park would house a ball field, a running track and three tennis courts when completed, and would be integrated into im-

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Parking by permit

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fore six of the nine members faced reelection.

Today, some residents are having second thoughts about the program, which designates all non-metered spaces for residential parking, and the Parking Authority is still wrangling with questions about implementation and enforcement.

"Do you really think they are going to come up to Marshall Drive and try to enforce this," said a resident of the Hoboken Housing Authority projects. "There's no way I'm going to pay money for a residential permit parking sticker. Let them try and boot my car," said the man who asked not to be identified.

Residents with vehicles are required to pay a \$5 registration fee to the Parking Authority for a yearly parking sticker and guest permits. All vehicles without stickers will be subject to a \$25 fine and booting, a device which clamps onto the wheel, thus immobilizing the automobile.

The misuse of stickers and guest permits can result in the loss of all permits for one-year and a \$100 fine.

Still, many residents feel the law will only be enforced in the downtown sections near the Erie Lackawanna Terminal and the upscale residential neighborhoods above 11th Street.

"A lot of people are really upset about that \$5 fee," said Councilman Steve Capiello, whose ward is in the central western section of the city. "And it's not fair to charge them the full price for the remaining three months of the year and make them come back in January and pay again."

"I agree with the ordinance if it restricts parking in areas where commuters drop off their cars, but not if it restricts our residents," he said.

Capiello, a member of the council's subcommittee on transportation who initially opposed the program, said he also fears the courts may become backlogged with appeals to the law.

However, Cauffield said the law will be enforced citywide once permit registration has been completed and loopholes in the ordinance have been corrected. He said the program would be phased in gradually with enforcement in the downtown and uptown areas.

This is the last scheduled week for registration, and is open to residents of Jackson and Harrison streets, Marshall Drive and the business community. Registration is taking place at the Demarest School, Fourth and Garden streets, between 4 and 7:45 p.m.

Residents are required to bring a valid New Jersey drivers license or other form of identification like a utility or telephone bill. Other residents who missed registration deadlines will likely be given another opportunity to obtain stickers.

"We haven't held to our projected (implementation)

date because there is still work to be done, which isn't unusual when you consider the size of this project," Cauffield said. "Once we complete registration we will let the program run a whole cycle and see what modifications have to be made."

The council, faced with public pressure, has agreed on some immediate modifications to the program and is expected to move the amendments next month.

Among the changes are extending the life of the sticker from one to two years and issuing special stickers to businesses for employee parking. A similar amendment, to allow non-resident city and school board employees to obtain stickers for limited parking, has also been proposed.

"Nothing is carved in stone and we certainly do not intend to hurt business," Cauffield said.

Despite Cauffield's assurances, some critics maintain that the amendments and legal questions should have been resolved during the past nine months. "They've had nearly a year and they're not even ready yet," said one administration official. "They have their own attorney to review this, how long will it take them to get this off the ground?"

Cauffield, though, says the city bears some of the blame for the delay. In an August memo issued before a joint meeting of the Parking Authority Commissioners and members of the City Council subcommittee on transportation, Cauffield said he has tried unsuccessfully since April to get legal opinions on the ordinance from the city Law Department.

"Despite follow-up letters and phone calls, to date I have had no response to our inquiries," he wrote about his requests to the ordinance's constitutionality.

Late last month, Cauffield requested the council to direct Law Director William Graves to assign an assistant city attorney fulltime to the parking ordinance.

"If someone gives me more money to hire a new attorney, I'd have no problems working on the ordinance," said Graves, who said he was unaware of Cauffield's requests for opinions. Cauffield said the Parking Authority attorney, John Goldsmith of Newark, has answered several legal questions, but the Law Department is responsible for reviewing municipal ordinances. He said the in-house review of the program would be less costly.

The council's transportation subcommittee will meet again next Friday for another status report on the program before the full council votes on the amendments on Oct. 7.

Other problems to be resolved by Cauffield are police protection for Parking Authority officials during the hours of registration and the posting of permit parking warning signs on city streets.

DEVELOPMENT LINK

Hoboken studying riverfront monorail

By JUDY TEMES
Business Writer

HOBOKEN—City officials here are studying the idea of building a monorail along the Hudson River waterfront to connect the three major developments now on the drawing boards in an effort to ease congestion on city streets.

Michael Coleman, executive director of the city's Community Development Agency, told the

Planning Board last night that a monorail would help alleviate much of the congestion that would be created if automobiles were permitted along the waterfront.

Although the idea is still in its infancy, Coleman said he and other city officials have met with builders of monorails to see if the idea is feasible.

"It's not inconceivable that we could have a monorail here to

elevate traffic above street level," he told the board. "This is the kind of innovation that could be the answer to our transportation problems and at least should be looked at."

Coleman made his comments at a special meeting of the board to discuss Mayor Thomas F. Vezetti's guidelines for waterfront development. A public hearing on the proposal has been scheduled for 7 p.m. on Oct. 13.

The guidelines would be incorporated into the city's master plan for development, or voted into new zoning ordinances.

Other modes of transportation being considered for the waterfront are north-south ferries and buses, which may prove to be less expensive to both developers and the city than an above-ground monorail, city officials said. Developers would

be asked to contribute to the cost of setting up and of the three systems.

Board members were concerned last night about the portion of the guidelines that prohibit parking in the waterfront area. The administration's proposal calls on developers to build four parking garages at the edges of the city, from which every commuter would be ferried or carried by light rail.

OCTOBER 1987

THROUGH

MARCH 1988

NBA thrust into free-agency war

Staff and wire reports

NEWARK — NBA players joined the list of professional athletes seeking greater freedom in the marketplace when they filed a suit yesterday challenging the National Basketball Association's draft, salary cap and right-of-first-refusal policy.

The class action suit, filed in federal court in Newark, alleges antitrust violations. It names the league and its 23 teams as defendants. The players are seeking a court order stopping the practices.

"It comes down to free agency," said players' attorney and Hoboken native Gerald Krovatin. "Players want the right to decide who they want to

Hoboken lawyer to take stand for players' freedom

play for... and without artificial (salary) restraints."

Gary Bettman, general counsel for NBA, said, "We are not surprised. Unfortunately, they've decided to litigate rather than negotiate. We're extremely comfortable with our legal position."

The lead plaintiffs include Junior Bridgeman of the Milwaukee Bucks, president of the NBA Players Association; David Robinson, 1986-1987 College Player of the Year from Navy and the San Antonio Spurs' No. 1 draftee, and free agent guard Rory Sparrow, who played for the Knicks last season.

Krovatin said those players represent a cross-section of the contractual situations.

Krovatin, an attorney with the firm of Lowenstein, Sandler, Kohl, Fischer and Boylen, in Roseland, described how he came into the case. "The General Counsel for the players, the firm of Weil, Gotschal and Manges called me and asked me to take the case."

"We have a long-standing relationship with them. I worked with them and with Larry Fleisher (general counsel to the players' union) on the Otis Birdsong case."

Last year Birdsong sued the

Nets for refusing to honor his contract. The Nets in turn insisted Birdsong was damaged goods and owed them money. The arbitrator ruled in favor of Birdsong on the contract, and in favor of the Nets on the damaged-goods issue. "It was a split decision," Krovatin recalls.

The suit was filed in Newark because of favorable antitrust case law in the court district, and because the district is known for its efficient "management" of cases, Krovatin said.

In New York, Fleisher said the Players Association has asked

for a quick decision to avoid labor conflict.

"We're hoping to avoid any lockouts or strike," he said. Training camps begin Friday and the season starts Nov. 6.

Twice before the union has filed suits. The Oscar Robertson antitrust suit in 1970 prevented several attempts to merge the NBA with the American Basketball Association. The suit was settled in 1976 and the NBA absorbed four ABA teams for the 1976-77 season.

In 1982, an antitrust suit prevented the NBA from instituting the salary cap which places a limit on player salaries for each

team. The cap later was negotiated into the labor agreement that gave the players 53 percent of the league's gross revenues.

Thursday's suit alleges that the league is withholding from the players more than \$2.4 million due them because of a shortfall in the 1986-1987 season.

The salary cap was \$4 million per team last season. The cap is a "powerful weapon for destroying competition for players' services," the suit said.

As for the college draft, the suit called it "one of the longest-running continuing restraints on competition for player services in the NBA." Rookies who refuse to sign with a team that has drafted them can't play professionally, Krovatin noted.

Hoboken attorney files lawsuit for NBA players

By Laurie Kalmanson

With the start of training camp a week away, National Basketball Association players revealed yesterday a new game plan for their dealings with management. Their strategy is being directed by Gerald Krovatin, a Hoboken attorney.

In a federal class action suit filed in U.S. District Court, Krovatin and all 275 members of the NBA Players' Associa-

tion charge owners of the 23 NBA teams with collusion and violation of the anti-trust laws in setting caps on player salaries and restricting player movement between cities.

The players are the tallest clients Krovatin represents, he said yesterday.

He has previously handled litigation for New Jersey Nets player Otis Birdsong, who was

See HOBOKEN — Page 13.

Hoboken pact talks break off

By Augustin Torres

The head of the 184-member Hoboken Municipal Employees Association yesterday broke off contract negotiations with the city, charging the municipality with "bargaining in bad faith."

James Fisher, whose union has been without a contract since January, said city Business Administrator Edwin Chiusi has steadfastly refused to negotiate any contract demands. He said he will file a notice of impasse with state labor officials.

"It's ridiculous," he said, storming out of Chiusi's City Hall office late yesterday. "We ask to negotiate, and what we hear is a resounding 'no.'"

Chiusi, who is also negotiating contracts with the police, fire and supervisors' unions, said Fisher's demands were unrealistic.

"The taxpayers would never stand for it," he said of the proposed salary hike. "The demand is above our ability to pay, above the inflation rate and, simply, not justified."

Fisher said Chiusi has refused to negotiate any of the 13 bargaining points, including a proposed \$4,800 pay raise over two years and the ordinance amendment requiring union members to live in the city.

The union, which represents non-uniformed city employees, is prohibited from striking or seeking binding arbitration, Fisher said.

He said he has scaled down the salary demand from a 25.5 percent raise over three years, but Chiusi has not raised his offer above \$1,800 for two years. He said the initial salary offer equals that given Hoboken school teachers.

Chiusi said the average salary for union members is about \$20,000 and "does not justify another big increase."

Observer towers may get OK

By Jim DeRogatis

The Hoboken Planning Board is expected to approve an upscaled Observer Highway redevelopment plan tonight, despite stiff opposition from neighborhood preservationists.

The redevelopment plan would allow developers to build a series of towers with both luxury and less expensive housing units on city-owned land between Bloomfield Street and Willow Avenue along Observer Highway.

The plan has been before the board several times since it was proposed last February, and a scaled-down version was approved in July. The City Council sent the plan back to the board, however, urging members to abandon height restrictions and allow more development.

The turnaround came after intense pressure was applied on the council by developers, including Joseph Barry, president of Applied Housing Associates.

The original redevelopment

plan drafted by the Community Development Agency called for a series of towers with 480 housing units and a maximum height of 17 stories. The Planning Board revised the plan in July to include 450 units and a maximum height of 11 stories because of opposition from residents and community groups.

But the board is expected to reconsider that decision tonight and once again allow the 17-story height limit. The council-

See OBSERVER — Page 8.

Observer towers may get OK

Continued from Page 1

cil could introduce an ordinance as early as tomorrow calling for requests for proposals from developers based on the upscaled redevelopment plan.

Barry, who has already presented the council with a preview of his proposal for the site, argued strongly with city officials to allow the 17-story height.

"By lowering the height, the city was hamstringing developers and forcing them to eliminate a lot of the amenities, including the public space," Barry said.

As president of Applied Housing, which owns 1,300 subsidized housing units in Hoboken, Barry is considered a strong favorite to be chosen by the council as the developer of the Observer Highway site.

He has been lobbying council members for nearly a year, and treated officials to a cruise down the Hudson River on a luxury yacht several weeks ago to plug his project.

Opponents of the Observer

Highway development are criticizing officials for acquiescing to developers.

"The city cannot just give up all of its zoning principles because of pressure from developers," said Ron Hine, a neighborhood preservationist.

A leader in the court battle that successfully overturned zoning variances granted the proposed Presidential Towers condominiums project, Hine stood on Washington Street handing leaflets to passersby yesterday, urging them to "join the fight to prevent overdevelopment of Observer Highway."

"City officials are not showing any foresight. The council is courting disaster by considering this level of development," Hine said. "We need a comprehensive program to provide affordable housing in this city. This project is not the answer."

Hine claimed that residents of the city's southern end will turn out in force tonight to voice opposition to the redevelopment plan. He added that residents are prepared to mount a legal challenge to the plan if the Planning Board ap-

proves the upscaled version.

Observer Highway is currently zoned as industrial with a height restriction of eight stories. Many residents object to any project along Observer Highway that will surpass that height because they claim the development will only compound existing traffic and infrastructure problems, as well as lower the quality of life in the already densely packed neighborhood.

Proponents of the plan contend that high-rise development along Observer Highway will help create a "distinctive edge" to the city and the approximately 96 "affordable" units that will be provided are desperately needed.

Opponents counter that the edge will become a wall and the affordable units, which will be subsidized by the pricier apartments, are hardly affordable at projected rents of up to \$970 a month for a three-bedroom unit.

The Planning Board will likely hear from both sides tonight when it meets at 7 p.m. in the council chambers at City Hall.

Federal grant will build new project

By Bill Campbell

Hoboken was awarded \$3.8 million in federal funds yesterday to construct 67 units of senior citizens housing.

The grant, awarded by the federal department of Housing and Urban Development (HUD), will be used to construct a six-story project on Fifth and Madison streets, according to Cordella Ingram of the city's Community Development Agency.

The project, the first senior citizens development proposed for Hoboken since the 15-story Columbian Towers project in 1984, is expected to be completed in 1989, she said.

"We hope the construction of this project will ease the acute shortage of senior citizen housing which currently ex-

ists," Ingram said. According to CDA statistics, nearly a quarter of the city's 40,000 residents qualify for federally subsidized senior citizen housing. Ingram estimated that a third of the population would be eligible by the year 2000.

The shortage of housing has grown more severe in the past decade as skyrocketing rents caused by gentrification have forced many senior citizens to move out of the city.

The grant application was sponsored by the Hoboken chapter of the Knights of Columbus, developers of Columbian Towers. The proposed development will be managed by Columbian Arms, a non-profit corporation formed by the Knights of Columbus.

See FEDERAL — Page 7.

Federal grant to build project

Continued from Page 1

The city's three other senior citizens projects all have long waiting lists, as do federally subsidized units managed by the Hoboken Housing Authority and Applied Housing.

The Columbian Arms at 76 Bloomfield St., another Knights project, has more than 500 on the waiting list, according to Rep. Frank Guarini.

Ingram said the grant would cover the entire cost of construction. Groundbreaking at the city-owned lot at 514 Madison Street is expected to begin from six-to-eight months.

The site will also accommodate parking spaces for 23 automobiles, she said.

filed with HUD in March after the City Council approved the site of the project.

The formal grant announcement was made in Washington, D.C., at a news conference by Guarini and Senators Frank Lautenberg and Bill Bradley. Lautenberg said the loan would not only "translate into housing" for the elderly but spur economic development in Hoboken.

Guarini praised Knights Chairman Maurice De Gennaro for "once again demonstrating his commitment to our seniors." The congressman said the complex would be designed "add to the beauty of Hoboken and complement existing structures in the harbor."

Hoboken attorney files NBA players' suit

Continued from Page 1

charged with a rules violation for failing to report a pre-season injury. Birdsong is still with the team.

The 53-page complaint against the team owners filed yesterday charges that limits on free agency deny players the right to negotiate whatever salaries the market will bear, and challenges the NBA salary limit of \$4.9 million for each 12-man team last year as unfair.

The lead plaintiffs include Junior Bridgeman of the Milwaukee Bucks, president of the NBA Players Association; David Robinson, 1986-1987 College Player of the Year and the San Antonio Spurs' No. 1 draftee, and free agent guard, Rory Sparrow, who played for the Knicks last season.

Sparrow is a member of the Jersey City State College Board of Trustees.

The average player salary in the league is \$510,000, and the minimum pro basketball players earn is \$75,000 a season, according to NBA spokesman Brian McIntyre.

"We already give 53 percent of gross revenues to the players," he said yesterday.

Along with challenging salary limits and free agency restrictions, players also want to do away with the college basketball draft that allows owners to unilaterally pick the students they want most and sign them to their teams.

"They tell players you can be signed to our team or you have no opportunity to play pro basketball," Krovatin charges.

The players filed their suit with the federal court in Newark because U.S. District Judge Dickinson Debevoise is well known for moving his caseload quickly, according to Krovatin.

Players are due to report to training camp a week from today, and the regular season starts in mid-November.

"The league wants to drag this out indefinitely, but we want an expedited hearing before the season opens," Krovatin said.

There is no word yet on whether the suit and the underlying dispute could lead to the kind of strike that has hit professional football. But no contracts have been signed with any NBA players since all agreements in the league expired in June.

"We're a little perplexed," NBA spokesman McIntyre said yesterday. "But it wasn't totally unexpected, because of the differences of opinion between the two parties."

"The issue is how much of the pie the players should get when it is their skill that creates profits for everyone," Krovatin said. "The owners are dead-set opposed to true free agency."

When an NBA player's contract with a team expires, teams currently have the right to keep him by matching any offer he receives from another franchise.

"The right of first refusal reduces competition and enables teams to hold players under lock and key," Krovatin claims. "There is collusion and conspiracy among NBA team owners to prevent players from having a competitive market," he charged.

At least six meetings have been held between player representatives and team owners since all contracts expired at the end of the last season, but no progress has been reported.

"The owners haven't offered anything new," Krovatin

said. "This suit is against each of the 23 teams in the league."

New Jersey Nets spokesman Brian Riccio, who lives in Bayonne and played basketball at Academic High School in Jersey City, said yesterday that he has no comment on the suit. "It's a league matter."

The Nets, who play at the Brendan Byrne Arena, tied the New York Knickerbockers for last place in the Atlantic division last year.

Citizens' suit seeks to block Hoboken sewage aid grant

By Bill Campbell

An attorney representing two Hoboken taxpayers filed suit in federal court yesterday seeking to prevent state and federal environmental agencies from awarding \$30 million in grants to construct a municipal sewage plant.

Dennis Oury, the attorney for William and Ida Strangeman, filed the papers yesterday morning in U.S. District Court in Newark.

The suit attempts to enjoin the federal Environmental Protection Agency and the state Department of Environmental Protection from funding the project, until the EPA conducts a second review of the design plans.

The action, which comes

days before the money was to be awarded, drew strong criticism from local and county officials involved in the Hoboken project.

City Attorney William Graves called the suit "ridiculous," while George Crimmins, executive director of the Hudson County Utilities Authority, said the action was "confusing."

The EPA last month earmarked nearly \$30 million to construct the federally mandated secondary sewage treatment plant. The plant, which will serve Hoboken, Weehawken and Union City, is estimated to cost \$55 million before it is operational in July of 1990.

"The purpose of the suit is not to stop the grants for the project, but to ask the EPA to

give the plans a second look before awarding the money. We don't want to be in a situation where we turn on the water and find the plant doesn't work," Oury said.

Ida Strangeman referred questions about the suit to her husband who is out of the state and unavailable for comment. William Strangeman, a local political activist, is also a plaintiff in a suit brought by Hoboken engineers Mayo Lynch & Associates against the city.

Last October, a state Superior Court judge ruled Mayo Lynch's \$2 million contract to design the treatment plant invalid. The firm and Strangeman subsequently sued Hoboken for damages and unsuccessfully attempted to block the city from awarding a new design contract to Lawler Matusky and Skelly of Pearl River, N.Y.

Strangeman, who said he represented a group called Citizens for a Good Clean Environment, entered the suit as a "concerned taxpayer" who feared an innovative component of the design technology was deficient and would result in cost overruns.

"As taxpayer plaintiffs in the Mayo Lynch suit which resulted in the review, the Strangemans want the EPA to review the current design plans one more time to make sure than everything will work."

Crimmins, whose agency is to receive the grant for the project, said the action could cost Hoboken the money and said Oury's explanation was confusing.

"I don't understand why any taxpayer would object to the benefits of a \$30 million grant to construct this project," he said. "It's equally confusing because the firm which reviewed the Mayo Lynch plans never saw the LMS plan."

The firm, G12M Hill of Oakland, concluded that only 50 percent of Mayo Lynch's "final" design plan were completed, adding: "It would have been difficult for the Mayo Lynch design, as presented, to meet its intended purpose."

Brutally beaten man dies in coma, police hold four teenagers

By Bill Campbell

A Jersey City man savagely beaten by a group of youths in Hoboken earlier this week died last night at St. Mary Hospital.

Early yesterday, Hoboken police said four youths had been arrested in connection with the attack which left Navroz Mody, 30, in a coma since Sunday.

A family spokesman said Mody, who would have turned 31 on Saturday, never regained consciousness after suffering massive head injuries in the beating.

Binshaw Mody said Navroz and a friend, William Crawford, 30, of Hoboken, had just left the Gold Coast Cafe on Willow Avenue and were returning to their car when the youths surrounded them Sunday.

The juveniles began pushing, shoving and hitting the men, the police report said. Mody was thrown to the ground twice and pummeled by the youths who then fled, police said.

According to Lieutenant Robert Edgar of the Hoboken Police Department, the scuffle broke out after the youths taunted the men.

Mody was taken by ambulance to St. Mary Hospital,

where he was placed on a life support system. Crawford did not require medical attention, the report said.

St. Mary spokesman Ed Caprucci said doctors performed surgery on Monday, but Mody did not respond. He lay in a coma until his death.

Family members from India and England were present at the hospital when officials informed them that Mody had passed away, said Binshaw.

Hoboken police would not release the names of the youths arrested, but a detective on the investigation said they are between 15 and 17 years old and live in Hoboken.

The juveniles had been charged with aggravated assault and are being held at the county youth facility in Secaucus, a police spokesman said. The charges could now be upgraded to homicide.

Edgar said that other juveniles were present at the time of the attack, but no other arrests are expected.

Edgar said the incident probably stemmed from the youths teasing the men. He said he could not elaborate pending the final outcome of the investigation. He said police have ruled out robbery as a motive.

Mody was a manager for CitiCorp in New York City.

HCUA gets \$50M for sewerage

By Bill Campbell

For Hoboken, N. Bergen and WNY

The federal Environmental Protection Agency yesterday awarded the Hudson County Utilities Authority more than \$50 million in grants to construct secondary sewage treatment facilities in Hoboken, West New York and North Bergen.

In addition, a proposed sewage pipeline project in Bayonne was awarded \$10 million in federal EPA grants.

The grants will cover approximately half the construction costs of the federally mandated projects, and can be instrumental in repealing a state ban which prohibits real estate construction throughout the county.

"This is a great day for

Hudson County," said George Crimmins, executive director of the HCUA, the agency which oversees construction of the facilities.

HCUA Chairman Anthony Russo said the grant awards clear a major hurdle for municipalities seeking to repeal the state Department of Environmental Protection's ban on sewage hookups.

Under the 1985 ban, new developments and rehabilitation projects are prohibited unless they generate less than 2,000 gallons of water per day. DEP officials say the sewage flow specified in the ban is

equivalent to "a one-family house or an eight-unit apartment complex."

Larger projects have been put on hold until after the secondary projects are built, or are seeking special permission from the state for construction permits.

All municipal and regional sewage treatment plants must be upgraded to "secondary capacity," which removes 85 percent of pollutants from wastewater, under the federal Clean Water Act. Existing "primary" facilities remove about 40 percent.

The EPA has ordered the

Hudson County projects be on-line by 1990, nearly a decade after the original target date. Officials have blamed political manipulation and lack of preparation on both a municipal and county level for the delays.

"In spite of all the politics which has bombarded us throughout the years, we have finally completed our most important job," said Russo.

The grants, announced through the Washington, D.C., office of Rep. Frank Guarini, include: Hoboken, \$24.4 million to construct a \$53 million facility; West New York, \$12.9 million for a \$24.5 million facility;

and North Bergen, \$5.5 million for a \$10.1 million facility.

The Hoboken project was also certified for an additional \$4.8 million to defray the cost of innovative technology.

Bayonne received \$10 million to construct an \$18 million transmission line to move sewage to the Passaic Valley facility in Newark.

The HCUA has previously secured a \$24 million grant for Jersey City to construct a 72-inch pipeline to the Passaic Valley facility, and a \$2.6 million grant to Weehawken for repairs to tidegates and regulators.

Both state and federal environmental protection officials have called the existing primary treatment plants inadequate to meet standards for sewage outflow.

The Hoboken facility on 16th Street also serves Weehawken and Union City. The North Bergen and West New York facilities are on River Road.

An EPA inspector last year called the Hoboken plant "the worst case scenario I've ever seen." The inspector, in a report issued earlier this year, said the sewage discharged into the Hudson River was usually either black or dark brown.

The Hoboken project drew

See HCUA — Page 13.

City should get the park

The Hoboken City Council next week will be considering a resolution to ask Hudson County to turn Columbus Park over to the city of Hoboken. The idea is an excellent one that, with certain conditions, deserves to be endorsed by the council and approved by the county government.

The park is unique in the county park system in that it is neither a major regional recreational facility nor a park adjacent to or overlapping the border between one municipality and another.

It consists of one city block total within the City of Hoboken.

County Freeholder Samuel Kaye objected to the idea of a transfer after it was mentioned last week by City Council President Pat Pasculi. Kaye said if Hoboken wanted the park to be more secure it should do more to patrol the park.

Divided responsibilities, though, are an open invitation to neglect. If Hoboken owned the park, it would have no temptation to pass the buck to the county. It could coordinate plans, improvements and security for the park with such measures for its nearby Kennedy Stadium site.

The move, meanwhile, would free for the county the resources in time, money and attention it now spends on Columbus Park. It could use those resources for the other six county parks, where they are sorely needed.

The conditions the county should insist on before any transfer, though, are that the city keep the park site for recreational use and not cut back any other recreational properties when it acquires the park site. Hoboken is in need of recreation, and there's no way the transfer should reduce the total public recreational acreage in Hoboken. In addition, "Columbus" should be retained in the park name to continue to honor Christopher Columbus, whose holiday is to be celebrated this month.

HCUA gets \$50M sewerage grant

Continued from Page 1

attention last year after the DEP termed the design plans neither "biddable nor constructable" and denied the HCUA more than \$20 million in federal grants.

Hoboken Mayor Thomas Vezzetti subsequently withheld payment to the project engineer, Mayo Lynch & Associates of Hoboken, and a state Superior Court judge upheld the mayor by ruling the firm's contract with the city was invalid.

Mayo Lynch unsuccessfully appealed the decision and later was repulsed in attempts to bar Hoboken from awarding a

new design contract to Lawler Matusky and Skelly of Pearl River, N.Y.

On Wednesday, a plaintiff in Mayo Lynch's suit against the city unsuccessfully sought to restrain the EPA and DEP from awarding to Hoboken the 1987 grant.

Mayo Lynch, however, continues to be involved in other sewerage projects throughout Hudson County, including the proposed West New York facility.

The EPA also awarded the Hudson Regional Health Commission \$30,784 for the administration of an air pollution control program.

Head Start site declared unsafe

By Bill Campbell

Pre-school classes run by the Head Start program were moved from their Jefferson Street facilities in Hoboken after a city inspector found the building to be structurally unsound.

Building Inspector Alfred Arezzo yesterday prohibited the use of the one-story extension at 117 Jefferson St., which houses the pre-school program, until he reviews an engineering report on the building.

He said an inspection yesterday revealed serious structural failure on the east side of the building where it is pulling away from the foundation.

"There is definitely structural failure and, pending the engineering report, the building may have to be condemned," he said.

Parents were informed of the situation late Tuesday, and the 14 children and two teachers in the program were moved to the Kealey elementary school on Fifth and Adams streets yesterday.

"They called us last night and told us what has been going on," said JoEllen Rivera, whose daughter attends the federally subsidized Head Start program. "They should have informed us weeks ago that they suspected problems."

City officials were aware of

possible structural problems in the building for nearly two weeks, said Thomas Calligy, an assistant city attorney. Calligy said Public Works Director Roy Haack directed Boswell Engineering of Ridgefield Park to conduct an inspection.

Haack was out of his office and unavailable for comment, but Arezzo said the classroom extension had deteriorated significantly between inspections last Friday and yesterday.

He said he would issue his report on the structure today after he has reviewed conclusions of the Boswell inspection.

According to Arezzo, the

See HEAD START — Page 15.

Head Start facility is declared unsafe

Continued from Page 1

one-story extension to the Jefferson Street building was constructed about 15 years ago and renovated in 1981.

He said there was no damage in the main building which houses the Boy's Club.

Parents were invited to tour the damaged facility with Head Start program director Diane Gettman yesterday

morning and later many returned for another inspection with Mayor Thomas Vezzetti.

"The building is a disgrace," Vezzetti said.

"There must have been two dozen cracks in the walls, and I'm amazed that they let children in the room as long as they did."

Vezzetti said he was unaware of problems in the class-

room until he met with the group of parents yesterday.

Gettman said she noticed several small cracks in the room nearly two years ago but was amazed to see how they shifted during the past week.

She said she informed Haack after the cracks "grew longer and longer."

Gettman said the room, which also houses a resource

facility, would probably have to be totally demolished and entirely rebuilt.

Arezzo said he will present his report and recommendation on the structure to the City Council next week.

Vezzetti said he wants to investigate why the cracks in the classroom went unreported until the problem became serious.

See HEAD START — Page 15.

PA willing to give up pier lease

Dispatch 10-9-87
By CHRISTOPHER AVE
Staff Writer

HOBOKEN—In the wake of a City Council demand that the Port Authority give up its right to build new developments on valuable waterfront piers owned by the city, the authority has declared it will give up its lease to the property — but only for a price.

In a letter hand-delivered to City Hall late yesterday afternoon, Port Authority officials said they were ready to enter negotiations to give up its lease on the piers in exchange for monetary compensation for what the authority calls its "substantial investments" in the project.

The letter was not specific

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CONTINUED FROM PAGE 1

about those investments or what it will ask from the city as compensation.

The move follows the council's adoption Wednesday of a resolution to deny the authority development rights on the piers under legislation passed in 1984. That legislation enables the authority to develop mixed-use structures in addition to marine terminals.

An aide to Gov. Thomas H. Kean had offered to help the city negotiate the quarrel, advising the council not to pass the resolution for fear it would make the authority harder its position.

The letter carries pointed references to the council's actions and to advice given the city by the mayor's Waterfront Advisory Committee, which wrote the resolution passed Wednesday.

"The council action comes as no surprise," the letter states. "Our attempts to work with the city to advance the project during the last year have been frustrated at every turn by lawsuits, misleading public statements about the Port Authority's intentions, and misrepresentations about the benefits of a possible agreement between the agency and the city."

But WAC member Thomas Illing said after reading the letter last night that it was a rehash of previous authority statements.

"They were all analyzed and discussed by the committee," Illing said. "They're talking baloney here."

The six-page letter includes a history of the dealings between the city and the authority and a list of offers the authority says it made the city in negotiations about a year ago.

Among those offers: \$2.5 million payment to the city upon signing an agreement over the piers; \$2.5 million per year to the city for three years.

City Business Administrator Edwin Chius, who received the letter from an authority police officer at about 6 p.m. at City Hall, said he thought the council resolution forced the authority's hand.

Six missing as fire rages on Willow Av.

Six tenants of a multi-family building were reported missing after a general alarm blaze roared through 120 Willow Ave. in the downtown area of Hoboken early today, officials said.

The fire broke out around 1:30 a.m. and extended to several other buildings on Willow Avenue between First and Second streets as flames and embers shot through the darkening skies threatening adjacent structures.

At least two persons, Hoboken Patrolman John Camiel and an unidentified resident of 120 Willow Ave., were treated for smoke inhalation at St. Mary Hospital, officials said.

Brian Quinn of Hoboken said the "building was fully involved with flames shooting out of the front, back and roof." Quinn noted that firefighters were hampered in getting to the rear of 120 Willow Ave. and had to "carry their hoses through houses to get to the back."

Police said that six occupants of 120 Willow Ave. were unaccounted for as officials attempted to locate tenants of the building. Firefighters will not be able to look for any possible victims until the blaze is completely extinguished.

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ards in the building, which serves as a classroom to 14 3-year-olds.

The children will use another facility in the Joseph F. Kealey School at 5th and Adams streets until the repair work is complete.

The hazards include the chance that tiles on the ceiling might become waterlogged by rain and fall on the children.

Five parents, who were told of the danger by program Director Diane Gitman yesterday morning, asked Mayor Thomas F. Vezzetti to inspect the building. Vezzetti agreed and examined the structure, calling it poorly built and blaming the damage on Mayo Lynch & Associates, the engineers for much of the original project.

A spokesman for the firm said that work on that building had been done by an architect who only used an engineer provided by the Hoboken firm.

Program Executive Director E. Norman Wilson, who is also a city councilman, said he requested an engineer's report about a month ago after workers had noticed a long crack running from the floor to the ceiling of a one-story addition to the Terry Molloy Youth Center here.

Late yesterday, Arata said he had completed an assessment of the costs of repairing the wall and ceiling, which he said had become damaged by a shifting foundation. Arata would not divulge the estimated cost of re-

pair until he contacted Public Works Director Roy Haack, who called in sick yesterday.

Arata characterized the work as "remedial" and said it could be completed "in a couple of weeks" if Haack and the council approve.

"My recommendation is that they should do it," Arata said.

He said a contractor would be hired to bond the crack in the wall, close holes in the roof and re-caulk and re-brace other areas in the building.

Parents told Vezzetti earlier yesterday that they were angry when Gitman showed them the crack.

"She said, come in at your own risk," Iris Maldonado said.

Parents angered by school hazards

Dispatch 10-8-87
By CHRISTOPHER AVE
Staff Writer

HOBOKEN—Angry parents descended on City Hall yesterday after being shown a three-inch crack running down a wall of a pre-school building that has been closed and declared unsafe.

City Engineer Edward Arata

said repair work could be completed at the building at 117 Jefferson St. "in a couple of weeks."

The building was closed Tuesday after officials from the HOPES Head Start pre-school received a preliminary report from a city engineer listing haz-

ards in the building.

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Observer Towers gets compromise

By Jim Kopchans
Dispatch 10-7-87

After more than two hours of sharply-divided arguments, the Hoboken Planning Board gave both sides of the Observer Towers controversy some satisfaction last night.

The board approved a compromise on the heights of the towers.

Supporters of the taller heights want city approval of 17-story height limit.

Opponents want to keep it at 11 stories, arguing that the size and scope of the towers would put too much strain on an already overcrowded city.

In satisfying both sides, the board split its recommendations to the City Council on the proposed 450-unit project.

They agreed to support a 17-story highrise on part of the Bloomfield Street site, and to keep an 11-story height limit on

the rest of the project. This recommendation will be made to the City Council at their regular meeting tonight at 7 in City Hall.

If the council approves the redevelopment plan, city planners would then attempt to find a developer to build a series of towers for luxury and less-expensive housing units on city-owned land along Observer Highway between Bloomfield Street and Willow Avenue.

According to Robert Armstrong, a housing consultant who presented the application last night, 115 of the 450 apartments will be for low- and moderate-income families.

The plans have been before the planning board several times since it was first proposed in February. A sealed-

See OBSERVER — Page 13.

Observer Towers plan gets compromise

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down version was approved in July.

For opponents of the project, the biggest objection is that the height would block much of the sunlight in the southern sections of the city.

Ron Hine, a neighborhood preservationist, was the most active opponent of project. "This project is the work of some very intense lobbying on

behalf of developer Joseph Barry," Hine said, pointing to Barry, who had submitted the original plans to develop the site.

Hine attacked the size and need for the project while reading from a report prepared for the planning board that warned that taller highrises would increase the city's density to intolerable levels.

"Joe Barry has done his job

well. He has used the hard sell to push this proposal, and this is to have the same density all along Observer Highway," Hine said.

"But is this good planning? Is this the way to go?" he asked. In answer, Barry said that the project had been a creation of the natural political process that takes place in government. "What this project is, is a political compromise — of afford-

able housing, open-space, and other interests.

"There is no need to take a self-righteous tone. It would be far better if Ron Hine would look at it all objectively," he said.

Other supporters of the project and the 17-story height limit argued that the project was needed for newer rentals and for providing more affordable housing.

Hoboken towers planned

800 condos in project

By JUDY TEMES
Business Writer

HOBOKEN—A local developer is proposing to build two high-rise towers on the site of the R. Neumann & Co. building on Observer Highway. The leather manufacturer has been here for 124 years.

West Bank Construction Corp. is under contract to buy the 120,000-square-foot site, said one of its principals, Daniel Gans. Although Gans does not yet hold title to the building, he has a blueprint to build 800 condominium units on the site, the largest single property in the city bordered by four streets. The towers would be 25 and 18 stories high.

Gans said he hopes to bring plans for the project before the Planning Board by January, and stressed that both the design and the size could change, depending on the city's master plan for development, which is being reviewed.

One city official said the project is certain to become controversial, just because of its size and density.

"I have real disagreements

with it," said Jean Forest, economic coordinator of the Community Development Agency. "Some people have expressed some dismay. It looks like a prison, or a wall."

Forest said the city would prefer to see a mixed-use project at the site, incorporating office, industrial and some residential units.

"Instead of the same old condo upon condo, let's come up with something different — something more creative," she said.

Gans said he believes the project would help the city in its drive for more ratables.

"The city wants affordable housing — it wants to improve its infrastructure. But let's face it. To do that, it needs ratables. This gives them that."

West Bank has two other projects in the works here, both already approved by the board — two high-rise towers at 16th and Willow streets, and a building for the site of the ShopRite supermarket that is scheduled to close in February.

Gans said the 800 units proposed for the Neumann site would be priced at market rate,



The R. Neumann & Co. property on Observer Highway in Hoboken, one of the largest properties in the city, may be home to a 800-unit condominium complex proposed for the site.

DON SMITH THE HUDSON DISPATCH

or an average of \$160,000 a unit if they were being sold now. The initial phase of construction could be completed in three years, he said.

The first floor would be set aside for retail space, with some office space on the second and third floors.

Although he declined to state

the estimated cost of the project, Gans said his two high-rises at 16th and Willow will cost an estimated \$70 million. The Neumann site project would be about twice as large.

Gans said he is willing to come down in size, if the city insists, adding that he can go as low as 500 units and still make the

project financially feasible.

Ralph Seligman, a zoning consultant to the city, said the area of the Neumann factory has not been rezoned from industrial use yet. He said he has recommended that the Zoning Board of Adjustment limit development in the vicinity to eight stories above a three-story garage.

Hoboken offers county compromise on Park

By Bill Campbell

Hoboken has abandoned its plan to urge Hudson County to turn Columbus Park over to the city, choosing instead to work with the county to rehabilitate the ailing recreation facility. The amended plan came out of meeting last week with city and school officials and is seen as a compromise between opposing council members.

Under the new strategy, the City Council tomorrow will ask the county's cooperation in developing a joint venture to rehabilitate the decrepit park while the city and school board develop a plan to renovate neighboring Kennedy Stadium.

Members of the council

and school board, which owns Kennedy Stadium, are also investigating sources of state funding for the project and developing a separate plan to upgrade the stadium, according to officials who attended the meeting.

Last Tuesday, City Council President Pat Pasculli said he would sponsor a resolution asking the county to surrender the park at Tenth and Clinton streets to the city. He said the park, which has become a haven for drug-pushers and vandals, would be better maintained by the city.

The measure came as a surprise to most officials and was criticized by a county freeholder who sits on the parks committee. The freeholder, Samuel

Kaye of Bayonne, said it was unlikely the county would turn over the valuable piece of property.

City Councilman Joe Della Fave yesterday said Pasculli's proposal was politically motivated and attempted to upstage ongoing negotiations between the school board and the administration to upgrade both the stadium and park properties.

"Members of the administration, the school board and myself and been discussing quietly ways of rehabilitating the stadium and the park," Della Fave said. "The way to do this is through teamwork and not by a public statement demanding the county to turn over the park."

Della Fave said he has spearheaded the park improvement effort for more than a month. In a position paper published in a local weekly paper on September 3, he proposed that the rehabilitation of Kennedy Stadium be integrated into improvements at Columbus Park.

Pasculli yesterday denied that he tried to "steal" Della Fave's proposal, saying he was unaware of the newspaper article. "As far as I know, Joe didn't offer any specific goals," he said.

Pasculli, who announced the plan jointly with Councilman David Roberts, said he has enlisted support from county officials and from local real estate developers who have offered to fund a portion of the repairs to Columbus Park.

They estimated that the public-private partnership for the project would need about \$500,000 to construct tennis courts, a ballfield and a running track at Columbus Park.

Della Fave said his primary concern is rehabilitating Kennedy Stadium. The bleachers in the stadium, where Hoboken High School athletic contests are held, were removed last year when they were deemed unsafe.

According to school board trustee James Farina, who has worked with Della Fave, the city and the Hoboken Board of Education must form a partnership to qualify for state Green Acres funds.

Real estate values are a mixed bag

Continued from Page 1

"The drop in current ratios indicates a need for revaluation and a need to maintain assessments on a more current basis," Kosakowski said. "The assessments are remaining the same but prices are much greater."

A revaluation by a municipality updates all assessments in the community and is to bring properties to true market value. Currently, Jersey City, Hoboken, Bayonne, Weehawken, North Bergen, West New York and Union City are undergoing revaluations.

Kosakowski said there has been a slowdown in real estate activity in the county lately. But he noted that all sales from July 1 to the present haven't been reflected yet and won't be until next year.

The wealthier the town, the less school aid it receives, Kosakowski said. A lower ratio indicates that the city's wealth is increasing because full and market real estate values are outpacing the assessed value of that land.

The ratio is also significant when it comes to tax appeals because property owners and tax officials can determine if a property is over- or under-assessed, he asserted.

Kosakowski said there were 5,742 useable sales between July 1, 1986, and June 30, 1987. There were 5,015 useable sales from July 1, 1985, to June 30, 1986.

There are 27 categories of sales that are unuseable. Sales between family members or sales that the result from mortgage foreclosures are examples of unuseable sales.

Hudson County ratios

	1987 average ratio	1988 average ratio	1988 weighted ratio*
Bayonne	25.80	21.58	18.55
East Newark	83.33	64.87	53.45
Guttenberg	85.03	71.00	60.67
Harrison	26.46	19.83	15.87
Hoboken	14.36	9.94	7.62
Jersey City	23.82	17.95	14.20
Keamy	97.89	77.79	65.10
North Bergen	48.26	40.44	33.68
Secaucus	93.54	80.40	71.23
Union City	36.64	27.95	22.51
Weehawken	33.52	26.57	22.01
West New York	29.77	23.33	19.14

* Years refer to tax years
Source: Hudson County Board of Taxation

An overview of Hudson municipalities provides a sketch of how outdated the two-year ratios are when compared with the one-year figures.

• **Bayonne:** The two-year current ratio for 1987 that will be used for the 1988 tax year is 21.58 percent. But based on 453 useable sales in the one-year period, the ratio is really 18.55 percent.

• **East Newark:** For the one-year study, 12 sales were used and showed the more current average ratio to be 53.15 percent.

• **Guttenberg:** There were 236 useable sales in the city in the one-year period, showing the more current average ratio to be 60.67 percent.

• **Harrison:** A more current ratio of 15.87 percent from an assessment of 81 real estate transactions in the one-year period.

• **Hoboken:** Hoboken, which is undergoing revaluation, witnessed 251 sales in a one-year period. When taken into account, the community's ratio should have dropped to 7.62 percent. In fact, one property assessed at \$5,000 sold for \$425,000, a 1.18-percent ratio.

• **Jersey City:** Another city undergoing revaluation, Jersey City witnessed 2,445 sales in the one-year period. Its current ratio would really be 14.20 percent if the one-year study was used. For example, one property assessed for \$8,800 was sold for \$748,500 last year.

• **Keamy:** There were 330 sales in Keamy in the one-year period, which resulted in a more current 65.10 percent ratio.

• **North Bergen:** This community experienced 687 sales, which would have brought the ratio to 33.68 percent. One

property assessed at \$13,800 sold for \$85,000, a 16.24-percent ratio.

• **Secaucus:** There were 263 properties sold in the one-year period, meaning the more current ratio is 71.23 percent.

• **Union City:** The community witnessed 578 transactions, which led to a more current ratio of 22.51 percent. One property assessed for \$18,200 was sold for \$193,000, a 9.43-percent ratio.

• **Weehawken:** Only 99 real estate useable sales were made, which would have led to a 22.01-percent ratio if the one-year study was used.

• **West New York:** There were 307 sales in this city in the one-year period, which would have led to a more current ratio of 19.14 percent. For instance, one property assessed for \$4,500 was sold for \$60,000, a 7.5-percent ratio.

Blaze 'semi-suspicious'

By CHRISTOPHER AVE
Staff Writer

HOBOKEN—Investigators spent the weekend digging through the blackened site of Friday's fatal fire here, hoping to discover why four people in the apparently well-maintained tenement were killed.

The fire, at 121 Willow Ave., killed Petra Seanes, Robert Joyce and Michael and Tania Vazquez.

Investigators on Saturday did

find one survivor still nestled in the collapsed shell of the tenement: a small mixed-breed dog. "It was dirty, soot-covered," a police officer said yesterday. "You could sense it had been through hell for two days."

The officer, who did not want to be named, said police Sgt. Paul DiMartino and a federal investigator found the dog and located its owner, a resident of the building who was away from home the night of the fire.

Police brought the rescued

canine back to Lucille Burgos, its owner.

"It was a tearful reunion," the officer said.

No determination had been made yesterday about the fire's origin. Chief Fire Inspector Richard Tremietied called the fire "semi-suspicious," but said it was too early to know if arson was the cause.

"We really don't know," Tremietied said. "All of the agencies involved with the investigation think it's better not

to speculate at this time."

Firefighters and other officials at the fire scene Friday said the fire's apparently quick start and intense flames could indicate arson. But Tremietied pointed out that the five-story tenement's open staircase also could have added to the intensity of the blaze.

Residents of the structure called building owner Jose Rivera a conscientious landlord. City officials said Rivera, who

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Boom slows down

J.J. 10-5-87

"A lot of the prices have put people out of the market," Lepis says.

Lepis, Lepis, and Curley had a backlog of title search work before the summer began.

"I don't think there's any backlog now," Lepis says. "There's nothing that can't be handled on a rush basis."

Real estate lawyers, too, have felt the pinch.

"My real estate practice was doing fantastic last year, and this year it just dwindled," says Paul Koota, a Bayonne lawyer who finds that the Brooklyn and Staten Island markets are also suffering. "I've had to replace much of that practice with other areas of law."

One Hoboken lawyer, John D. Lynch of McAlevy & Costello, says he had plenty of closings to do. Much of that work involved refinancings.

But mortgage rates were lower last year, Lynch says, and with higher rates and higher prices, home-buyers are more circumspect.

"The market is saturated with units," Lynch says. "Potential home-buyers have a lot more to look at and there's a lot more variety."

Nevertheless, affordable units — in the \$100,000 to \$150,000 range — continue to sell.

"My general feeling is that the \$200,000 units and above are going slow," says Joseph A. Apicella, another Hoboken lawyer. "If it's an investment, how much higher can it go?"

Also, residents are now looking at more than just proximity to New York. There are parking problems in Hudson County, and some school districts are in trouble.

Apicella says he used to do about 12 closings a month. Now, he says, he doesn't have any real major deals in the works.

Time was, he says, when speculators ran rampant in the county. No more.

"(Some speculators) think they'll buy a house on Tuesday and sell on Wednesday and retire," he says. "They don't want to wait it out. But now investors have more of a wait-and-see attitude."

Moreover, buying property now entails more than just the purchase price. Buyers must also contend with huge tax bills.

Robert T. Brescia, a Jersey City lawyer who was doing about 200 closings a year, says someone buying a \$300,000 unit could have a tax bill of \$11,000 confronting them every year.

Young families tired of renting are eager for affordably-priced units. Besides facing a shortage of such units, these families also have difficulty qualifying for mortgages, brokers say.

Leona Beldini, a broker for Charles B. Swensen in Jersey City, says every developer in the county is installing health clubs and other amenities so that they can attract Yuppies. The real market, she says, are young families who want affordable units without the frills.

"If the price goes too high, nobody will be able to afford the units," Beldini says, "and that's not good for anybody."

The \$300,000 price tags on some Jersey City brownstones "are shocking," according to Don Gordon, the owner of the Century 21 Gordon Agency in Jersey City.

In Jersey City, he says, the market hits its peak at \$150 a square foot. In Hoboken, the threshold seems to be \$200 a square foot.

What has made the situation even more difficult is the fact that landlords who once owned rental properties have converted them to condominium complexes. "It's a situation where there are a lot of renters renting condos because they have no other choice," says Stephen Lesko, a broker for Norman Ostrow, Inc.

These residents make \$10,000 to \$25,000 annually and can't afford to buy properties, he says. "These are Jersey City people," he says, "not Yuppies."

Yet, George Vallone Jr., vice president and treasurer of Hoboken-based West Bank Construction Corp., says the luxury market is far from dead.

People want luxury housing in Hudson County, but the supply is still too sparse, he says.

He says his 1600 Park Avenue project in Hoboken has been on the market for a few weeks, and more than 200 of the 412 available units have already been sold. On average, the units are selling for \$240 per square foot.

Expecting no enforcement

J.J. 10-5-87

The permit parking program in Hoboken is an interesting concept developed to deal with what is an extraordinary problem in the city: finding a place to park.

The idea is to restrict outsiders who work in New York from using Hoboken streets as a parking lot, and then taking the bus or train into Manhattan. But publicity about the program and talk about the program and plans for the program will do no good until tough, rigorous enforcement actually begins.

Patrick Caufield, executive director of the parking authority, insists that authority staffers have been hard at work in preparation for the enforcement. Now he is committed firmly to Nov. 1, at the latest, as a starting date for the enforcement, which will involve issuing parking tickets and eventually putting locking devices called boots on cars that violate the ordinance.

Without minimizing practical difficulties in starting such a program, it's fair to say that the longer it takes to get enforcement, the more cynical many Hobokenites are about the program's becoming a reality. The city is too accustomed to cars being parked at corners illegally and cars being double parked. There exists an expectation among some people that parking rules will not be rigidly enforced, that the city isn't serious about this. That attitude is a terrible one to let prevail.

Caufield should make sure that the enforcement date he projects is adhered to tightly this time.

He must also ensure that once enforcement begins, it is performed rigorously and without favoritism. Elected officials must back him up in this.

Rigorous enforcement is crucial in giving permit parking a fair shake. Limited residential parking passes in some small sections of Downtown Jersey City only seem to improve the parking situation when the enforcement is done day after day, according to neighborhood observation.

While the parking authority has the crucial role to play in enforcing this law, the city government has an important supporting role.

Mayor Thomas Vezzetti has the responsibility to take steps to cooperate with the enforcement effort. He should authorize adequate city staffing to post the signs announcing and describing the program.

He also should make sure his law director, in the few weeks before enforcement begins, answers concerns of the parking authority on some of the detail questions involved in the enforcement effort. Is the authority correct in denying residential permits to those who own property but don't live in the city? What about people who live in Hoboken but have their cars registered elsewhere?

Caufield said there are some "fine-tuning" measures being proposed to the city council, but he is not in favor of any measure that would liberalize the permit parking ordinance too much.

In considering any changes, the council must carefully avoid gutting the ordinance before enforcement even begins.

A proposal to extend the time period for the permits from one year to two years, though makes a lot of sense and should be adopted.

There's a chance that even after tough enforcement, Hoboken could find not much change in the parking situation. That would show that the real parking problem is with the people who live and/or work in the densely packed city, and perhaps provide knowledge that could lead to other, innovative solutions.

But the permit program deserves a full-fledged, well-enforced try.

BLAZE

CONTINUED FROM PAGE 1

lived on the tenement's second floor, had kept the building well-maintained.

Fire officials said preliminary examinations of the building showed the fire probably began somewhere in the first two stories.

2nd grade kids view fire drill

By Andrea Kott J.J. 10-9-87

A hook and ladder, emergency medical technicians and fully-suited, ax-wielding firefighters were huddled in front of McDonald's on the corner of Third and Washington streets in Hoboken yesterday — but there was no fire.

The Hoboken Fire Department, in conjunction with McDonald's and Channel 2, was on its fourth day of fire safety demonstrations for National Fire Prevention Week, ending tomorrow.

The audience: second-graders from nearby A.J. Demarest School. In a lecture-demonstration, the students got tips on how to escape from a smoke-filled room, how to get the attention of firefighters on the ground and how to stay as calm as possible while waiting for help to arrive.

Standing before a blue crash mat, the children learned the importance of screaming for help rather than jumping from a window, staying low to the floor in a smoke-filled room and waiting by an open window when other exits are blocked by smoke and fire.

"If the doors are too hot to go to a window and yell for help," said Elizabeth Cepeda, a seven-year-old in Marie Crowley's second-grade class.

"Throw your shoes out the window to get a fireman's attention," said Mary Gama. "Stop, drop and roll," second-grader Rashvi Shah said, when asked what she'd do if her clothing caught fire.

Should she awaken to find fire in her bedroom, Dahlia Gonzalez said the first thing to do was to roll to the floor.

"Seventy-five percent of all fires occur in dwelling units," Deputy Chief Eugene Failla said. Of that 75 percent, 50 percent are caused by cigarettes left burning. He said 6000 people die each year due to fire, a number that's decreased since education-demonstrations have begun.

"We try to get people to know the EDITH (Exit Drills In The House) program," he said.

One of the main purposes of the educational demonstrations is to familiarize children with all the exits in their homes, with the conditions of a fire, the sights and sounds of rescue attempts.

Children tend to panic when confronted with black smoke and darkness, he said. They often hide in closets, bedrooms and beneath beds, all dangerous practices.

Chief Failla said the demonstrations, which have been going on for the past five years, leave them feeling more secure and comfortable with the sound of breathing equipment and the sight of firefighters in uniform.

"It's too late once a fire's started," he said.



Hoboken firefighters Jay Munzo and Willie Pittman demonstrate fire rescue techniques yesterday on the corner of Third and Washington streets. The maneuvers were part of National Fire Prevention Week which ends tomorrow. The "victim" is Pat Cappiello. Photo by Mark Wyllie

Council votes against P.A.

By James Efstathiou J.J. 10-8-87

The Hoboken City Council last night approved a controversial resolution barring the Port Authority of New York and New Jersey from future involvement in waterfront projects under the existing lease agreement.

After refusing to table the resolution, the council approved it by a 7 to 2 vote. Hours earlier, an arbitrator from Gov. Thomas Kean's office met with council members and Mayor Thomas Vezetti in a closed door session.

Jim Weinstein, the governor's liaison, asked the council for six weeks to help Hoboken negotiate out of a 1952 lease

which gives the P.A. control of three piers between Newark and Fourth streets until 2002, council members said.

The piers have been dormant for over a decade, however, and city officials claim the lease is no longer valid. The city and an anti-P.A. community group are attempting to overturn the lease in state Superior Court.

"This is a resolution of freedom," said council president Pat Pasculli, its sponsor. "This frees the city from the encumbrance of the P.A. and allows Hoboken to open up negotiations to all interested parties."

According to Pasculli, Weinstein will continue negotiations between the city and the P.A. and the P.A. will be free to compete for development, but not under the terms of the 1952 lease.

The P.A. had proposed a \$500 million development on the piers, but negotiations broke down last November. Hoboken officials claim that the lease gave the P.A. an unfair advantage in negotiations and that Hoboken should be allowed to accept proposals from private developers as well as the powerful bistate authority.

Speaking against the measure was Vezetti, despite the endorsement of his own Waterfront Advisory Committee.

"He will be dealing daily with the P.A., but will meet maybe four or five times with Hoboken officials," Fretz said.

"I have some doubts about a negotiated settlement."

What effect the law will have on those negotiations remains to be seen.

According to David Tumpson of WAC, however, the city could have an effect on the city's ongoing attempt to evict the P.A.

"If this bill is passed, Hoboken's policy on the eviction will be made clear to the court," Tumpson said.

The lease lawsuit continues to move ahead in court. State Superior Court Assignment Judge Burrell Ives Humphreys has scheduled a pre-trial hearing Oct. 16 in Jersey City.

People Advocating Sane Solutions, the citizens group which brought the suit, filed a motion for summary judgment Monday. Voting against the bill was Councilwoman Helen Cunningham who speculated the measure could trigger another lawsuit.

"The governor has offered to help us negotiate out of the lease in six week at no cost to the city," said Cunningham. "All we have to lose is six weeks."

Arbitrator offered for pier dispute

By Jim DeRogatis J.J. 10-7-87

Gov. Thomas Kean has offered Hoboken an arbitrator to help settle the dispute with the Port Authority of New York and New Jersey over control of three city piers.

If the city agrees, Jim Weinstein, the governor's liaison with state utilities, will step between the P.A. and the city in the controversy over the P.A.'s leasehold on the Hoboken waterfront. Under the terms of a 1952 lease, the P.A. retains control of the three piers between Newark and Fourth streets until 2002 to operate a marine terminal.

The piers have been dormant for more than a decade, however, and city officials claim the lease is no longer valid. The city and an anti-P.A. community group are attempting to overturn the lease in state Superior Court.

The P.A. has proposed a massive, \$500 million development on the piers, but negotiations with the city broke down last November. City officials contend that the leasehold gave the P.A. an unfair advantage in negotiations, and Hoboken should have the right to accept proposals from private developers as well as the powerful bistate authority.

Weinstein met with Mayor Thomas Vezetti and members of the City Council Monday and was expected to meet with the mayor's Waterfront Advisory Committee last night. He told officials that he was optimistic a settlement could be reached with the P.A. "with no strings attached" for the city within two months.

"There are times in negotiations when both sides believe they have been negotiating in good faith but negotiations still break down," Weinstein said yesterday. "Sometimes it is helpful to have a third party who has not been involved in the project try to resolve it."

Kean has been an ardent supporter of waterfront development in Hudson County and lobbied strongly in 1984 for the passage of bistate legislation which allowed the P.A. to undertake equal, parallel waterfront developments in Hoboken and Hunter's Point, N.Y.

Critics of the P.A.'s Hoboken project have charged that the governor "sat back" while the city battled the authority over differences in the proposed Hudson Center development. But Weinstein said the governor's offer of an arbitrator is timely and "speaks for itself."

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— Jim DeRogatis

Continued from Page 1

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He added that the P.A. "is reviewing the overall subject of waterfront development in Hoboken," but would not elaborate.

Vezetti also said he welcomes the efforts of the governor's arbitrator, and City Law Director William Graves agreed.

"If he can get the P.A. to agree to what we want without the time, effort and aggravation

of going to court, that's great," Graves said.

However, several council members objected to Weinstein's request that the city table a resolution on tonight's agenda. The resolution, which was drafted by the anti-P.A. Waterfront Advisory Committee, would deny the P.A. involvement in any Hoboken waterfront development.

Graves and Laurie Fabiano, Vezetti's executive secretary, said the city may still want to consider the P.A. as a developer once the city is free to issue requests for proposals for the piers. They argue that

the authority was authorized by the bistate legislation to spend \$125 million to develop in Hoboken.

But Councilmen Patrick Pasculli, David Roberts and E. Norman Wilson are opposed to any development with the P.A., and are expected to push for passage of the resolution to night when the council meets at 7 p.m. at City Hall.

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Sane Solutions, the citizens group which instituted the suit, filed a motion for summary judgement yesterday.

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"Gov. Kean was the one who pushed for the legislation to allow the P.A. to develop in Hoboken in the first place," Seltzer said. "Where was he for the last two years when the city was battling with the P.A.?"

Continued from Page 1

(WAC). "I think that we should use all the options to our benefit," said Vezetti, content to give the arbitrator a chance.

"We've been on this thing for three years, what do we have to lose if we give it six weeks?"

Not sharing Vezetti's confidence in Weinstein's efforts, however, was WAC chairman Louis Fretz.

"He will be dealing daily with the P.A., but will meet maybe four or five times with Hoboken officials," Fretz said.

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What effect the law will have on those negotiations remains to be seen.

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"The governor has offered to help us negotiate out of the lease in six week at no cost to the city," said Cunningham. "All we have to lose is six weeks."

See COUNCIL — Page 15.

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Many critics contend that the P.A. is too large to be adequately controlled by Hoboken. They also claim the P.A. attempted to "railroad" the city into a deal that would have resulted in a development that was out of scale with the rest of the city and a burden to the troubled infrastructure.

The P.A. maintains that it was always working for Hoboken's best interests and was willing to modify the plan according to the city's wishes. It claims Hudson Center could have netted Hoboken millions in revenue annually.

The city joined a lawsuit instituted by an anti-P.A. community group several months ago in an attempt to force the P.A. to relinquish its leasehold. Several city officials contend the P.A. was using the

lease as an unfair advantage in negotiations on the development. Without the lease, the city could accept offers from private developers as well as the P.A.

Gov. Thomas Kean offered earlier in the week to provide an arbitrator to negotiate a termination of the lease.

An early proponent of the project, Kean has shifted his position and spoke out strongly yesterday morning during a campaign stop for Hudson County Republican candidates, only hours before the P.A.'s announcement.

"We're going to do what Hoboken wants to do," he said. "We want to make sure... that the private developers are real, can come up with the financing and can do the job. If that's in place, that's the direction we ought to go and without question."

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The letter to Vezetti refers to a resolution that was passed by the council Wednesday night, notifying the P.A. that the city would not negotiate on the development until the P.A. abandons its leasehold. It also cites the draft guidelines for waterfront development released by Vezetti several weeks ago. If approved by the council and planning board, the guidelines would have dramatically curtailed the level of development at the P.A. site.

The letter states: "The council action comes as no surprise. Our attempts to work with the city to advance the project during the last year have been frustrated at every turn by lawsuits, misleading statements about the P.A.'s intentions and misrepresentations about the benefits of a possible agreement between the agency and the city."

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Vezetti strongly opposed the Hudson Center development as a councilman, frequently referring to it as "a monstrosity," but he shifted his position as mayor and attempted to set negotiations back on course. He accepted the P.A.'s letter with mixed feelings.

See P.A. — Page 15.

P.A. agrees to quit piers in Hoboken

By Jim DeRogatis J.J. 10-9-87

The Port Authority agreed yesterday to negotiate the termination of its lease to the Hoboken waterfront, admitting that the proposed \$500 million Hudson Center development will probably never happen.

The announcement by the bistate authority ended more than four years of planning and negotiations for the project, which had once been heralded as "the jewel of Gold Coast waterfront development."

The P.A.'s statement was the culmination of an increasingly bitter fight with Hoboken. While Mayor Thomas Vezetti accepted the news with mixed feelings, other officials said

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the P.A.'s withdrawal was a victory.

Under the terms of a 1952 lease, the P.A. retains control of three city-owned piers between Newark and Fourth streets until 2002 for the purposes of operating a marine terminal. The piers have been dormant for more than a decade, however, and many city officials contend the lease is no longer valid.

Hoboken and the P.A. began negotiating a restated lease in 1984 that would allow the authority to build a mixed-use development at the site. The P.A. entered the development field after legislation was approved in late 1983 authorizing the authority to undertake equal, simultaneous projects in Hoboken and Hunter's Point, Queens.

While the P.A. would have

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The future of the project began to look uncertain as early as 1985, however, when the Vezetti administration took office and halted negotiations until the project and the proposed restated lease could be

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2nd grade kids view fire drill

By Andrea Kott J.J. 10-9-87

A hook and ladder, emergency medical technicians and fully-suited, ax-wielding firefighters were huddled in front of McDonald's on the corner of Third and Washington streets in Hoboken yesterday — but there was no fire.

The Hoboken Fire Department, in conjunction with McDonald's and Channel 2, was on its fourth day of fire safety demonstrations for National Fire Prevention Week, ending tomorrow.

The audience: second-graders from nearby A.J. Demarest School.

In a lecture-demonstration, the students got tips on how to escape from a smoke-filled room, how to get the attention of firefighters on the ground and how to stay as calm as possible while waiting for help to arrive.

Standing before a blue crash mat, the children learned the importance of screaming for help rather than jumping from a window, staying low to the floor in a smoke-filled room and waiting by an open window when other exits are blocked by smoke and fire.

"If the doors are too hot you go to a window and yell for help," said Elizabeth Cepeda, a seven-year-old in Marie Crowley's second-grade class.

"Throw your shoes out the window to get a fireman's attention," said Mary Gama.

"Stop, drop and roll," second-grader Rashvi Shah said, when asked what she'd do if her clothing caught fire.

Should she awaken to find fire in her bedroom, Dahliaee Gonzalez said the first thing to do was to roll to the floor.

"Seventy-five percent of all fires occur in dwelling units," Deputy Chief Eugene Failla said. Of that 75 percent, 50 percent are caused by cigarettes left burning. He said 6000 people die each year due to fire, a number that's decreased since education-demonstrations have begun.

"We try to get people to know the EDITH (Exit Drills in The House) program," he said.

One of the main purposes of the educational demonstrations is to familiarize children with all the exits in their houses, with the conditions of a fire, the sights and sounds of rescue attempts.

Children tend to panic when confronted with black smoke and darkness, he said. They often hide in closets, bedrooms and beneath beds, all dangerous practices.

Chief Failla said the demonstrations, which have been going on for the past five years, leave them feeling more secure and comfortable with the sound of breathing equipment and the sight of firefighters in uniform.

"It's too late once a fire's started," he said.



Hoboken firefighters Jay Munzo and Willie Pittman demonstrate fire rescue techniques yesterday on the corner of Third and Washington streets. The maneuvers were part of National Fire Prevention Week which ends tomorrow. The "victim" is Pat Cappiello.

Photo by Mark Wylie

Arbitrator offered for pier dispute

By Jim DeRogatis J.J. 10-7-87

Gov. Thomas Kean has offered Hoboken an arbitrator to help settle the dispute with the Port Authority of New York and New Jersey over control of three city piers.

If the city agrees, Jim Weinstein, the governor's liaison with state utilities, will step between the P.A. and the city in the controversy over the P.A.'s leasehold on the Hoboken waterfront. Under the terms of a 1952 lease, the P.A. retains control of the three piers between Newark and Fourth streets until 2002 to operate a marine terminal.

The piers have been dormant for more than a decade, however, and city officials claim the lease is no longer valid. The city and an anti-P.A. community group are attempting to overturn the lease in state Superior Court.

The P.A. has proposed a massive, \$500 million development on the piers, but negotiations with the city broke down last November. City officials contend that the leasehold gave the P.A. an unfair advantage in negotiations, and Hoboken should have the right to accept proposals from private developers as well as the powerful bistate authority.

Weinstein met with Mayor Thomas Vezzezzetti and members

of the City Council Monday and was expected to meet with the mayor's Waterfront Advisory Committee last night. He told officials that he was optimistic a settlement could be reached with the P.A. "with no strings attached" for the city within two months.

"There are times in negotiations when both sides believe they have been negotiating in good faith but negotiations still break down," Weinstein said yesterday. "Sometimes it is helpful to have a third party who has not been involved in the project try to resolve it."

Kean has been an ardent supporter of waterfront development in Hudson County and lobbied strongly in 1984 for the passage of bistate legislation which allowed the P.A. to undertake equal, parallel waterfront developments in Hoboken and Hunter's Point, N.Y.

Critics of the P.A.'s Hoboken project have charged that the governor "sat back" while the city battled the authority over differences in the proposed Hudson Center development. But Weinstein said the governor's offer of an arbitrator is timely and "speaks for itself."

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See ARBITRATOR — Page 13.

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Here is a chronology of the pier dispute between the city and the P.A.

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However, several council members objected to Weinstein's request that the city table a resolution on tonight's agenda. The resolution, which was drafted by the anti-P.A. Waterfront Advisory Committee, would deny the P.A. involvement in any Hoboken waterfront development.

Graves and Laurie Fabiano, Vezzezzetti's executive secretary, said the city may still want to consider the P.A. as a developer once the city is free to issue requests for proposals for the piers. They argue that

the authority was authorized by the bistate legislation to spend \$125 million to develop in Hoboken.

But Councilmen Patrick Pasculli, David Roberts and E. Norman Wilson are opposed to any development with the P.A. and are expected to push for passage of the resolution tonight when the council meets at 7 p.m. at City Hall.

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Sane Solutions, the citizens group which instituted the suit, filed a motion for summary judgement yesterday.

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Council votes against P.A.

By James Efsthathiou J.J. 10-8-87

The Hoboken City Council last night approved a controversial resolution barring the Port Authority of New York and New Jersey from future involvement in waterfront projects under the existing lease agreement.

After refusing to table the resolution, the council approved it by a 7 to 2 vote. Hours earlier, an arbitrator from Gov. Thomas Kean's office met with council members and Mayor Thomas Vezzezzetti in a closed door session.

Jim Weinstein, the governor's liaison, asked the council for six weeks to help Hoboken negotiate out of a 1952 lease

which gives the P.A. control of three piers between Newark and Fourth streets until 2002, council members said.

The piers have been dormant for over a decade, however, and city officials claim the lease is no longer valid. The city and an anti-P.A. community group are attempting to overturn the lease in state Superior Court.

"This is a resolution of freedom," said council president Pat Pasculli, its sponsor. "This frees the city from the encumbrance of the P.A. and allows Hoboken to open up negotiations to all interested parties."

According to Pasculli, Weinstein will continue negoti-

ations between the city and the P.A. and the P.A. will be free to compete for development, but not under the terms of the 1952 lease.

The P.A. had proposed a \$500 million development on the piers, but negotiations broke down last November. Hoboken officials claim that the lease gave the P.A. an unfair advantage in negotiations and that Hoboken should be allowed to accept proposals from private developers as well as the powerful bistate authority.

Speaking against the measure was Vezzezzetti, despite the endorsement of his own Waterfront Advisory Committee

See COUNCIL — Page 15.

Council votes against P.A. pier lease

Continued from Page 1

(WAC). "I think that we should use all the options to our benefit," said Vezzezzetti, content to give the arbitrator a chance.

"We've been on this thing for three years, what do we have to lose if we give it six weeks?"

Not sharing Vezzezzetti's confidence in Weinstein's efforts, however, was WAC chairman Louis Fretz.

"He will be dealing daily with the P.A., but will meet maybe four or five times with

Hoboken officials," Fretz said. "I have some doubts about a negotiated settlement."

What effect the law will have on those negotiations remains to be seen.

According to David Tumpson of WAC, however, the vote could have an effect on the city's ongoing attempt to evict the P.A.

"If this bill is passed, Hoboken's policy on the eviction will be made clear to the court," Tumpson said. The lease lawsuit contin-

ues to move ahead in court. State Superior Court Assignment Judge Burrell Ives Humphreys has scheduled a preliminary hearing Oct. 16 in Jersey City.

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Monday. Voting against the bill was Councilwoman Helen Cunningham who speculated the measure could trigger another lawsuit.

"The governor has offered to help us negotiate out of the lease in six weeks at no cost to the city," said Cunningham. "All we have to lose is six weeks."

P.A. agrees to quit Hoboken piers in Hoboken

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The P.A.'s statement was the culmination of an increasingly bitter fight with Hoboken. While Mayor Thomas Vezzezzetti accepted the news with mixed feelings, other officials said

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See P.A. — Page 15.

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Hudson helps out

Throughout Hudson County people lend helping hands — and feet — to local charities. At left, students of Stevens Institute of Technology in Hoboken begin a three-day season-a-thon to benefit the American Heart Association and the American Kidney Foundation. At right, Mayor Dennis Collins leads the way as students from Holy Family Academy in Bayonne conduct a walk-a-thon to finance school activities.

Death upgrades charge to homicide

By Bill Campbell

Charges against the four Hoboken youths held in the brutal beating of Navroz Mody will be upgraded to homicide, according to police officials. Mody, 30 of Jersey City,

died Thursday at St. Mary Hospital in Hoboken, four days after he was admitted unconscious with massive head injuries.

Mody and a friend, William Crawford, 30 of Hoboken, were attacked by a group of juveniles after leaving a local restaurant on Sunday night. According to police, the youths surrounded the men and began pushing and shoving Mody.

Mody was thrown to the ground twice and pummeled by the youths who then fled, police said. Crawford did not require medical attention, police said.

A Hoboken police lieutenant assigned to the investigation said the attack stemmed from the youths teasing the men. Hoboken Police Chief George Crimmins said the incident was "definitely not" racially motivated, but could not elaborate.

Police would not release the names of the juveniles, but a spokesman said they are between 15 and 17 years old and live in Hoboken. Crimmins said the group consisted of 10 Hispanics, both male and female. He said that none of the

other juveniles have been charged in the incident.

A spokesman for the Hudson County Prosecutor's office said he was uncertain whether the youths would be tried for homicide or if the 17-year-old would be tried as an adult.

"We are still investigating the incident," he said.

Crimmins said the four youths were arrested earlier in the week on charges of juvenile delinquency and released. He said three of the youths were re-arrested yesterday on homicide charges and expected the fourth to be charged today.

The four are being held at the county youth facility in Secaucus, Crimmins said.

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THE JERSEY JOURNAL, SATURDAY, OCTOBER 3, 1987



HOBOKEN PIERS

PA's exit opens deal to others

By JEFFREY MOFF
Staff Writer

HOBOKEN—Although the Port Authority's decision not to pursue a development project here will delay growth on much of the city's waterfront, it will create important opportunities for other developers and projects, officials said.

The Port Authority of New York and New Jersey is bound by a 1984 agreement by the two states to invest the \$125 million it was to have put into the development here into another project along New Jersey's Hudson River waterfront. Authority spokesman Allen Morrisson said yesterday that it is too early to know how that money would be spent.

The breakdown between the authority and the city announced Thursday also means that the city will seek another developer or developers to lease or purchase the 48-acre site.

Laurie Fabiano, an aide to Mayor Thomas F. Vezzeiti, said it may be as long as a year and a half before the city selects a new developer and decides whether to lease or sell the property. The principal delay will be caused by hotly disputed negotiations to terminate the authority's lease.

The authority's departure from the city paves the way for another developer to invest in what is considered one of the hottest sites along the waterfront

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strip dubbed the Gold Coast. Real estate analysts say that many developers would be eager to take advantage of such a site.

"It's a new opportunity. There are more dollars looking to develop than first class properties. This site came become an incredible project," said Donald Eisen, senior vice president and branch manager of Cushman and Wakefield's New Jersey office.

"New Jersey is now part of the world economy," Eisen said, indicating that a number of foreign investors have expressed interest in investing along the Gold Coast. "Where are they going to go with development money?" Eisen asked. "The major cities are already overbuilt. This is a fine location," he said of the site here.

More than 30 million square feet of office space and 39,000 residences already have been planned for construction along the river from North Bergen to southern Jersey City.

Fabiano said there have been informal discussions with other developers about investments in the site here but said they were too preliminary to be considered seriously.

Speaking of the authority's future investment along the waterfront, Eisen said the region needs the agency's experience with mass transit more than its investment.

"If they could put it into transportation that is the greatest thing that could happen," he said of the \$125 million the authority is required to invest. "We don't need them as a developer. There are plenty of able and willing waterfront developers," Eisen said.

Under a deal signed in 1984, the authority was to invest \$125 million to plan and establish infrastructure for a \$600 million 48-acre mixed-use project along the southern end of the city's waterfront. The balance of investment would come from private developers. The authority announced it would pull out of the project Thursday after the City Council voted Wednesday night to prohibit the authority's participation.

Developers defy ban on hookup to sewers

By Bill Campbell

Development is proceeding in Hoboken at a brisk pace despite a state-imposed ban on sewer hookups.

The ban, imposed by the state Department of Environmental Protection in November of 1985, was intended to curb local development until municipal infrastructure and sewage improvements were completed.

However, dozens of real estate projects are currently under construction in Hoboken. City officials say that confusing guidelines in the order, coupled with little or no state enforcement, have allowed some developers to secure building permits. They fear that dozens of new and renovated buildings may some day stand empty if they are not eventually allowed to hook into the municipal sewerage system.

"We have a very big problem in Hoboken and it has existed since the ban went into effect," George Crimmins, director of the county agency overseeing the upgrade of municipal sewage treatment plants, said. "Hoboken has been notified by the DEP of the requirements and the city must get that word out."

Crimmins said the Hudson County Utilities Authority has approved only two waste water hookup permits, called CPI's, for Hoboken within the past seven years. He said he is "amazed" by the amount of construction under way.

Some officials perceive the law as vague in some areas, especially in regard to the flow of sewage from a proposed development. Buildings which generate less than 2,000 gallons of sewage a day are exempt, but there is practically no way to

Getting a sewage permit under the ban

State officials say a ban on new construction and major rehabilitation projects will continue until proposed upgraded sewage plants are up and running. Until then — or until local officials successfully repeal the ban — the following steps, in theory, should be followed by a developer to obtain an exemption. Local officials claim the route is too difficult to follow, and projects are proceeding without permits.

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Developers defy sewer hookup ban

Continued from Page 1

determine flow in many sections of the city.

And, while ultimate enforcement lies with the DEP, as many as a half dozen local and county officials are responsible for interpreting the law to insure it meets state guidelines.

These officials say they, too, are baffled at the volume of construction. They say the state requires developers to obtain the "theoretically impossible to get" water and sewerage permits before municipal building permits can be issued.

"What we're really dealing with is mass confusion," said Hoboken Public Works Director Roy Haack. "If you talk to five different people closely involved in the process, you'll get five different answers."

The DEP has refused to answer questions on the guidelines and its enforcement of them. However, Leroy Cataneo, bureau chief of waste water management for the DEP, has said on several occasions that no project will get the OK to hook up until the Hoboken treatment system is upgraded.

"This is a very, very confusing situation because no one is sure where we're sitting," said Daniel Gans, a co-owner of West Bank Construction. "The ban was very well intentioned, but not really thought out as to the effects."

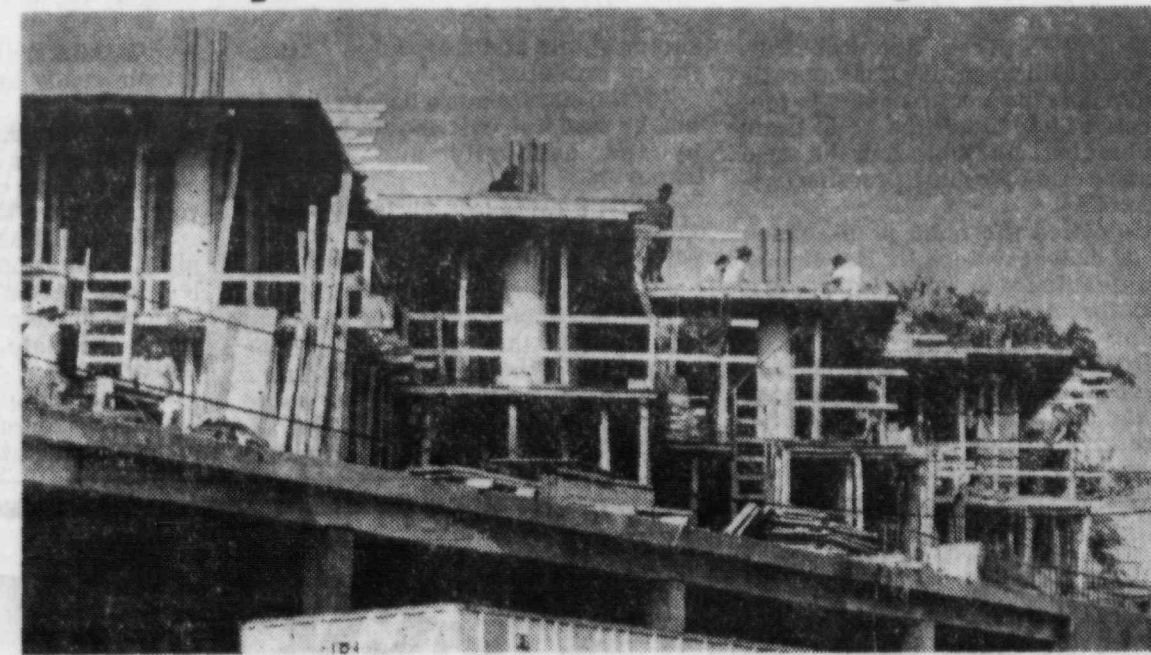
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Small projects which discharge less than 2,000 gallons of sewage per day, like a one-family house or an eight-unit apartment building, are exempt from the ban. Developers, however, must prove that their sewage will reach the treatment plant, a task city officials concede is impossible below 7th Street.

But those requirements have not stopped the construction code official from issuing permits for what some officials call "improper projects."

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is responsible to insure they conform to all state and municipal codes before construction permits are issued.

Officials, however, agree that the permit process is confusing. A developer is required to meet with Construction Code Officer Alfred Arezzo. The request for an exemption, which allows the developer to "construct at the applicant's own risk," must be approved by a city council sub-committee, which includes three city council members and the director of public works, the HCUA and the DEP. "Given the strict DEP guidelines, I would expect there would be a lot less construction going on and more projects coming before the exemption committee," Haack said. "But that's not the case and it's anyone's guess how they got their construction permits."

Arezzo maintains he issues construction permits based on information provided by Haack. He denied that his office was negligent in overlooking sewerage requirements.

"I rely on the Public Works Department to provide me with the information I need," Arezzo said. "Anything that comes in over 2,000 gallons a day I flag and send down to Roy Haack. Anything under that with an existing sewer line is exempt from the ban. It's all very clear and no one can say that Al Arezzo doesn't follow procedure."

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"The Skyline has come before the exemption committee," Haack said. "But the state has told us in clear terms it will not issue the permits until we correct infrastructure deficiencies and upgrade our treatment plant."

Officials are extremely reluctant to point fingers or discuss on the record projects which may violate the ban, but several have questioned the conversion of the Ranieri furniture at 129 Washington Street into luxury office space.

Although the building's use will remain commercial, an additional floor and a mezzanine have been added.

"Just the fact that square footage is increased leads me to believe that there will be an increased flow of sewage," Crimmins said. "But it's not on the list for an exemption and that's the city's responsibility."

Robert Ranieri, the developer and a city council member who chairs the council's committee on exemptions, has long said he has been careful to insure that the project conforms to municipal zoning and sewerage requirement. Arezzo, who issued construction permits for the building last March, said the project "is under 2,000 gallons and has an existing sewer line, it conforms."

Even the largest project currently under construction, the Skyline, a 15-story condominium tower on Observer Highway, may run into a snag due to the ban. Although the project received permits before the ban was implemented, the developer has no guarantee that he can hook the building up to city sewer lines. Haack said.

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Gans, whose firm is about to break ground on twin 22-story condominium towers at 1600 Park Avenue, said confusion and anxiety over the ban has spread rapidly through the development and banking communities.

"New construction has slowed tremendously because the local banking community has grown very apprehensive. Now one wants to be in a position to fight the state of New Jersey," he said.

"However, developers who have their own money just go ahead and hook up because there is no one there to stop them. Gov. Kean doesn't want to keep Paine Webber and other firms from moving to New Jersey."

Peter Lynch, of the DEP's Metro Enforcement division was unavailable to comment, but a state official who asked not to be identified said the fine for constructing a building without attaining a CPI is 5 percent of the cost hooking the building into the city's sewerage system.

According to Haack, the 5 percent fines is the equivalent of a \$50 penalty. He said a completed CPI application could cost a developer about \$3,000.

The city's only enforcement power is to deny a developer's request to open the street to connect the building to a city sewer line. Haack said. He said the city has no power to enforce the ban if a connection already exists.



Hudson helps out

Throughout Hudson County people lend helping hands — and feet — to local charities. At left, students at Stevens Institute of Technology in Hoboken begin a three-day seasaw-a-thon to benefit the American Heart Association and the American Kidney Foundation. At right, Mayor Dennis Collins leads the way as students from Holy Family Academy in Bayonne conduct a walk-a-thon to finance school activities.

Death upgrades charge to homicide

By Bill Campbell

Charges against the four Hoboken youths held in the brutal beating of Navroz Mody will be upgraded to homicide, according to police officials. Mody, 30 of Jersey City,

died Thursday at St. Mary Hospital in Hoboken, four days after he was admitted unconscious with massive head injuries.

Mody and a friend, William Crawford, 30 of Hoboken, were attacked by a group of juveniles

after leaving a local restaurant on Sunday night. According to police, the youths surrounded the men and began pushing and shoving Mody.

Mody was thrown to the ground twice and pummeled by the youths who then fled, police said. Crawford did not require medical attention, police said.

A Hoboken police lieutenant assigned to the investigation said the attack stemmed from the youths teasing the men. Hoboken Police Chief George Crimmins said the incident was "definitely not" racially motivated, but could not elaborate.

Police would not release the names of the juveniles, but a spokesman said they are between 15 and 17 years old and live in Hoboken. Crimmins said the group consisted of 10 Hispanics, both male and female. He said that none of the

other juveniles have been charged in the incident.

A spokesman for the Hudson County Prosecutor's office said he was uncertain whether the youths would be tried for homicide or if the 17-year-old would be tried as an adult.

"We are still investigating the incident," he said.

Crimmins said the four youths were arrested earlier in the week on charges of juvenile delinquency and released. He said three of the youths were re-arrested yesterday on homicide charges and expected the fourth to be charged today.

The four are being held at the county youth facility in Secaucus, Crimmins said.

Mody, a manager for Citicorp in New York City, had been in a coma since Sunday on a life-support system. St. Mary spokesman Ed Caprucci said Mody underwent surgery on Monday but did not respond.

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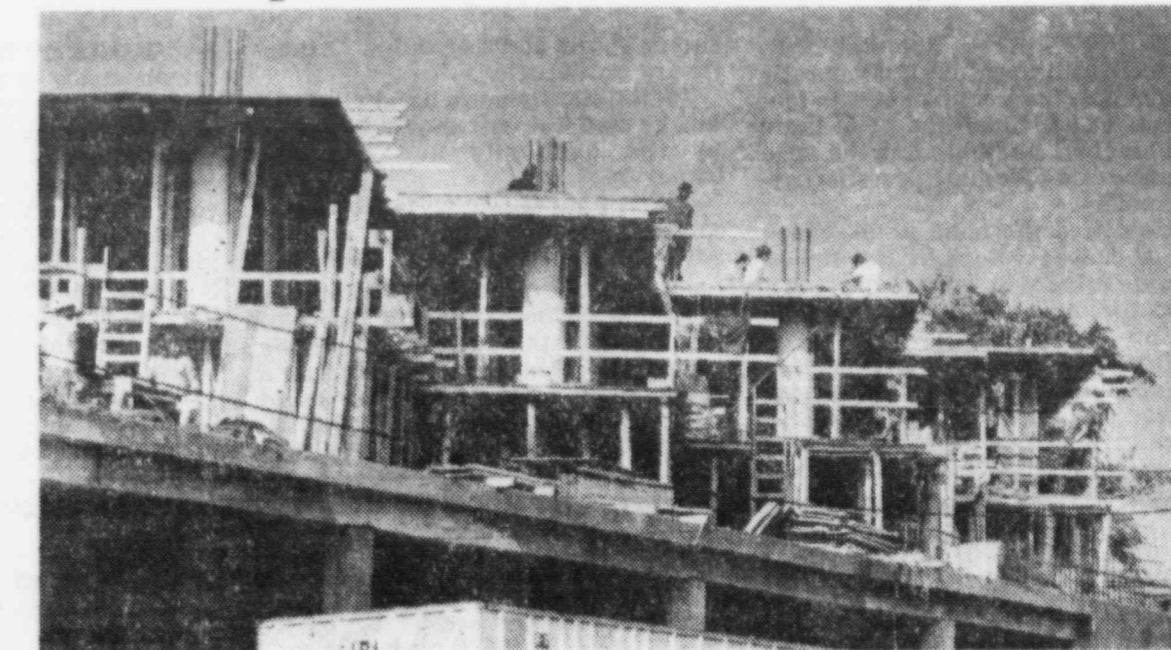
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Developer is still needed

J.J. 10-12-87
The development situation in Hoboken has changed a great deal. The value of pursuing sound economic development of the city's waterfront, though, has not.

Years of planning a much-bally-hooded development by the Port Authority of the waterfront apparently have reached a dead end. At least in some respects, the predictions of the Mayor's Waterfront Advisory Committee have been borne out.

The group contended the city could win a judgment securing from the Port Authority a multi-million dollar insurance settlement from a waterfront fire. A legal judgment (now under appeal) was made in favor of the city. It looks as if on the legal issue WAC was right, and the Port Authority's failure to give in to the city quickly on this issue may have worked against the authority's own best interests.

The WAC group also contended the Port Authority long-term lease for the city-owned piers could be ended. After the city council voted against negotiating a development with the P.A. while the authority still held the lease, the P.A. agreed to negotiate an end to the lease.

On this issue, also, it looks like WAC must be conceded to be right. It should be noted, however, that the caveats in the Port Authority's announcement of its willingness to negotiate an end to the lease hold potential for significant disagreements with Hoboken officials. The authority leaders insisted on "the need for the Port Authority to recoup its substantial investments in the facility and project planning and to retain the ability to develop important regional transportation facilities in the city."

Still unclear is whether WAC was right that the city do better without Port Authority involvement in the development project. Big questions have been left unresolved:

- Who can provide the capital investment necessary to provide the infrastructure and preparations a successful project needs?
- Can other developers project the long-term revenue stream to the city that the Port Authority plan did?
- How can a development be best tied in with mass transit to reduce the unfavorable impact on local roads and pollution?
- How can this be done swiftly enough to aid the city's financial situation, thereby aiding the awfully-hard pressed local taxpayers?

The administration of Mayor Thomas Vezzetti has been facing a lot of political pressure and fiscal pressure on this issue, but turning to another developer is unlikely to make the process any easier.

On issues ranging from tax abatements to affordable housing commitments, private developers can be at least as tough as the Port Authority. Every developer will be looking toward the financial return on investment. Look at some of the battles Jersey City officials have had.

In dealing with the new situation, the Vezzetti administration must try to set the agenda for further development negotiations, rather than let things drift and valuable time be wasted. Unless a sound development can be undertaken, the city could find itself with vacant city-owned piers doing nothing for the city or its people.

Evidence of arson found in Hoboken

Continued from Page 1
ternoon, according to hospital officials.

Only Nancy Vasquez, 21, remained hospitalized. She is listed in good condition after suffering from burns over 20 percent of her body.

Vasquez' husband, Michael, 29, and their year-old daughter, Tanesia, died in the fire. The other victims were Petra Seanes, a grandmother who worked for the HOPES-Headstart senior citizens program, and Robert Joyce, an elderly deaf man.

Eighty people remain homeless, most forced from their apartments in the buildings adjacent to 121 Willow Ave. Tremietedi said some of the residents may be allowed back into their homes today, but some apartments were destroyed by fire, smoke and water damage.

Tremietedi said the top two floors of 123 Willow Ave. and the top floor of 119 Willow Ave. may have to be torn down by

the owners of the buildings because they are no longer safe. City officials have been working to secure permanent housing for displaced residents in Housing Authority and Applied Housing buildings.

Riccardo Annunziata, a resident of 119 Willow Ave., was one of the many residents displaced by the fire. He and his family watched yesterday as a crane and a bulldozer continued hauling away charred rubble.

"After the fire, forget about it, I can't go in my house," Annunziata said. He said he has been staying with his brother-in-law and does not know when, if ever, he will be allowed back.

A resident of 123 Willow Ave. was moving her possessions out of the building yesterday and said she will not be able to move back.

"It's depraved how anyone could have such blatant disregard for human life," she said of officials' suspicions of arson.

3 DIE IN HOBOKEN BLAZE

Dispatch 10-10-87



Smoke billows from tenement house at 121 Willow Ave., Hoboken, early yesterday in which three persons have been confirmed dead. RICK SANDWITH SPECIAL TO THE HUDSON DISPATCH

One person reported missing

By CHRISTOPHER AVE
Staff Writer

HOBOKEN—Three charred bodies were found in the smoldering shell of a Willow Avenue tenement yesterday, and workers searched into the night for a fourth person who is missing and presumed dead.

At about 1:30 yesterday morning, a spectacular fire swept through the five floors of 121 Willow Ave., a brick-and-wood tenement, destroying the structure and forcing 78 survivors to give up their homes there and in three adjoining buildings.

No cause has yet been determined for the blaze, which was not classified as suspicious by the Fire Department, pending further investigation.

The tenement, within walking distance of the Hoboken Terminal, is on a prime piece of real estate in this city, which is becoming more and more gentrified.

The fire also caused heavy damage to three other buildings, Nos. 119, 123 and 125. No cost estimate was available yesterday.

"It was one complete sheet of flame, flame from the cellar to the roof," Public Works Direc-

tor Roy Haack said of the blaze. Haack was one of the first to arrive after the first alarm sounded at 1:31.

Officials would not provide the identities of the three dead people or of the missing resident. But according to Miguel Vazquez, among the dead are his son Michael Vazquez, 21, and his 1-year-old granddaughter, Tanicia, who both lived in No. 121.

The younger Vazquez's wife, Nancy, also 21, was in serious but stable condition at St. Mary Hospital late yesterday. She was being treated for smoke inhalation and burns, according to a hospital spokesman.

Eyewitnesses said smoke engulfed the structure just before 1:30, setting off fire alarms in No. 121 and in adjoining buildings. As residents struggled down the fire escape, flames leapt up from the first two floors.

"When I opened the front door, it was all smoke," Mark Vincent, who was visiting his brother, Tom, on the fifth floor of No. 121, said. "That's when I realized something was wrong."

Vincent, whose brother was not in the apart-

Please see FIRE Page 6

Friends watch and wait

By CHRISTOPHER AVE
Staff Writer

HOBOKEN—For Miguel Vazquez and his son, Frank, it was a lonely vigil.

They stood behind yellow police tape for more than 15 hours yesterday, gazing at the ruins of what had been the home of Miguel's other son, Michael. As workers pounded the crumbling structure with a 70-foot crane, the two Vazquezes awaited confirmation of what, deep in their hearts, they already knew.

They were waiting for workers to find the bodies of Michael and his infant daughter, Tanicia.

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Please see VIGIL Page 6



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Evidence of arson found in Hoboken

By Dominick Calicchio
and Jim DeRogatis

J.J. 10-13-87
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As the investigation continued yesterday, the people whose lives were disrupted by the fire began to pick up the pieces.

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See EVIDENCE — Page 10.

Hoboken vs. P.A. far from over

By Jim DeRogatis
J.J. 10-12-87

While the Port Authority of New York and New Jersey has admitted the defeat of its proposed Hudson Center waterfront development in Hoboken, the battle with the city is far from over.

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See editorial on Page 18

city-owned piers that were to have been the site of the development. The announcement ended more than four years of planning and negotiations for the \$500 million project.

"The P.A. made every effort to put together a good-faith package and look for every possible opportunity to make the situation work," said Phil LaRocco, the authority's director of Economic Development and World Trade. "It's just not in the cards in this particular situation."

Some city officials greeted the P.A.'s announcement as a victory, but others believe the city may be entering a long battle with the P.A. that Hoboken will ultimately regret.

Future fights loom between the city and the P.A. concerning the amount the authority wants to recoup from preliminary work on Hudson Center, as well as the authority's desire to keep Pier A for ferry service and possibly build a transportation center on the site of the PATH terminal.

The P.A. retains control of the piers for the next 15 years under the terms of a 1952 lease. The authority pays Hoboken \$70,000 rent annually for the site, and will likely expect compensation for at least the full value of the remaining years.

In a letter delivered to Mayor Thomas Vezzetti and the City Council Thursday, P.A. Chairman Philip Kaltenbacher and Executive Director Stephen Berger wrote that while the authority is willing to negotiate the termination of its lease to the piers, the city must recognize "the need for the P.A. to recoup its substantial investments in the facility and project planning."

The letter was prompted by a council resolution that bars the city from negotiating with the P.A. on waterfront development until it relinquishes its leasehold. The resolution was passed Wednesday despite the objections of Jim Weinstein, Gov. Thomas Kean's utilities liaison, who was offered to the city as an arbitrator to negoti-

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"I don't think the city is going to be in any position to relinquish monies to the P.A. at this time," said Council President Patrick Pasulli, an ardent opponent of the P.A. "As far as litigation, we have the upper hand and will use it if need be to assure that Hoboken comes out without owing anything to the P.A."

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Pasulli, referring to the lease as "bondage," said the P.A.'s agreement to negotiate its termination "clears the way for Hoboken to negotiate with

prospective developers that can compete for a sensitive development that will benefit the city."

But other officials are not so sure the city will find private developers which are willing to spend the \$125 million the P.A. planned to spend for infrastructure improvements.

"Private developers are not going to be willing to spend that kind of money," said Michael Coleman, director of the city's Community Development Agency. "They will expect that the infrastructure is in place, or will want the kind of tax abatements (Sam) Lefrak got (at Newport) in Jersey City before they do it themselves."

Coleman contends that the city should have worked out its differences with the P.A. at the negotiating table instead of in the courts. "This is going to be a long, hard drawn-out affair," he said. "It is always better to rely on negotiating than to pay all your cards out in the courts and wait for them to salvage things. 'If you keep closing doors behind you,' he said, 'you could find yourself in a real box with nowhere to go.'"

Developer is still needed

The development situation in Hoboken has changed a great deal. The value of pursuing sound economic development of the city's waterfront, though, has not.

Years of planning a much-ballyhooed development by the Port Authority of the waterfront apparently have reached a dead end. At least in some respects, the predictions of the Mayor's Waterfront Advisory Committee have been borne out.

The group contended the city could win a judgment securing from the Port Authority a multi-million dollar insurance settlement from a waterfront fire. A legal judgment (now under appeal) was made in favor of the city. It looks as if on the legal issue WAC was right, and the Port Authority's failure to give in to the city quickly on this issue may have worked against the authority's own best interests.

The WAC group also contended the Port Authority long-term lease for the city-owned piers could be ended. After the city council voted against negotiating a development with the P.A. while the authority still held the lease, the P.A. agreed to negotiate an end to the lease.

On this issue, also, it looks like WAC must be conceded to be right. It should be noted, however, that the caveats in the Port Authority's announcement of its willingness to negotiate an end to the lease hold potential for significant disagreements with Hoboken officials. The authority leaders insisted on "the need for the Port Authority to recoup its substantial investments in the facility and project planning and to retain the ability to develop important regional transportation facilities in the city."

Still unclear is whether WAC was right that the city do better without Port Authority involvement in the development project. Big questions have been left unresolved:

- Who can provide the capital investment necessary to provide the infrastructure and preparations a successful project needs?
 - Can other developers project the long-term revenue stream to the city that the Port Authority plan did?
 - How can a development be best tied in with mass transit to reduce the unfavorable impact on local roads and pollution?
 - How can this be done swiftly enough to aid the city's financial situation, thereby aiding the awfully-hard pressed local taxpayers?
- The administration of Mayor Thomas Vezzetti has been facing a lot of political pressure and fiscal pressure on this issue, but turning to another developer is unlikely to make the process any easier.

On issues ranging from tax abatements to affordable housing commitments, private developers can be at least as tough as the Port Authority. Every developer will be looking toward the financial return on investment. Look at some of the battles Jersey City officials have had.

In dealing with the new situation, the Vezzetti administration must try to set the agenda for further development negotiations, rather than let things drift and valuable time be wasted. Unless a sound development can be undertaken, the city could find itself with vacant city-owned piers doing nothing for the city or its people.

Evidence of arson found in Hoboken

Continued from Page 1

tonnoon, according to hospital officials.

Only Nancy Vasquez, 21, remained hospitalized. She is listed in good condition after suffering from burns over 20 percent of her body.

Vasquez' husband, Michael, 29, and their year-old daughter, Tanesia, died in the fire. The other victims were Petra Seoness, a grandmother who worked for the HOPES/Headstart senior citizens program, and Robert Joyce, an elderly deaf man.

Eighty people remain homeless, most forced from their apartments in the buildings adjacent to 121 Willow Ave. Tremittedi said some of the residents may be allowed back into their homes today, but some apartments were destroyed by fire, smoke and water damage.

Tremittedi said the top two floors of 123 Willow Ave. and the top floor of 119 Willow Ave. may have to be torn down by

the owners of the buildings because they are no longer safe.

City officials have been working to secure permanent housing for displaced residents in Housing Authority and Applied Housing buildings.

Riccardo Annunziata, a resident of 119 Willow Ave., was one of the many residents displaced by the fire. He and his family watched yesterday as a crane and a bulldozer continued hauling away charred rubble.

"After the fire, forget about it, I can't go in my house," Annunziata said. He said he has been staying with his brother-in-law and does not know when, if ever, he will be allowed back.

A resident of 123 Willow Ave. was moving her possessions out of the building yesterday and said she will not be able to move back.

"It's depraved how anyone could have such blatant disregard for human life," she said of officials' suspicions of arson.

3 DIE IN HOBOKEN BLAZE



Smoke billows from tenement house at 121 Willow Ave., Hoboken, early yesterday in which three persons have been confirmed dead.

One person reported missing

By CHRISTOPHER AVE
Staff Writer

HOBOKEN—Three charred bodies were found in the smoldering shell of a Willow Avenue tenement yesterday, and workers searched into the night for a fourth person who is missing and presumed dead.

At about 1:30 yesterday morning, a spectacular fire swept through the five floors of 121 Willow Ave., a brick-and-wood tenement, destroying the structure and forcing 78 survivors to give up their homes there and in three adjoining buildings.

No cause has yet been determined for the blaze, which was not classified as suspicious by the Fire Department, pending further investigation.

The tenement, within walking distance of the Hoboken Terminal, is on a prime piece of real estate in this city, which is becoming more and more gentrified.

The fire also caused heavy damage to three other buildings, Nos. 119, 123 and 125. No cost estimate was available yesterday.

"It was one complete sheet of flame, flame from the cellar to the roof," Public Works Direc-

tor Roy Haack said of the blaze. Haack was one of the first to arrive after the first alarm sounded at 1:31.

Officials would not provide the identities of the three dead people or of the missing resident. But according to Miguel Vazquez, among the dead are his son Michael Vazquez, 21, and his 1-year-old granddaughter, Tanicia, who both lived in No. 121.

The younger Vazquez's wife, Nancy, also 21, was in serious but stable condition at St. Mary Hospital late yesterday. She was being treated for smoke inhalation and burns, according to a hospital spokesman.

Eyewitnesses said smoke engulfed the structure just before 1:30, setting off fire alarms in No. 121 and in adjoining buildings. As residents struggled down the fire escape, flames leapt up from the first two floors.

"When I opened the front door, it was all smoke," Mark Vincent, who was visiting his brother, Tom, on the fifth floor of No. 121, said. "That's when I realized something was wrong."

Vincent, whose brother was not in the apart-

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Friends watch and wait

By CHRISTOPHER AVE
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HOBOKEN—For Miguel Vazquez and his son, Frank, it was a lonely vigil.

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FIRE

CONTINUED FROM PAGE 1

ment, made his way down the fire escape, helping four others into the courtyard, where they were taken away by firefighters. "Two minutes after we hit the ground, the flames came," Vincent said.

Flames quickly devoured the structure, eyewitnesses said. The fire was not declared under control until about 3 a.m., according to deputy Fire Chief Raymond Sheehan. All six of the city's pieces of apparatus responded, as well as units from Jersey City, Union City and Weehawken.

An investigation is continuing today into the cause of the fire. No fire or housing violations have been filed against the building, according to chief housing inspector Jude Fitzgibbons, and residents characterized the building's owner, Jose Rivera, as a conscientious landlord who responded quickly to residents' needs.

Rivera, who lived on the second floor of the structure, helped residents out of their apartments until the flames forced him to jump away from it, eyewitnesses said. He was at the scene yesterday, covered with soot, standing with other residents behind a police line.

Red Cross officials set up at City Hall a few blocks away to help find temporary shelter, food and clothing for people the fire displaced. Mayor Thomas F. Vezzeiti, mayoral aid Laurie Fabiano and city tenant advocate Thomas Olivieri worked most of yesterday to find permanent housing for the victims.



Hoboken firefighters inspect the ruins yesterday afternoon of early-morning blaze at 121 Willow Ave. DON SMITH THE HUDSON DISPATCH

VIGIL

CONTINUED FROM PAGE 1

the building, the crowd watched and waited for the painful sight of charred bodies being removed.

Three bodies, burned beyond recognition, were found yesterday. Officials would not release any names, but Miguel Vazquez said he knew his son and granddaughter were among those pulled from the smoking ruins.

Asked if they had hopes of seeing Michael and Tancia alive again, the father and son nodded sadly.

"No," Frank, who is 18, said, "because my mother called the hospital, and the only one there is Nancy."

Nancy, Michael's wife and Tancia's mother, is in St. Mary Hospital in serious but stable condition, suffering from smoke inhalation and burns over 20

percent of her body. Eyewitnesses said she had to be dragged, kicking and screaming, from the burning building. Other witnesses reportedly said she wanted to go back and look for her child.

Officials said it would be a day or more before positive identification could be made on the bodies.

Chief Fire Inspector Richard Tremittedi said the death toll would have been much higher if the building had not been properly equipped with fire alarms. "The alarms did their jobs," Tremittedi said.

Workers labored all day yesterday knocking down the hazardous remains of the structure and sifting through the rubble. As the work proceeded, a woman approached Tremittedi, asking if she could enter her apartment on the top floor of No. 123. Another woman stopped her.

"It's all gone," the second woman said. "You have nothing left up there."

The two women, who did not want to be identified, walked away wiping their eyes. Eyewitnesses to the blaze said it swept quickly across the build-



Joe Chanin of 121 Willow St. comforts neighbor Diane Becker. DON SMITH THE HUDSON DISPATCH

ing with flames bright enough to cast shadows. Joannee Pansini, who lives two buildings away from the fire site, at No. 117, said the fire lit up her kitchen. "The wind blew away from our building," Pansini said. "I guess it was just God, that's all I can say."

Another woman, who refused to give her name, said many of her belongings were ruined in the fire. "I lost my Gucci handbag, which I just bought two days ago in London," the woman said. Mayoral aide Laurie Fabiano, who was at the site from 3 a.m. onward, called the episode "a terrible tragedy" for the city.

Team comes home for the first time

By Dominick Calicchio

Hoboken's Sandy Koufax baseball team will finally have the home-field advantage when its players take on radio station WNEW-FM at 3:30 p.m. tomorrow for a benefit softball game at Stevens Institute of Technology.

It'll mark the first-ever home appearance for a team that, earlier this year, traveled 1,600 miles to play in Puerto Rico. In its five years in the league for 14- and 15-year-old boys, Hoboken has played all its games on the road in Bergen County.

Fitting the team's vagabond image, proceeds from tomorrow's game will help finance — what else? — another road trip. The team plans to play in the Soviet Union in June but needs to raise about \$50,000 first.

Team official Debra Culhane said the team has never played at home because of poor field conditions in the city. The only league-sized field in the city is Kennedy Stadium at 10th and Grand streets which has been in disrepair for years.

Culhane said it's going to feel good playing before the home folks for once. The softball game will be played at John Davis Field on the Stevens campus, which is larger than standard Sandy Koufax fields.

"It's a good beginning to expose the team and kick off our fund-raising," Culhane said.

Coach Walter Lehbrink said tomorrow's game will give more people a chance to watch the team play.

"During the season we bus the kids and then anyone who wants to come usually follows us in private vehicles," he said. "It's unfortunate. We might get 20 strong supporters but that's it."

"We hope to see some people there (tomorrow)," he said. The possibility of playing in the Soviet Union came about last month when Sen. Frank Lautenberg, D-N.J., and Hartz Mountain Vice President Morton Goldfine thought a Summit Series would be a good way to settle the question of where baseball was first played.

Most historians agree that baseball was introduced in Hoboken in 1846. Last summer, however, the Soviets said they invented the game.

The Koufax team needs money for airfare, lodging and uniforms, Culhane said. Besides tomorrow's game, the team plans to sell decals to raise funds. Admission tomorrow will be \$5.

Plan to keep Maxwell House in Hoboken due

By Anthony Baldo

Corporate officials and union representatives are discussing ways to keep the Maxwell House coffee plant in Hoboken by making its operations more efficient, a union leader said yesterday.

Charles Volk, the business agent for United Food and Commercial Workers AFL-CIO Local 56, which represents approximately 500 workers, said that Maxwell House is suffering from a declining coffee market and is now seeking to make its operations more cost-effective.

"There are plans to adjust to the marketplace," Volk said. "There's no benefit to delay."

Indeed, he noted that local Maxwell House officials and union leaders must come up with a plan to salvage the Hoboken operation by Nov. 1. That deadline is not a shut-down date, Volk said, but it is the day that the company's corporate management wants a proposal about what can be done.

"The union's interest is to minimize the negative impact on the plant and its workers," Volk said. "There may be proposals on a pension offer, as well as a change in technology."

Meanwhile, a Maxwell House spokesman, Peter Alcy, said that it is likely that coffee production will continue at the Hoboken plant.

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The coffee industry has seen better times. According to the New York-based National Coffee Association, there were 1.85 cups of coffee consumed daily per person in the nation. But in 1987, that figure had slid to 1.76 cups per person. Both figures pale significantly to the

3.12 cups of coffee consumed daily per person in 1962.

Rumors have persisted for years about the fate of the Maxwell House facility, which employed about 1,300 workers in the late Sixties. Those ranks have thinned, mostly through attrition, Volk said.

Besides Hoboken, Maxwell House has coffee-making operations in Houston, San Leandro, Calif., and Jacksonville, Fla.

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Besides the plant's location, one advantage that the Hoboken facility holds over the others is that Maxwell House has made large capital investments in high-tech equipment, Volk said.

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Fatal fire in Hoboken was arson
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It's invitation only for football game

By Agustin Torres

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tion, said the school districts agreed that the original site of the game, Hoboken, could not provide proper security because the gridiron was an unfenced area where it would be impossible to limit crowd size. Officials of the Hoboken school were not available for comment but reportedly concurred with Fuentes. "The game will be held in

Roosevelt Stadium (Union City) because we can control the entrances," Fuentes explained. "Special passes were issued only to parents and relatives and to members of the faculty who wished to attend. We are being very careful as to who will receive passes and Hoboken is doing the same."

The latest violent incident occurred several weeks ago

when an Emerson quarterback was beaten and struck on the head with a baseball bat by Hoboken youths, according to police and school officials.

Earlier in the year, a 15-year-old Emerson student was beaten unconscious in the Union City school during classroom hours by trespassing teen-agers from Hoboken, according to police and school officials.

During last year's state championship football game between Hoboken and Bergenfield, a brawl erupted among fans and there was much finger-pointing at the visiting

See INVITATION — Page 8.

Invitation only for football game

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Hudson County residents. Soon after the incident, Hoboken varsity football coach Joseph Stinton resigned, citing personal reasons. His resignation had been expected and was not believed to have been connected with the violence. "I have to praise the efforts

of the Hoboken school officials who have talked to students in the classrooms in an effort to defuse the situation," Fuentes said. "It's unfortunate that the actions of a few have made it difficult for the rest of us."

Union City Public Safety Commissioner Bruce Walter said the police mobile mini-

precinct will be on duty at the stadium on the day of the game. Police officials said the motor vehicle that doubles as a police precinct was used last Saturday at a high school football game between Hoboken and Union Hill in Roosevelt Stadium and no incidents were reported.

Teams set for quiet

Officials admit fan ban needed

By DOUGLAS LAVIN
Staff Writer

After years of mounting violence, high school football teams in Union City and Hoboken prepared yesterday for a weekend game without fans.

Coach Lenny M. Introna of Emerson High School in Union City said yesterday that it will be "strange" to play Hoboken High School without the roar of the more than 500 fans usually in the stands, but he said the fan ban will help keep the peace.

Lenny Calvo, Emerson's second-string quarterback, was injured in a brawl with Hoboken youths several weeks ago. Last year, an Emerson student was beaten in a classroom by Hoboken youths, and another Union City youth was killed on Bergenline Avenue in a fight with Hoboken residents.

Union City police said they will be on hand to keep hangers-on out of Roosevelt Stadium. Only players, coaches, teachers, and parents are to be allowed inside. Cheerleaders and the teams' bands are barred.

Calvo, who was out of the hospital and on the field yesterday, said he hopes to play in the game, to be held 1 p.m. Saturday.

The game was moved from Hoboken to Union City's walled stadium because crowds will be easier to control, Introna said. "The game will be televised by Riverview Cable on Channel 18 Sunday at 4 p.m. and again at 8:30 p.m.," Introna said.

Leonard Lucente, an assistant coach, said the football rivalry between the two teams is "hot."

Court stops effort to fine sign posters

By Bill Campbell

Charges that some political campaign managers in Hoboken violated state law last spring when the city launched its crackdown on "illegal" campaign signs have been dismissed in state Superior Court.

Complaints lodged against the eight City Council campaign managers accused of illegally posting political signs on telephone polls and lampposts have been dropped, according to municipal officials.

The county Prosecutor's Office informed the city it could not pursue the charges because it was impossible to prove who hung the campaign signs, assistant city attorney Thomas Callaghan said yesterday.

Hoboken in May began enforcing the obscure 70-year old state law, which prohibits political candidates and their supporters from posting signs on private property.

City Law and Public Safety Director William Graves, who called the signs "visual pollution," ordered police to issue summonses to campaign managers who ignored warnings to remove the signs, and vowed to prosecute each violation.

The city initiated the action in state Superior Court in Jersey City on July 31 before Judge Elaine Davis.

The directive received a mixed reaction from candidates and pundits who maintained the political signs have long been a tradition in Hoboken. Others charged enforcement of the law favored incumbent candidates with name recognition.

"This entire thing was a double standard," said former Second Ward candidate Michael Schaffer after hearing that charges against his campaign manager were dropped.

He predicted that the city would not issue any summonses to candidates or campaign managers in the November state election.

James Roarty was issued a \$25 summons May 5 after several Schaffer campaign signs remained on telephone polls after the enforcement deadline. Roarty's attorney, Frederick Woekener, said he believed none of the managers would be prosecuted.

"There was no evidence to prove that these people hung the signs," he said. "Anyone can hang a sign and its unfair to fine the campaign manager."

Woekener also represented the campaign manager for Leonard Luizzi, an unsuccessful Fifth Ward candidate.

The law, N.J.A. 27-5.1, prohibits individuals from posting or maintaining signs without "first obtaining the consent in writing of the owner or tenant of the property, or the body having control of the highway, the law lists poles, fences, trees and rocks as examples of property."

Most Hoboken officials questioned about the law said they could not remember another time when the city attempted to enforce the statute.

In addition to the Schaffer and Luizzi campaigns, other candidates cited for violating the law were: Steve Cappiello, Dave Roberts, Edwin Duroy, Joseph Lisa, Frank Gullo and Flo Amato.

Each campaign received one \$25 summons for the violation.

Hoboken fire was set deliberately, prosecutor says

By Dominick Calicchio

A flammable liquid was used to spread Friday's fatal fire at 121 Willow Ave., Hoboken, said Hudson County Prosecutor Paul M. DePascale.

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The prosecutor said evidence gathered over the weekend gives a "clear indication" that the 1:29 a.m. fire was deliberately set.

Four people died and eight were hospitalized when a general alarm fire ravaged the Willow Avenue building. The fire left 80 people homeless and damaged adjacent buildings.

DePascale said the case is now being investigated by the county Arson Task Force and by the Homicide Squad, since any suspect arrested in the case would be facing felony murder charges.

The prosecutor wouldn't comment on whether investigators have located any suspects. He pointed out, however, that the fire wasn't thought to be "economically motivated" because the owner of the building, Jose Rivera, 39, was inside the building with his family at

the time the blaze occurred. Rivera had only recently renovated the building, DePascale said.

Meanwhile city officials and community leaders have been working for the past several days to assist the families displaced from 121 Willow.

Mayoral Assistant Laurie Fabiano said yesterday that four families have been placed in Housing Authority or Applied Housing apartments, two families have been assisted by private donations and one family is staying in a North Bergen motel. Residents of adjacent buildings have made temporary arrangements until they can return to their apartments or relocate, he said.

Local stores have donated food, clothing and shoes for the victims, Fabiano said, and local developer Anthony Dell'Aguiha has donated \$10,000 to pay for funeral expenses for the four who died.

Killed in the fire were Petra Seoane, a grandmother who worked for the HOPES/Headstart senior citizens program; Robert Joyce, an elderly deaf man and Michael and Tomisha Vasquez, the husband and daughter of Nancy Vasquez, 21, who remains in good condition in St. Mary Hospital.

See FATAL FIRE — Page 8.

were taken away by firefighters. "Two minutes after we hit the ground, the flames came," Vincent said.

Flames quickly devoured the structure, eyewitnesses said. The fire was not declared under control until about 3 a.m., according to deputy Fire Chief Raymond Sheehan. All six of the city's pieces of apparatus responded, as well as units from Jersey City, Union City and Weehawken.

An investigation is continuing today into the cause of the fire. No fire or housing violations have been filed against the building, according to chief housing inspector Jude Fitzgibbons, and residents characterized the building's owner, Jose Rivera, as a conscientious landlord who responded quickly to residents' needs.

Rivera, who lived on the second floor of the structure, helped residents out of their apartments until the flames forced him to jump away from it, eyewitnesses said. He was at the scene yesterday, covered with soot, standing with other residents behind a police line.

Red Cross officials set up at City Hall a few blocks away to help find temporary shelter, food and clothing for people the fire displaced. Mayor Thomas F. Vezetti, mayoral aid Laurie Fabiano and city tenant advocate Thomas Olivieri worked most of yesterday to find permanent housing for the victims.



Hoboken firefighters inspect the ruins yesterday afternoon of early-morning blaze at 121 Willow Ave. DON SMITH/THE HUDSON DISPATCH

VIGIL

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"No," Frank, who is 18, said, "because my mother called the hospital, and the only one there is Nancy."

Nancy, Michael's wife and Tania's mother, is in St. Mary Hospital in serious but stable condition, suffering from smoke inhalation and burns over 20

percent of her body. Eyewitnesses said she had to be dragged, kicking and screaming, from the burning building. Other witnesses reportedly said she wanted to go back and look for her child.

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It'll mark the first-ever home appearance for a team that, earlier this year, traveled 1,600 miles to play in Puerto Rico. In its five years in the league for 14- and 15-year-old boys, Hoboken has played all its games on the road in Bergen County.

Fitting the team's vagabond image, proceeds from tomorrow's game will help finance — what else? — another road trip. The team plans to play in the Soviet Union in June but needs to raise about \$50,000 first.

Team official Debra Culhane said the team has never played at home because of poor field conditions in the city. The only league-sized field in the city is Kennedy Stadium at 10th and Grand streets which has been in disrepair for years.

Culhane said it's going to feel good playing before the home folks for once. The softball game will be played at John Davis Field on the Stevens campus, which is larger than standard Sandy Koufax fields.

"It's a good beginning to expose the team and kick off our fund-raising," Culhane said.

Coach Walter Lebrink said tomorrow's game will give more people a chance to watch the team play. "During the season we bus the kids and then anyone who wants to come usually follows us in private vehicles," he said. "It's unfortunate. We might get 20 strong supporters but that's it."

"We hope to see some people there (tomorrow)," he said.

The possibility of playing in the Soviet Union came about last month when Sen. Frank Lautenberg, D-N.J., and Hartz Mountain Vice President Morton Goldfine thought a Summit Series would be a good way to settle the question of where baseball was first played.

Most historians agree that baseball was introduced in Hoboken in 1846. Last summer, however, the Soviets said they invented the game.

The Koufax team needs money for airfare, lodging and uniforms, Culhane said. Besides tomorrow's game, the team plans to sell deals to raise funds. Admission tomorrow will be \$5.

Court stops effort to fine sign posters

By Bill Campbell

J.J. 10-17-87

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in Hoboken due

By Anthony Baldo

J.J. 10-13-87

Corporate officials and union representatives are discussing ways to keep the Maxwell House coffee plant in Hoboken by making its operations more efficient, a union leader said yesterday.

Charles Volk, the business agent for United Food and Commercial Workers AFL-CIO Local 56, which represents approximately 500 workers, said that Maxwell House is suffering from a declining coffee market and is now seeking to make its operations more cost-effective.

"There are plans to adjust to the marketplace," Volk said. "There's no benefit to delay."

Indeed, he noted that local Maxwell House officials and union leaders must come up with a plan to salvage the Hoboken operation by Nov. 1. That deadline is not a shutdown date, Volk said, but it is the day that the company's corporate management wants a proposal about what can be done.

"The union's interest is to minimize the negative impact on the plant and its workers," Volk said. "There may be proposals on a pension offer, as well as a change in technology."

Meanwhile, a Maxwell House spokesman, Peter Alcy, said that it is likely that coffee production will continue at the Hoboken plant.

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Hoboken fire was set deliberately, prosecutor says

By Dominic Calicchio

J.J. 10-14-87

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FIRE

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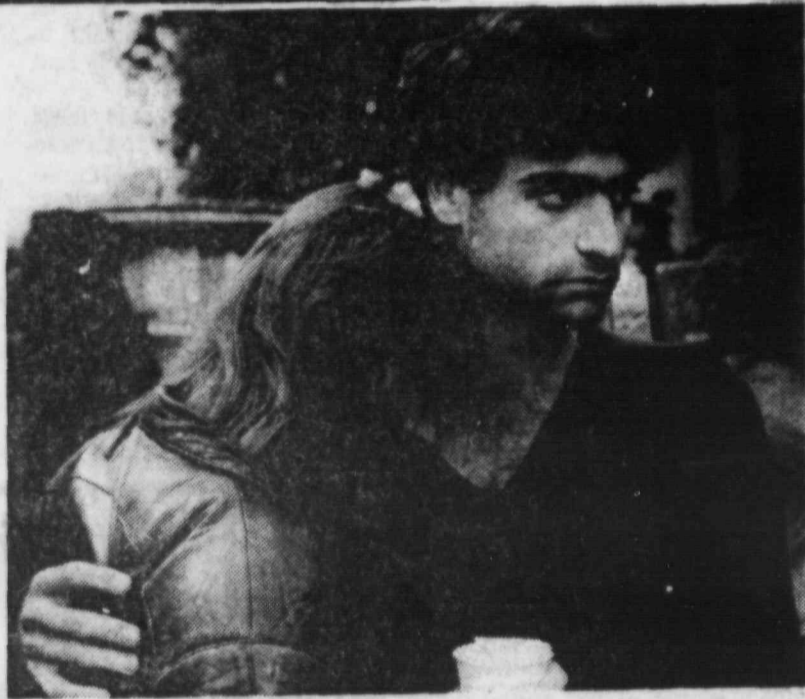
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"The wind blew away from our building," Pansini said. "I guess it was just God, that's all I can say."

Another woman, who refused

to give her name, said many of her belongings were ruined in the fire.

"I lost my Gucci handbag, which I just bought two days ago in London," the woman said.

Mayoral aide Laurie Fabiano, who was at the site from 3 a.m. onward, called the episode "a terrible tragedy" for the city.

Team comes home for the first time

By Dominick Calicchio

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It'll mark the first-ever home appearance for a team that, earlier this year, traveled 1,600 miles to play in Puerto Rico. In its five years in the league for 14- and 15-year-old boys, Hoboken has played all its games on the road in Bergen County.

Fitting the team's vagabond image, proceeds from tomorrow's game will help finance—what else?—another road trip. The team plans to play in the Soviet Union in June but needs to raise about \$50,000 first.

Team official Debra Culhane said the team has never played at home because of poor field conditions in the city. The only league-sized field in the city is Kennedy Stadium at 10th and Grand streets which has been in disrepair for years.

Culhane said it's going to feel good playing before the home folks for once. The softball game will be played at John Davis Field on the Stevens campus, which is larger than standard Sandy Koufax fields.

"It's a good beginning to expose the team and kick off our fund-raising," Culhane said.

Coach Walter Lehbrink said tomorrow's game will give more people a chance to watch the team play.

"During the season we bus the kids and then anyone who wants to come usually follows us in private vehicles," he said. "It's unfortunate. We might get 20 strong supporters but that's it."

"We hope to see some people there (tomorrow)," he said.

The possibility of playing in the Soviet Union came about last month when Sen. Frank Lautenberg, D-N.J., and Hartz Mountain Vice President Morton Goldfine thought a Summit Series would be a good way to settle the question of where baseball was first played.

Most historians agree that baseball was introduced in Hoboken in 1846. Last summer, however, the Soviets said they invented the game.

The Koufax team needs money for airfare, lodging and uniforms, Culhane said. Besides tomorrow's game, the team plans to sell decals to raise funds.

Admission tomorrow will be \$5.

Court stops effort to fine sign posters

By Bill Campbell

Charges that some political campaign managers in Hoboken violated state law last spring when they launched their crackdown on "illegal" campaign signs have been dismissed in state Superior Court.

Complaints lodged against the eight City Council campaign managers accused of illegally posting political signs on telephone polls and lampposts have been dropped, according to municipal officials.

The county prosecutor's office informed the city it could not pursue the charges because it was impossible to prove who hung the campaign signs, assistant city attorney Thomas Callis said yesterday.

Hoboken in May began enforcing the obsolete 70-year old state law, which prohibits political candidates and their supporters from posting signs on private property.

City Law and Public Safety Director William Graves, who called the signs "visual pollution," ordered police to issue summonses to campaign managers who ignored warnings to remove the signs, and vowed to prosecute each violation.

The city initiated the action in state Superior Court in Jersey City on July 31 before Judge Elaine Davis.

The directive received a mixed reaction from candidates and pundits who maintained the political signs have long been a tradition in Hoboken. Others charged enforcement of the law favored incumbent candidates with name recognition.

"This entire thing was a double standard," said former Second Ward candidate Michael Schaffer after hearing that charges against his campaign manager were dropped.

He predicted that the city would not issue any summonses to candidates or campaign managers in the November state election.

James Roarty was issued a \$25 summons May 5 after several Schaffer campaign signs remained on telephone polls after the enforcement deadline. Woeckener said he believed none of the managers would be prosecuted.

"There was no evidence to prove that these people hung the signs," he said. "Anyone can hang a sign and it's unfair to fine the campaign manager."

Woeckener also represented the campaign manager for Leonard Luizzi, an unsuccessful Fifth Ward candidate.

The law, N.J.S.A. 27-5-1, prohibits individuals from posting or maintaining signs without "first obtaining the consent in writing of the owner or tenant of the property, or the body having control of the highway, the law lists poles, fences, trees and rocks as examples of property."

Most Hoboken officials questioned about the law said they could not remember another time when the city attempted to enforce the statute.

In addition to the Schaffer and Luizzi campaigns, other candidates cited for violating the law were: Steve Cappiello, Dave Roberts, Edwin Duroy, Joseph Lisa, Frank Gullo and Flo Amato.

Each campaign received one \$25 summons for the violation.

Teams set for quiet

Officials admit fan ban needed

By DOUGLAS LAVIN Staff Writer

After years of mounting violence, high school football teams in Union City and Hoboken prepared yesterday for a weekend game without fans.

Coach Lenny M. Introna of Emerson High School in Union City said yesterday that it will be "strange" to play Hoboken High School without the roar of the more than 500 fans usually in the stands, but he said the fan ban will help keep the peace.

Lenny Calvo, Emerson's second-string quarterback, was injured in a brawl with Hoboken youths several weeks ago. Last year, an Emerson student was beaten in a classroom by Hoboken youths, and another Union City youth was killed on Bergenline Avenue in a fight with Hoboken residents.

Union City police said they will be on hand to keep hangers-on out of Roosevelt Stadium. Only players, coaches, teachers and parents are to be allowed inside. Cheerleaders and the teams' bands are barred.

Calvo, who was out of the hospital and on the field yesterday, said he hopes to play in the game, to be held 1 p.m. Saturday.

The game was moved from Hoboken to Union City's walled stadium because crowds will be easier to control, Introna said.

The game will be televised by Riverview Cable on Channel 18 Sunday at 4 p.m. and again at 8:30 p.m., Introna said.

Leonard Lucente, an assistant coach, said the football rivalry between the two teams is "hot."

It's invitation only for football game

By Agustin Torres

The passes most important to spectators at Saturday's football game between Union City's Emerson High School and Hoboken High School may be the paper variety being issued to relatives of the ball players and to faculty members, giving them exclusive access to the contest.

School administrators in the two cities agreed that access to the game had to be restricted because of the recent violence that has erupted among members of the student bodies.

Jose Fuentes, president of the Union City Board of Educa-

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tion, said the school districts agreed that the original site of the game, Hoboken, could not provide proper security because the gridiron was an unfenced area where it would be impossible to limit crowd size.

Officials of the Hoboken school were not available for comment but reportedly concurred with Fuentes.

"The game will be held in

Roosevelt Stadium (Union City) because we can control the entrances," Fuentes explained.

"Special passes were issued only to parents and relatives and to members of the faculty who wished to attend. We are being very careful as to who will receive passes and Hoboken is doing the same."

The latest violent incident occurred several weeks ago

when an Emerson quarterback was beaten and struck on the head with a baseball bat by Hoboken youths, according to police and school officials.

Earlier in the year, a 15-year-old Emerson student was beaten unconscious in the Union City school during classroom hours by trespassing teenagers from Hoboken, according to police and school officials.

During last year's state championship football game between Hoboken and Bergenfield, a brawl erupted among fans and there was much finger-pointing at the visiting

team.

Police officials said the motor vehicle that doubles as a police precinct was used last Saturday at a high school football game between Hoboken and Union Hill in Roosevelt Stadium and no incidents were reported.

Invitation only for football game

Continued from Page 1
Hudson County residents. Soon after the incident, Hoboken varsity football coach Joseph Stinton resigned, citing personal reasons. His resignation had been expected and was not believed to have been connected with the violence.

"I have to praise the efforts

of the Hoboken school officials who have talked to students in the classrooms in an effort to defuse the situation," Fuentes said. "It's unfortunate that the actions of a few have made it difficult for the rest of us."

Union City Public Safety Commissioner Bruce Walter said the police mobile mini-

precinct will be on duty at the stadium on the day of the game.

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Plan to keep Maxwell House in Hoboken due

By Anthony Baldo

Corporate officials and union representatives are discussing ways to keep the Maxwell House coffee plant in Hoboken by making its operations more efficient, a union leader said yesterday.

Charles Volk, the business agent for United Food and Commercial Workers AFL-CIO Local 56, which represents approximately 500 workers, said that Maxwell House is suffering from a declining coffee market and is now seeking to make its operations more cost-effective.

"There are plans to adjust to the marketplace," Volk said. "There's no benefit to delay."

Indeed, he noted that local Maxwell House officials and union leaders must come up with a plan to salvage the Hoboken operation by Nov. 1. That deadline is not a shut-down date, Volk said, but it is the day that the company's corporate management wants a proposal about what can be done.

"The union's interest is to minimize the negative impact on the plant and its workers," Volk said. "There may be proposals on a pension offer, as well as a change in technology."

Meanwhile, a Maxwell House spokesman, Peter Aley, said that it is likely that coffee production will continue at the Hoboken plant.

"It's located so well in the Northeast," Aley said.

He did warn, however, that the plant would probably stay open only if its production costs are competitive with other facilities.

"It's too early to tell what the effect will be on employment," Aley asserted. "But we'll try as hard as we can to minimize any job disruption."

Maxwell House is conducting a nationwide assessment on how it can improve all its production facilities, Aley said.

The company is undertaking such an effort because of varying coffee consumption patterns, he added.

"We're trying to get a feel for how best to allocate our production in the roast and ground, instant, and decaffeinated coffee segments," Aley said.

"We're looking at our nationwide production facilities and at what should be made where."

The coffee industry has seen better times. According to the New York-based National Coffee Association, there were 1.85 cups of coffee consumed daily per person in the nation. But in 1987, that figure had slid to 1.76 cups per person. Both figures pale significantly to the

3.12 cups of coffee consumed daily per person in 1962.

Rumors have persisted for years about the fate of the Maxwell House facility, which employed about 1,300 workers in the late Sixties. Those ranks have thinned, mostly through attrition, Volk said.

Besides Hoboken, Maxwell House has coffee-making operations in Houston, San Leandro, Calif., and Jacksonville, Fla.

Volk said changes at the Hoboken plant may lead Maxwell House to shift some of its manufacturing volume there from the Houston and Jacksonville facilities.

"There is a real need to make changes in the plant," Volk said. "The plant is responding to some market pressure. The idea is to attract more volume into the plant so that we can keep it open indefinitely."

Local Maxwell House management has been open with the union in discussions and has shared information, he added.

Shop stewards and other union officials have started holding informational meetings with employees, Volk said. The goal, he said, is to inform workers about the situation in the Hoboken plant.

Besides the plant's location, one advantage that the Hoboken facility holds over the others is that Maxwell House has made large capital investments in high-tech equipment, Volk said.

Maxwell House is now part of General Foods Coffee and International, one of three independent operating companies that are subsidiaries of Philip Morris Cos., Inc., according to Aley.

Continued from Page 1
Three local bands, Love Zombes, 77 Sunset Strip and Yo La Tengo will perform at 8 p.m. tomorrow in a benefit concert for the surviving victims of the fire in the Besant Path at 125 Washington St., at George St. Organizer: Joey

Fatal fire in Hoboken was arson

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Hoboken fire was set deliberately, prosecutor says

By Dominick Calicchio

A flammable liquid was used to spread Friday's fatal fire at 121 Willow Ave., Hoboken, said Hudson County Prosecutor Paul M. DePascale.

Samples from the charred rubble of the five-story tenement where four people died have been sent to the federal Bureau of Alcohol, Tobacco and Firearms for analysis, DePascale said.

The prosecutor said evidence gathered over the weekend gives a "clear indication" that the 1:29 a.m. fire was deliberately set.

Four people died and eight were hospitalized when a general alarm fire ravaged the Willow Avenue building. The fire left 80 people homeless and damaged adjacent buildings.

DePascale said the case is now being investigated by the county Arson Task Force and by the Homicide Squad, since any suspect arrested in the case would be facing felony murder charges.

The prosecutor wouldn't comment on whether investigators have located any suspects. He pointed out, however, that the fire wasn't thought to be "economically motivated" because the owner of the building, Jose Rivera, 39, was inside the building with his family at

the time the blaze occurred. Rivera had only recently relocated the building, DePascale said.

Meanwhile city officials and community leaders have been working for the past several days to assist the families displaced from 121 Willow.

Mayoral Assistant Laurie Fabiano said yesterday that four families have been placed in Housing Authority or Applied Housing apartments, two families have been assisted by private donations and one family is staying in a North Bergen motel. Residents of adjacent buildings have made temporary arrangements until they can return to their apartments or relocate, she said.

Local stores have donated food, clothing and shoes for the victims, Fabiano said, and local developer Anthony Dell'Aquila has donated \$10,000 to pay for funeral expenses for the four who died.

Killed in the fire were Petra Seoane, a grandmother who worked for the HOPES/Headstart senior citizens program; Robert Joyce, an elderly deaf man and Michael and Tonisha Vasquez, the husband and daughter of Nancy Vasquez, 21, who remains in good condition in St. Mary Hospital.

See FATAL FIRE — Page 8.

fire escape, helping four others into the courtyard, where they were taken away by firefighters. "Two minutes after we hit the ground, the flames came," Vincent said.

Flames quickly devoured the structure, eyewitnesses said. The fire was not declared under control until about 3 a.m., according to deputy Fire Chief Raymond Sheehan. All six of the city's pieces of apparatus responded, as well as units from Jersey City, Union City and Weehawken.

An investigation is continuing today into the cause of the fire. No fire or housing violations have been filed against the building, according to chief housing inspector Jude Fitzgibbons, and residents characterized the building's owner, Jose Rivera, as a conscientious landlord who responded quickly to residents' needs.

Rivera, who lived on the second floor of the structure, helped residents out of their apartments until the flames forced him to jump away from it, eyewitnesses said. He was at the scene yesterday, covered with soot, standing with other residents behind a police line.

Red Cross officials set up at City Hall a few blocks away to help find temporary shelter, food and clothing for people the fire displaced. Mayor Thomas F. Vezetti, mayoral aid Laurie Fabiano and city tenant advocate Thomas Olivieri worked most of yesterday to find permanent housing for the victims.



Hoboken firefighters inspect the ruins yesterday afternoon of early-morning blaze at 121 Willow Ave. DON SMITH THE HUDSON DISPATCH

By Dominick Calicchio

Hoboken's Sandy Koufax baseball team will finally have the home-field advantage when its players take on radio station WNEW-FM at 3:30 p.m. tomorrow for a benefit softball game at Stevens Institute of Technology.

It'll mark the first-ever home appearance for a team that, earlier this year, traveled 1,600 miles to play in Puerto Rico. In its five years in the league for 14- and 15-year-old boys, Hoboken has played all its games on the road in Bergen County.

Fitting the team's vagabond image, proceeds from tomorrow's game will help finance — what else? — another road trip. The team plans to play in the Soviet Union in June but needs to raise about \$50,000 first.

Team official Debra Culhane said the team has never played at home because of poor field conditions in the city. The only league-sized field in the city is Kennedy Stadium at 10th and Grand streets which has been in disrepair for years.

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The possibility of playing in the Soviet Union came about last month when Sen. Frank Lautenberg, D-N.J., and Hartz Mountain Vice President Morton Goldfine thought a Summit Series would be a good way to settle the question of where baseball was first played.

Most historians agree that baseball was introduced in Hoboken in 1846. Last summer, however, the Soviets said they invented the game.

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Admission tomorrow will be \$5.

VIGIL

CONTINUED FROM PAGE 1

the building, the crowd watched and waited for the painful sight of charred bodies being removed.

Three bodies, burned beyond recognition, were found yesterday. Officials would not release any names, but Miguel Vazquez said he knew his son and granddaughter were among those pulled from the smoking ruins.

Asked if they had hopes of seeing Michael and Tanica alive again, the father and son nodded sadly.

"No," Frank, who is 18, said, "because my mother called the hospital, and the only one there is Nancy."

Nancy, Michael's wife and Tanica's mother, is in St. Mary Hospital in serious but stable condition, suffering from smoke inhalation and burns over 20

percent of her body. Eyewitnesses said she had to be dragged, kicking and screaming, from the burning building. Other witnesses reportedly said she wanted to go back and look for her child.

Officials said it would be a day or more before positive identification could be made on the bodies.

Chief Fire Inspector Richard Tremittedi said the death toll would have been much higher if the building had not been properly equipped with fire alarms.

"The alarms did their jobs," Tremittedi said.

Workers labored all day yesterday knocking down the hazardous remains of the structure and sifting through the rubble. As the work proceeded, a woman approached Tremittedi, asking if she could enter her apartment on the top floor of No. 123.

Another woman stopped her. "It's all gone," the second woman said. "You have nothing left up there."

The two women, who did not want to be identified, walked away wiping their eyes.

Eyewitnesses to the blaze said it swept quickly across the build-



Joe Chanin of 121 Willow St. comforts neighbor Diane Becker. DON SMITH THE HUDSON DISPATCH

ing with flames bright enough to cast shadows. Joannee Pansini, who lives two buildings away from the fire site, at No. 117, said the fire lit up her kitchen.

"The wind blew away from our building," Pansini said. "I guess it was just God, that's all I can say."

Another woman, who refused

to give her name, said many of her belongings were ruined in the fire.

"I lost my Gucci handbag, which I just bought two days ago in London," the woman said.

Mayor's aide Laurie Fabiano, who was at the site from 3 a.m. onward, called the episode "a terrible tragedy" for the city.

Teams set for quiet

Officials admit fan ban needed

By Douglas Lavin

Staff Writer

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See INVITATION — Page 8.

Invitation only for football game

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Maxwell House in Hoboken due

By Anthony Baldo

10-13-87

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Indeed, he noted that local Maxwell House officials and union leaders must come up with a plan to salvage the Hoboken operation by Nov. 1. That deadline is not a shut-down date, Volk said, but it is the day that the company's corporate management wants a proposal about what can be done.

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Fatal fire in Hoboken was arson

Continued from Page 1

Three local hands, Love, Zamboni, 77 Sunset Strip and Cafe, 122 Washington St., according to organizer Joey Vo La Tenna will perform at 8 p.m. tomorrow in a benefit concert for the surviving victims of the fire in the Beatnik Path.

Hoboken fire was set deliberately, prosecutor says

By Dominick Calicchio

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The prosecutor said evidence gathered over the weekend gives a "clear indication" that the 1:29 a.m. fire was deliberately set.

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DePascale said the case is now being investigated by the county Arson Task Force and by the Homicide Squad, since any suspect arrested in the case would be facing felony murder charges.

The prosecutor wouldn't comment on whether investigators have located any suspects. He pointed out, however, that the fire wasn't thought to be "economically motivated" because the owner of the building, Jose Rivera, 39, was inside the building with his family at

the time the blaze occurred. Rivera had only recently renovated the building, DePascale said.

Meanwhile city officials and community leaders have been working for the past several days to assist the families displaced from 121 Willow.

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See FATAL FIRE — Page 8.

Tenement rubble was crypt for 4



Police and firefighters carry one of the four bodies found in the ashes of 121 Willow Avenue, Hoboken. In addition to the dead, seven persons were hospitalized, one in intensive care. (More pictures and stories on Pages 6 and 17.)

Photo by Steve Golecki

Hoboken fire victims include a baby girl and a grandmother

By Dominick Calicchio

Hundreds of Hoboken residents held an all-day vigil outside 121 Willow Ave., where a fatal fire claimed four lives and left seven hospitalized early yesterday morning.

The worst fears of the crowd were confirmed by late afternoon when firefighters began removing the bodies from the smoking rubble, all that remained of the building.

Killed in the blaze were Petra Seoanes, a grandmother who worked for a local senior citizens' program; Robert Joyce, an elderly deaf man who lived alone; and Michael and Tanesia Vazquez, a 29-year-old father and his 1-year-old daughter.

Vazquez' wife, Nancy, 21, remains in the intensive care unit at St. Mary Hospital, Hoboken, in serious condition with burns covering 20 percent of her body. Others hospitalized with minor burns and smoke inhalation include Mirza, 36, Antonio, 13, and Evelyn, 16, Rivera, the wife and children of the building's owner, Jose, 39, who was treated and released; and three Hoboken policemen: Sgt. John Picurro, 31, of Edison, and Patrolmen John Camille, 26, and Antonio Rentas, no age listed, both of Hoboken.

A woman in her 20's, the granddaughter of Seoanes, was at first believed to be trapped inside the building. But late in the afternoon, officials said, it was found that she'd spent the night with a relative in New York and was unharmed.

Officials said they still hadn't determined the cause of the 1:29 a.m. fire, but sources close to the investigation said arson was suspected. However, one source said, "if this was arson, it wasn't set by the owner."

Shortly after his release from the hospital, Rivera, the owner, stood across the street from his lost home, still wearing a hospital identification bracelet on his left wrist. A tall, thin man with a black mustache and coarse hair, Rivera spoke briefly about his ordeal in Spanish. His remarks were translated by his friend, Julio Santiago.

Rivera said he was awake in bed with his wife in their second-floor apartment when he heard a loud noise. He ran to

See TENEMENT RUBBLE — Page 6.

Budget has date in court

By CHRISTOPHER AVE
Staff Writer

HOBOKEN—A long-running fight between the city and the Board of Education over the board's \$26 million budget is set to go before a judge tomorrow.

Voters rejected the board's budget in May, prompting the city to cut some \$3 million from the plan. The board appealed the cut to state Education Commissioner Saul Cooperman, who is expected to rule on the matter after hearing the decision of an administrative law judge.

The case is scheduled to be heard by Administrative Law Judge Philip Commis, sitting in Newark.

City officials met privately yesterday in the office Mayor Thomas F. Vezzetti in preparation for the case. City Law Director William Graves, Business Administrator Edwin Chius and other officials reviewed the board's answers to a detailed questionnaire the city sent the board in July. Graves said many of the answers the board gave were unsatisfactory.

"There was a question as to the number of classrooms in every school and the capacity of each classroom," Graves said. "They said it was unanswerable. If they don't know that, what do they know?"

Karen Murray, the board attorney, did not answer repeated telephone messages left at her office yesterday.

Schools Superintendent Walter J. Fine said the board knew exactly how many classrooms the district had available for use.

"Of course I know what it is," Fine said when told of Graves' statement. "We put out a full report every year where we've listed our capacity and enrollment."

Fine, however, said the board's attorney had been in charge of answering the questionnaire.

Tenement rubble was crypt for 4

Continued from Page 1

the door, only to turn back as smoke filled the room.

He said he and his family escaped through the front window by climbing down blankets. A passerby was waiting below to help them, he said.

Rivera, an employee of a Hoboken warehouse, said he bought the house five or six years ago and was insured through the Herbert Grossman agency on Washington Street.

A spokesman for Grossman said Rivera was a customer for "a good many years."

According to city tenants advocate Thomas Olivieri, 121 Willow Ave. had no history of tenant problems, a good record with the rent control board.

City zoning officer Al Arezzo said he had no knowledge of building code violations.

Fire officials said the smoke alarms were working and a policeman said at least 10 lives were saved because of the alarms.

According to Hudson County Red Cross official Gary Dramis, about 80 people were left homeless by the fire, as 119, 121, 123 and 125 Willow were each evacuated.

Most stayed with relatives, Dramis said, but a family of five was put up temporarily in the Quality Inn motel near the Holland Tunnel in Jersey City.

He said county welfare officials would determine today where the family will go.

Fire officials said 119 and 125 were heavily damaged by smoke and water, while the up-

per floors of 123 were slightly burned.

A spokesman for Public Service Electric and Gas said the entire block was without power for a short time in the morning, but eventually power was restored through temporary connections.

Through most of the morning almost the entire face of the building remained standing. Behind it, two stories high, lay blackened rubble — what had been the floors, walls, ceilings and contents of the apartments.

Much of the brickwork comprising the rear wall of the building lay in a smoking pile in the flooded backyard. Glass burst from the rear windows could be seen up to four backyards away.

At 11 a.m. a crane rumbled on Willow, from First Street. By noon it was eating away at the front of the building, sending bricks and window frames crashing to the sidewalk below. Firefighters then hosed the smoking debris.

Through much of the day crowds gathered and inched forward to get better views. People filled the sidewalk across from the building in the

early hours, catching a glimpse before heading to work.

When the crane arrived the crowds were pushed back by police, toward the intersections at First and Second streets.

About three hours elapsed between the time the crane started clearing debris and the time the first bodies were recovered. The first body removed, at about 3 p.m., was reported to be that of a small dog. At about 4 p.m. firefighters and emergency personnel came out of the 119 building, with a stretcher believed carrying the body of Joyce.

Shortly after 5 p.m. two stretchers were lowered from the front of the building, about 10 minutes apart. They were reported to contain the bodies of the father and the baby girl. Lastly firefighters reached the body of the grandmother.

Among the crowd was Edwin Gonzalez, who lives about half a block away from the burned building. He described the ladder rescue of Nancy Vazquez, who lived in the right-side apartment on the fourth floor.

"She was at the window,

screaming, 'Please, please get me out,'" Gonzalez said. "She was screaming for about 30 minutes."

Gonzalez said firefighters arrived within five minutes after the fire started, but they weren't able to reach Vazquez right away. He said thick, black smoke pouring from the windows made it impossible for firefighters to get directly to her.

Firefighters then leaned an extension ladder against the 119 building and beckoned Vazquez to reach over to them. Eventually they were able to inch the ladder over so the woman could climb out the window, Gonzalez said.

Deputy Fire Chief Richard Tremietedi said yesterday that regardless of the cause of the blaze, the five-story tenement-style house was "designed to burn."

"You have an open stairway rising through the middle of the building," said Tremietedi. "It's like an open chimney flue. The gases just rise up."

The flames engulfed the house in four to seven minutes, the deputy chief said.

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THE JERSEY JOURNAL, SATURDAY, OCTOBER 10, 1987



Photo by Steve Golecki

Hoboken firefighters lower the body of one of the fire victims from the ruins of 121 Willow Avenue.

Fatal blaze stirred memories

Continued from Page 1

will change their minds. The community group Por La Gente released a study in 1982 showing a "strong correlation" between many of the fires and ensuing condominium conversions of the gutted buildings. The group charged — but did not prove — that there was a pattern of some landlords setting fires to clear buildings of tenants.

For many, "arson" and "condo conversion" became synonyms but no such connection was ever proved.

The fatal fires included:

- A January, 1979 blaze that swept through three tenements at 129-133 Clinton St., killing 21 people.

- An October, 1981 blaze listed as arson that tore through an apartment building at 1200 Washington St., killing 11 people. Another fire two weeks earlier killed two young boys at 67 Park Ave.

- A fire in November, 1981 at the American Hotel, 80 River St., that killed two men.

- A fire listed as arson that killed 13 people at the Pinter

Hotel, 151 14th St., in April, 1982.

In a sad irony, Petra Seoanes, who was killed in yesterday's fire, lost a daughter and grandson in one of the many blazes, a fire that swept through 311 First St. in 1977.

"For Sale" posters are mounted on two buildings to the right of 121 Willow Ave. and a sign advertises condominium units at a building to the left. Pointing to the signs, an elderly Hispanic woman said, "Where those posters go, the fires go. It's enough to make you sick."

Fatal blaze had bitter precedents

By Jim DeRogatis

5-10-87

Yesterday's early-morning blaze that claimed four lives in Hoboken stirred bad memories for many residents of fatal fires in the city's past.

While the years 1978-82 are heralded by some as Hoboken's "renaissance" because of the boom in new construction and rehabilitation projects, many longtime residents look sadly on what they call "the years of the fires."

Fatal fires that claimed 56 lives in the four-year span were labeled arson. Numerous other fires caused fatalities, inju-

ries and damage and raised countless questions, but no one in the city was ever convicted of arson.

"I had hoped I would never have to take a dead body out of a building again," said Deputy Fire Chief Rich Tremietedi, who investigated many of the fires during the fatal '78-'82 period.

While fire investigators refused to officially release the cause of yesterday's blaze pending further investigation, sources close to the case said there was a strong possibility of arson.

Mayor Thomas Vezzetti

was one of many who said he remembers "the fires" all too well, and he vowed that Hoboken will never again experience such an arson wave.

"There may have been a lot of things overlooked back then, but I intend to see that there is a full investigation of this fire," Vezzetti said. "Hoboken lost too many lives in the past under very peculiar circumstances. It is a sin and a tragedy."

Thomas Olivieri, the city's tenant advocate, said yesterday's fire "brought back a lot of bad memories. It was a very awful kind of de ja vu.

"I heard many people comment at the scene. 'They're doing it again. It's just like it was,'" Olivieri said. "I don't think we can say that here. The owner lived in the building and all of tenants were very happy."

Tremietedi stressed that the Fire Department will not be able to determine the cause of the blaze for several days. But many members of the large group of residents who kept an all-day vigil at the site thought they knew the cause, and it is doubtful if the official reports

See FATAL BLAZE — Page 6.

Taxpayers attack Port Authority money grab

By JUDY TEMES
Business Writer

HOBOKEN—A citizens group long opposed to the Port Authority's \$500 million Hudson Center development here lashed out yesterday against the agency's attempt to collect money from the city in exchange for terminating its lease on the Hudson River piers.

"It seems to be a last-ditch effort to extract money on a 35-year lease that is arguably obsolete," said Richard Seltzer, an attorney for a taxpayers group, which has sued the bistate agency challenging the validity of the lease.

The group contends that the Port Authority of New York and New Jersey has held back private development along this city's portion of the waterfront. It was the same group that won a \$4.5 million insurance payment from the agency this summer as part of a settlement for a fire that destroyed Pier B.

The authority, which has held a lease on the piers since 1952 under an agreement to operate a marine terminal there, said Thursday that it is willing to vacate the piers — as demanded in a

“Whatever the P.A. spent, it spent it at its own risk. The city never promised anything.”

RICHARD SELTZER
TAXPAYERS' ATTORNEY

City Council resolution — but only for a price.

In a letter hand-delivered to City Hall late Thursday, authority Chairman Philip Kaltenbacher said the agency is ready to enter negotiations to give up its lease on the piers, in exchange for "substantial" monetary compensation and the right to develop transportation facilities in the area. The agency plans to begin a ferry operation from here in 1989.

Leon Katz, a spokesman for the agency, said he cannot disclose the amount of money sought by the authority. "That's a matter for negotiations, and we do not negotiate in the press," he said.

But Katz added that the agency has spent a substantial amount of money to upgrade the Pier A

head house, and to build a small municipal park on the southern end of the piers. There were other expenses associated with planning the mixed-use project, and funds extended by the agency in 1952 to allow the city to acquire the piers from the federal government, which used them during World Wars I and II.

But Seltzer said requiring taxpayers to pay for costs undertaken by the authority at its own risk is unfair.

"Whatever the P.A. spent, it spent it at its own risk," Seltzer said. "The city never promised anything."

In any case, he argues that the authority did little to maintain the piers. "They let the place fall

to pieces," he said.

The bistate agency's decision to agree to begin negotiations toward terminating the lease ends more than four years of negotiations over the site, which had recently turned into a bitter fight pitting the agency against taxpayers and the administration of Mayor Thomas F. Vezzetti.

The announcement Thursday came just a few days after Gov. Thomas H. Kean appointed a mediator, who pleaded with the City Council earlier this week not to pass the resolution to throw the agency off the piers.

The mediator said he could convince the agency to abandon the 35-year-old lease at no cost to the city.

The Vezzetti administration said the authority's action came as no surprise, given the City Council's resolution Wednesday night. "The Port Authority has obviously decided to take a hard line, as a result," said mayoral aide Laurie Fabiano.

"The administration had hoped the Governor's Office would be given six weeks to negotiate a settlement with no strings," she said. "Now, we're left with having to negotiate with terms."

15-hour chronology of blaze which took lives of 4 tenants

J.J. 10-10-87

What follows is a rough chronology of yesterday morning's fire on Willow Avenue in Hoboken.

• 1:29 a.m. — The Hoboken Fire Department receives a phone call from an unidentified person reporting a fire at 121 Willow Ave. Almost simultaneously an alarm-box call comes in from the area.

• 1:30 a.m. — The first alarm sounds. Hoboken engines 1, 3, and 4, plus Truck 2, respond immediately.

• 1:31 a.m. — The second alarm sounds. Truck 1 responds.

• 1:35 a.m. — The third alarm sounds. Engine 2 responds.

• 1:37 a.m. — Fire companies from Jersey City, Union City and Weehawken are called in. Jersey City and Union City send firefighters to Willow Ave. Other Jersey City firefighters cover downtown Hoboken, while Weehawken firefighters cover uptown Hoboken.

• 1:58 a.m. — A general alarm sounds. Off-duty Hoboken firefighters are called in. There are at least 60 Hoboken firefighters at the scene.

• 5:35 a.m. — Fire declared "under control." About 20 residents of the burning building have been rescued, with six reported missing (The figure is later changed to five). Hundreds of residents from surrounding homes are temporarily evacuated. Later, residents of undamaged homes return, while residents of 119 and 123 Willow are only permitted to remove a few personal items. They and residents of 121 seek lodging with family or with Hudson County Red Cross. For the next few hours firefighters hose down "hotspots" in the rubble and search for the missing people.

• 11 a.m. — A crane is brought in to carry away debris so search for bodies can continue. The crane also reduces the five-story face of the building to a one-story wall.

• 1:20 p.m. — A woman named Jasmine (no last name available), in her 20s, is seen in Hoboken. Until now she was believed to be one of the five missing. That number is reduced to four, one of whom is Jasmine's grandmother.

• 3 p.m. (approx.) — The body of a small dog is removed from the rubble.

• 4:40 p.m. — The body of Robert Joyce is found and removed through the backyard of 121 and out through the front door of 119. Joyce is an elderly deaf man who lived alone in one of the apartments at 121. Joyce's body and the three following are driven away in a hearse from Riemann Funeral Home, Union City.

• 5:10 p.m. — Bodies of Michael and one-year-old Tanesia Vazquez are pulled from the rubble. They're sent over the top of the front wall of the building on stretchers. Later, firefighters remove the body of Petra Seoanes, a grandmother who worked for the Hoboken H.O.P.E.S. senior citizens program.

• 5:15 p.m. — Leaders of Hoboken's religious community, led by the Rev. George Ligos of St. Peter and Paul Church and the Rev. Trif Felski of St. John's Lutheran Church, conduct a brief prayer service at Second Street and Willow Avenue.



Photo by Steve Golecki

Firefighters comb ruins of the Hoboken blaze for victims.

Alarm of blaze sent shivers through neighboring homes

By Dominick Calicchio

While the fatal Hoboken fire was a tragedy for the burning building's residents and their families, it was also an ordeal for those in the neighboring homes.

One moment members of the Ottomanelli family on Park Avenue were asleep in their beds. The next moment they were helping firefighters hose the backyard of the burning building.

Steve Ottomanelli, 21, said he was sleeping in his room in the basement of 124 Park Ave. when, suddenly, he was awakened by a police-

man who broke into the house to alert the family. When he looked out his window, Ottomanelli said, "the only thing you could see is red smoke and fire. It was like sunlight."

His mother and sister, Donna, 18, were sleeping on the first floor. "The only thing I heard is, 'Donna, the house is on fire!'" said his sister, "and I grabbed my cat and got out."

Within minutes, firefighters were barreling through the house, pulling their hoses through the rear windows.

City Public Works employees worked late into the day to pump water out of the basement.



Photo by Steve Golecki

Interfaith services at the fire scene are conducted by Rev. George Ligos of Sts. Peter and Paul Church and Rev. Trif Felski of St. John's Lutheran Church.

Hoboken, Emerson mark end of rivalry

By Agustin Torres

J.J. 10-17-87

Hudson County's most heated football rivalry of recent years has almost ended.

When the Hoboken and Emerson High School football teams meet today, the stands in Union City will be empty except for relatives and faculty members, and it will probably be the last time these schools will compete for years unless they are paired in state championship play.

For school officials, the rivalry has become too heated, with vicious assaults involving students from both schools that has placed two Emerson students, including a Bulldog quarterback, in hospitals this year.

Union City police said the rivalry also resulted in at least one knifing about 18 months ago.

Because of the tension, special passes were issued to relatives of the ballplayers, from both teams and to faculty members. Football fans and students were excluded, said officials from both schools.

After this football season, Emerson switches from the American to the National Conference in the Hudson County school football league, according to school officials. Snyder High School of Jersey City changes places with the North Hudson school.

Emerson coaches, who want to remain anonymous, said the change was based on the increased male enrollment in the Union City school and that Emerson can fill three or four vacancies in its schedule.

"Hoboken is definitely out," said one of the Emerson gridiron coaches. "We will never play them again. We will probably continue playing with St. Joe's (St. Joseph's of the Palisades of West New York), maybe Snyder and of course Union Hill because of our traditional hometown rivalry and the Thanksgiving Day game."

Board of Education President Jose Fuentes confirmed the end of any athletic association with Hoboken.

"It's a move I wholeheartedly endorsed," Fuentes said. "Hoboken school administrators agree with me. It is a shame that it has come to this."

Hoboken building afire for 2nd time

By Jim Kopchains

10-23-87

The building is one of a row of houses made up of federally-subsidized units renovated by the Applied Housing Corp. It is located directly across the street from the Columbian Towers Senior Citizens complex.

The suspicious fires were the latest in a series of apartment house fires to occur in the city in the last two weeks.

Four people died on Oct. 9 when their apartment house burned at 121 Willow Ave., while a 55-year-old grandmother died Tuesday night in a fire at 318 Hudson St.

"That fire was very small. We will fully investigate the whole situation," Sarnella said.

See FIRE — Page 25.

Fire called suspicious

Continued from Page 1

Last night's fire was quickly extinguished, Sarnella said. No injuries were reported and no one was evacuated from the building.



Rubble from the fatal fire Friday morning at 121 Willow Ave. in Hoboken reaches into the street as a man carries a friend's possessions from an abutting building, which may be declared uninhabitable.

DON SMITH THE HUDSON DISPATCH

PROBE CONTINUING Dispatch 10-13-87

Officials mum on cause of fatal fire

By CHRISTOPHER AVE

Staff Writer

HOBOKEN—Officials still are not saying whether arson is the cause of Friday's fatal fire on Willow Avenue.

Fire officials yesterday said a joint investigation is continuing into the cause of the fire. On Sunday, Chief Fire Investigator Richard Tremittedi called the fire "semi-suspicious," but gave no details on the investigation.

The fire killed four residents of the five-story tenement at 121 Willow Ave. Three adjoining

structures, Nos. 119, 123 and 125, also were damaged and may be declared uninhabitable, officials said.

The fire displaced 78 residents. The Jersey City chapter of the American Red Cross took responsibility for finding temporary housing for the victims. The city is trying to find more permanent housing for those who need it.

According to eyewitnesses, the fire, which started just before 1:30 a.m., raced through the structure in a painfully spectacular blaze.

Please see FIRE Page 26

FIRE

CONTINUED FROM PAGE 1

Residents of the block were beginning to put the awful memories behind them yesterday, but for some, the images lingered.

"I was the first one down," Carmen Robles, who lives at 127 Willow Ave., said last night. She said she watched as the Vazquez family struggled to get out of their fourth floor window at No. 121.

"I saw the woman in front and the man in back," Robles said. "I knew she had a baby in there, and I ran to see if she could throw it to me. But the police held me back. And then the building collapsed."

The woman, Nancy Vazquez, was pulled away from the ruins by firefighters. The baby, Tania, and her father Michael

Vazquez died in the fire. "There was no way out," Robles said sadly. "It was like a nightmare."

Robles and her daughter Leslie Kotto said they never will forget the victims' screams. Robles said she had not been able to sleep, and she worries that a similar calamity might happen in her own 90-year-old tenement.

Asked what she believed could have caused the fire, Robles replied: "To me or to anybody, it was arson. It went up 1-2-3, too fast."

Tremittedi said Sunday that the quickness of the blaze might have been caused by an open staircase. However, he said quick incineration often can indicate arson.

ARSON

CONTINUED FROM PAGE 1

Homicide Squad were continuing an investigation.

"It's not going to be an easy one," DePascale said. He added that the building's owner, Jose Rivera, who lived on the second floor of the tenement, was not a suspect in the case.

"The owner of the building was in the building with his entire family," DePascale said. "It was not an insurance fire."

The blaze, which started just before 1:30, quickly tore through the structure in a blinding sheet of flame, according to eyewitnesses. The building collapsed, complicating efforts of investigators who spent the weekend examining the ruins.

DePascale said that functioning fire alarms installed in No. 121 probably had saved 14 lives.

The fire also damaged three adjoining buildings, at Nos. 119, 123 and 125. It forced a total of 78 people from their homes.

Building Inspector Alfred Arezzo spent yesterday at the fire scene, trying to determine whether the adjoining structures could be salvaged.

Officials have not yet allowed residents to return to the three structures, and Arezzo said he was waiting for an engineer's report to make a determination on the buildings' safety.

At City Hall, officials said they had contacted all residents of No. 121 and had provided housing for those who said they needed it. No residents of the other three structures have asked the city for housing, the officials said.

"We've been able to help everybody who asked in some way," mayoral aide Laurie Fabiano said.

Two apartments have been

provided by the Housing Authority, and two by Applied Housing, according to city tenant advocate Thomas Olivieri. The city was assisting other displaced residents whose incomes were too high for the city housing programs, he said.

Olivieri also said the city had offered to help Nancy Vazquez, whose husband and infant daughter were killed in the fire, to find housing when she is released from St. Mary Hospital. Vazquez reportedly was in good condition yesterday at the hospital, recovering from burns and smoke inhalation.

"We're attempting to assess what her housing needs are," Olivieri said. "Emotionally, her relatives were not sure she is able to handle her own apartment right now."

The officials also said a local developer, Anthony Dell'Aquila, donated \$10,000 to cover the funeral expenses of the four victims. Fabiano said the city is "extremely thankful" for the donation.

Efforts to reach Dell'Aquila yesterday were unsuccessful.

At least two fund-raising events to benefit the fire victims have been planned. One, at the Beat'n Path Cafe at 125 Washington St., is scheduled for tomorrow night. The other, a Halloween party, is being planned by St. Mary Hospital for Oct. 30. Those interested are asked to contact the hospital for details.

To donate money to help the fire victims, address checks to the Red Cross Hoboken Disaster Fund and send them to City Hall or to the Jersey City chapter of the American Red Cross.

HOBOKEN BUILDING

Textile firm is moving

Dispatch 10-21-87

By CHRISTOPHER AVE

Staff Writer

HOBOKEN—A Manhattan textile company will move its national headquarters to a new waterfront structure here during the weekend, the president of the company said yesterday.

On Monday night, the move by Joshua L. Baily & Co. was given the final nod by the Planning Board, which granted a temporary certificate of occupancy for the second floor of 2 Hudson Place.

The eight-story building, called Baker Waterfront Plaza, is expected to be completed by the end of the year at a cost of \$11 million.

The Baily company, which is a selling agent for textile mills in Maine and three southern states, will occupy the second floor, according to company President Richard I. Bonsal.

"It has many, many advantages," Bonsal said of the new site for his company. He said that the proximity to several modes of transportation was a key factor in his decision to move.

"Hoboken is a major transportation center," Bonsal said. "It is very important for us to be closely available to our customers in New York and elsewhere."

Bonsal also said the size of the floor, which contains 11,100 square feet of usable space, was ideal for his 43-person staff.

The company, Bonsal said, was founded in 1876 in Philadelphia and moved to New York City in 1923.

The building is next to the Hoboken Terminal and across the street from much of the disputed waterfront property leased by the Port Authority of New York and New Jersey.

Few oppose Hoboken plan

Waterfront curbs draw some praise

Dispatch 10-17-87
By JUDY TEMES
Business Writer

HOBOKEN—There was little public opposition last night to a sweeping plan by the city administration to curb development along this city's 1.5-mile waterfront, probably the most valuable tract here.

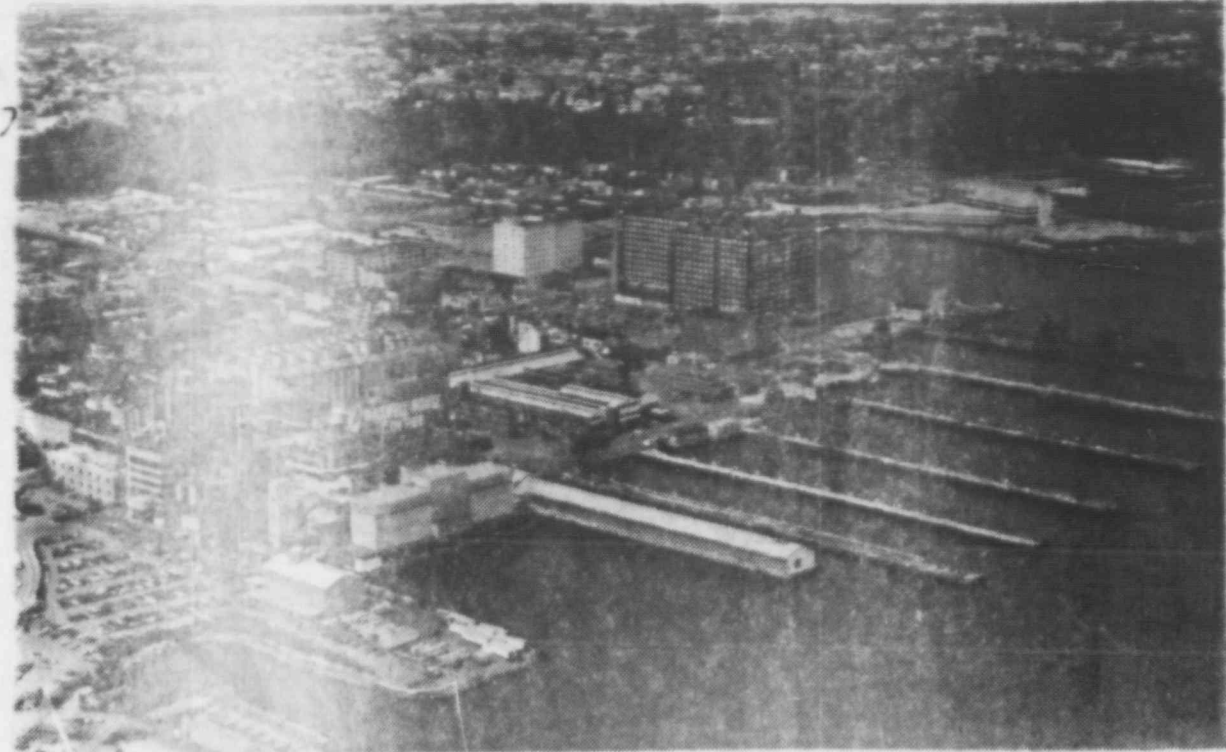
The turnout at a public hearing held by the city Planning Board was light, and most residents were in favor of Mayor Thomas F. Vezzetti's plan, which would limit residential construction to 2,000 units and prohibit parking on the waterfront, among other measures.

"We are now convinced that the majority of residents are favorable to this plan," mayoral aide Laurie Fabiano said after the meeting. Attendance at public hearings usually is light, unless people are complaining, she said. The Mayor's Office also has received many letters from residents who like the plan, Fabiano added.

Joseph P. Scordato of 635 Garden St., called the plan "balanced and reasonable." But he added that the city should incorporate a requirement for more single-family homes in its guidelines. Scordato said he especially would like to see more brownstones in the city.

"I'd like to raise my family in Hoboken," he said. "And now that I can afford a brownstone with two to three bedrooms and a back yard, there ain't much more of them left."

Lewis Fretz, chairman of the



The northern end of the Hoboken waterfront is shown in this file photo. Mayor Thomas F. Vezzetti plans to restrict development sharply along the 1.5-mile riverfront. FILE PHOTO

city's Waterfront Advisory Committee, said his agency agrees with the need for a revised master plan for development, but more studies need to be done and more consultants need to be sought out before a plan is adopted.

"It is premature to adopt a set of guidelines until sufficient information has been gathered," he told the Planning Board. Consultants should be hired using city funds to "avoid the distortions that have previously resulted from reports prepared by consultants for a potential developer," he said.

The whole process should take

no more than six to nine months, Fretz said.

Developers at the hearing predictably were opposed to some of the measures outlined in the plan, especially the cap on 2,000 residential units.

"The city owns all this land and is renting it in exchange for real estate taxes," said Richard A. Miller, a developer. "This is like taking out your best units and not renting them."

Miller said the plan will hurt the city. Just one of the larger parcels along the waterfront easily could take up most of the 2,000 units to be allowed under the plan, he added.

"Hoboken has some of the best waterfront property," he said, "but this will scare a lot of developers away."

Developer Daniel Gans said he likes most of the mayor's plan, but also would encourage the city to allow more residential units.

"The city has a big wish list," he said. "A lot of these projects ... have to be subsidized."

Fabiano said the administration has not heard any compelling reason to increase the 2,000-unit cap, which was proposed to limit the impact of development on traffic, infrastructure and city services.



Members of the Nieves family smile proudly for Bob Foster's camera in this photograph from his exhibit at the O Roe Electric Art Space in Hoboken.



Foster's "Nageiens in Tire Park" depicts a German shepherd perched atop a pyramid of tires in a Monroe Street lot.

'ACCESSIBILITY'

Dispatch 10-13-87

Hoboken block comes alive

Photographer's exhibit echoes a year on Monroe Street

By CHRISTOPHER AVE
Staff Writer

HOBOKEN—Bob Foster says he got tired of the way photographers normally operate.

"It's like hunting," said Foster, a photographer himself. "You go in and shoot the neighborhood and get out. But I feel that I have to give something back."

Bent on following his own advice, Foster spent a year taking pictures of a block on Monroe Street next to the O Roe Electric Art Space. In the process, he became one of the area's best-known residents, received invitations to weddings, christenings and family dinners, and gave away hundreds of photographs.

He also collected enough material for an exhibit showing at the gallery at 314 Monroe St.

"It's very accessible," Foster says of his show, which is scheduled to continue through Sunday. "I want to take away the preciousness, the feeling that people have to stand back and look."

Gallery hours are on Thursday and Friday evenings and Saturday and Sunday afternoons.

The art space's single room is covered with the black-and-white photos Foster took of the people and structures that characterize the block. In keeping with Foster's accessibility theme — and with O Roe's reputation for involving the community — the photographs are mounted uncovered, so people can touch them as well as look at them. No fancy hors d'oeuvres are served, and there is no Muzak playing softly in the background.

Indeed, visitors to the gallery are surrounded with the sounds of the block, from an ice cream

truck's whimsical tune to a father's explanation of why his wife had a hysterectomy after bearing the couple's seventh child.

“It's like hunting.”

“You go in and shoot the neighborhood and get out. But I feel that I have to give something back.”

BOB FOSTER

The audio images also were collected by Foster, who caught such moments on a tape recorder he carried along with him when he photographed the residents.

In one of the more humorous audio vignettes, the busy father told Foster: "I guess seven kids is enough. Two more, and I would have had a baseball team!"

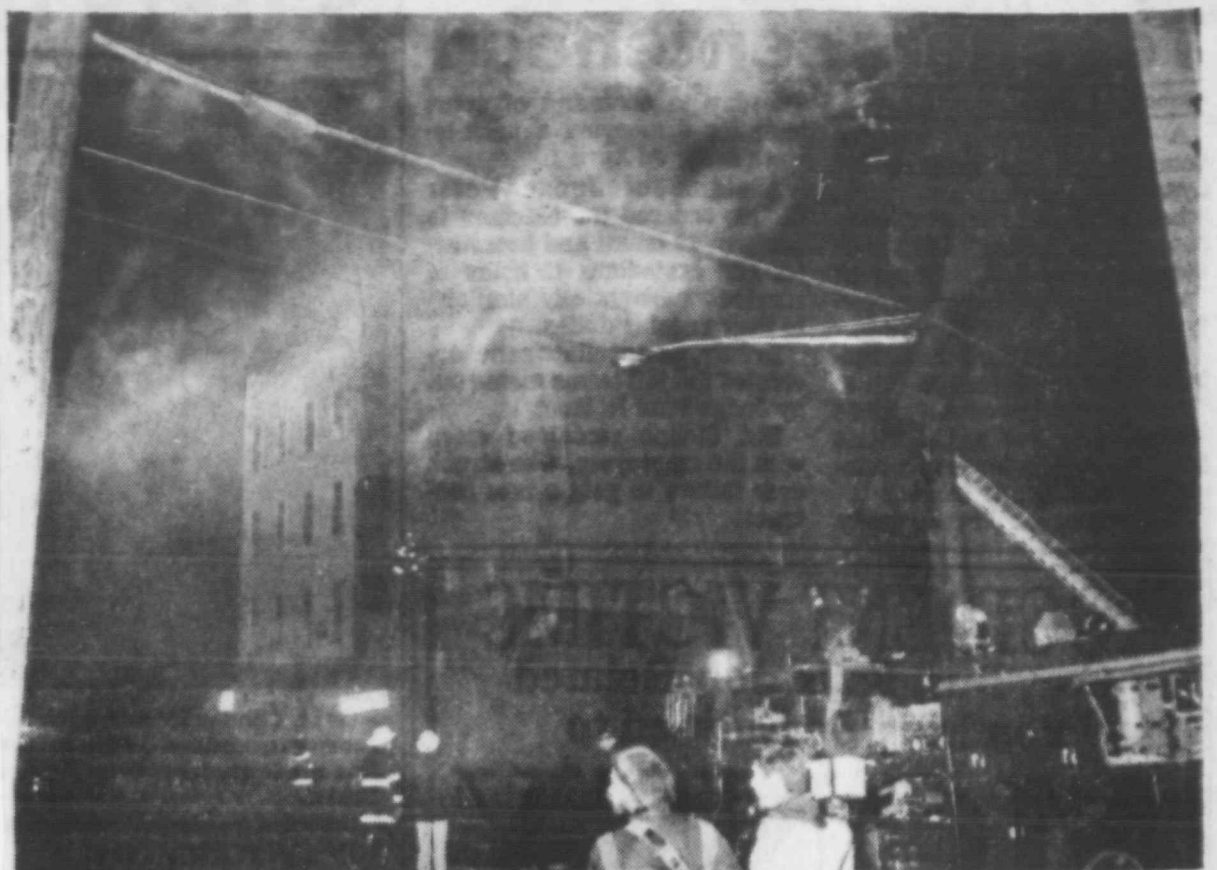
But the focus of the show is clearly the collection of photographs. Many are posed shots; Foster says most everyone knew they were being photographed. The shots include: kids standing proudly in front of their building, an old man gazing into space, a German shepherd perched precariously atop a pyramid of tires, a family's wedding rehearsal, and a man displaying a copy of The Hudson Dispatch.

Foster said the art space, of which he is a co-director, soon will move to 328 Adams St., where Foster is planning a similar kind of community-involved



Photographer Bob Foster peeks from the door of the O Roe Electric Art Space yesterday as several of the children appearing in his photos gather at the Hoboken gallery. Felix Moreno, 7, struts in front of the group, which includes, from left, Javier Ortiz, 6, Rene Santiago, 11, Juan Vasquez, 9, and Santo Santiago, 7. Standing in the window is Angel Ortiz, 7.

project. Foster said his experience on Monroe Street taught him to respect the mostly Hispanic neighborhood as an echo of the city's working-class past. "What came across more than anything else was the strength of the people," Foster said. "What I'm saying is, hey, this is a great block. A lot of the city used to be this way, in terms of the closeness here, but it's not that way anymore."



Smoke spews from an abandoned tenement at 132 Jefferson St. in Hoboken yesterday. A suspicious, three-alarm fire destroyed the structure's top two floors.

NO ONE HURT

Blaze burns tenement

Dispatch 10-15-87
By CHRISTOPHER AVE
Staff Writer

HOBOKEN—A three-alarm fire enveloped the top two floors of an abandoned tenement on Jefferson Street early yesterday, five days after a tenement blaze a few blocks away killed four residents.

No injuries were reported in yesterday's blaze, which was termed suspicious by fire officials.

Chief Fire Inspector Richard Tremidietti said there were no indications that yesterday's fire, at 132 Jefferson St., was related to Friday's fatal fire at 121 Willow Ave.

"We can't see any relationship between the two, except that both of them lit up the sky at 3 in the morning," Tremidietti said.

He said the fire probably was set in the second-floor hallway of the four-story building by vagrants who were known to frequent the structure.

"We have been notified that the police chased vagrants out of the place several times," Tremidietti said.

According to a police report, "bright orange flames" surrounded the roof and top two floors of the building just before 3 a.m. The first call came in at 2:59, and it went to a third alarm

at 3. The blaze heavily damaged the top two floors of No. 132, and slightly damaged No. 130, according to fire officials. Thirteen residents of No. 130 were evacuated temporarily from their building until the fire had been declared under control an hour later.

Four engines and two truck companies were dispatched to the scene. Fire officials said an investigation is continuing into the cause of the fire.

The building is owned by a group called 130-132 Jefferson Associates of Hoboken, according to David O'Connor, the group's property manager.

Body of infant fire victim recovered

Dispatch 10-18-87
The body of the fourth victim killed in a Hoboken fire early Friday morning was found Saturday afternoon according to Deputy Chief Edward Scharneck of the Hoboken Fire Department.

Published reports that four other people were missing in the rubble were false, Scharneck said.

The fire swept through a five-story, 10-family unit tenement building at 121 Willow Ave. early Friday morning.

Three bodies were found on Friday. They were identified as Michael Vasquez, Donna Petra and Robert Joyce.

The body of a 14-month old infant, Tashian Vasquez was discovered 3:30 p.m. Saturday, Scharneck said. Michael Vasquez was the victim's father.

Nancy Vasquez, mother of the deceased infant, received minor burns from the blaze. She was reported in good condition yesterday, according to Edward Capparucci of St. Mary Hospital in Hoboken. She is still in the hospital's special care unit, he said.

The four victims plus one other person were unaccounted for on Friday, Scharneck said. The fifth person was in New York at the time of the fire, he said.

Police are investigating the fire which has been termed "suspicious." Speculation by some Hoboken residents that arson caused the fire has not been confirmed by experts, Scharneck said.

However, he did say that the speed with which the entire building was consumed — seven minutes — was unusual for a fire that wasn't deliberately induced. Scharneck said the fire is under investigation by the Hudson County Prosecutor's Office, the Hoboken Fire Department and the Hoboken Police Department.

The Hudson County Prosecutor's Office did not return calls.

Three nearby apartment buildings were affected by the blaze in addition to the 121 Willow Ave. Scharneck said. Because of serious roof damage, about 75 residents of 119, 123 and 125 Willow Ave. weren't allowed back into their homes.

Some of the temporarily displaced families were sheltered by the American Red Cross, Scharneck said. Scharneck said residents were permitted to enter the buildings yesterday to remove personal belongings. They can resume residence only after the buildings' safety is cleared by the Hoboken Building Department, he said.

Hoboken goes all out to help its fire victims

By Jane Greenstein

Dispatch 10-17-87

The Hoboken community showed its support for the victims of Oct 9th fire on 121 Willow St. by raising \$3,300, bundles of clothes, food and other necessities at a benefit in the Beat 'n Path.

Featuring six Hoboken bands, one of the fire victims and New York folk guitar veteran Dave Van Ronk, drew about 150 people to the nightclub, contributing \$10 each. But many just walked in, handed in bill or a check — for up to \$200 — and left.

"This is ultra-cool," Joe Chanan, one of the event's organizers.

For a few hours, friends of the victims stood outside the club with a basket soliciting money from passerbys.

Some came in with large paper bags full of clothing and other items. By 2 a.m. yesterday, about 100 bags of goods were piled near the bar.

The donations will be distributed by the Red Cross/Hoboken Disaster Fund to the survivors of that Thursday night's fire that gutted the five-story building and left four persons dead and 80 homeless.

Chanan said that, rather than give cash to the victims, he and Laurie Fabiano, aide to Mayor Thomas Vezzetti, are contacting major department stores to purchase gift certificates.

Three survivors, brothers Tom and Mark Vincent, and Diane Becker, attended the benefit wearing clothes — and in Becker's case, new eyeglasses — that had been donated by community members and local merchants.

The event was organized by Hoboken photographers Chanan and Leni Calabrese, friends of the Vincents and Bedford. The three have been staying in Chanan's apartment, a half-block away from the burned building.

"We started by just calling

up some people and raising money for our friends. But then, we thought, 'Why not help everybody, why not do something bigger?'" Chanan said.

"The bands were just waiting for someone to call them and get them involved. They all wanted to help out," said Michael Howard, Chanan's roommate.

Participating in the benefit were Club Iguana, Love Zombies, Myrna, The Strip, Yo La Tengo, Perry Robinson & Friends, The Plumbers, and solo sets by local musicians, including Tom Vincent.

Mayor Thomas Vezzetti, Fabiano and Councilman Joe Della Fave attended. Vezzetti said the community support was "terrific. I've never seen anything like this in Hoboken."

Fabiano, who is in the process of relocating the victims, encouraged residents and merchants to donate cash or new clothes and furniture.

"The community has really come together on this one," Fabiano said. "We thought this era was over, but a tragedy like this makes people remember all the other fires. The people have really been amazing."

Most in the club huddled in the bar area during the bands' performances, which ranged from the humorous blues folk of Van Ronk to the power rock of the Love Zombies, and were eager to contribute.

Joe Clementi, 33, a Hoboken photographer, attended at his wife's urging. "We watched the building burn down (on television)," he said. "It was quite disheartening — a nasty fire. People need help, they need something. I don't like to see displacement. Displacement is not a good way to gentrify the city."

Chanan said contributions to the fund could be made by contacting Fabiano in City Hall or by bringing items to the Church of the Holy Innocents on 6th and Willow Streets.

Fans barred from grid clash

Dispatch 10-14-87
By DAVE LIPPMAN
Staff Writer

Fearing renewed violence between students, officials of Hoboken and Emerson High Schools have decided to bar fans from Saturday's football game.

Only parents and faculty will be admitted to the game, to be held at Roosevelt Stadium in Union City. No cheerleaders, bands or majorettes will be allowed, officials said. Union City police will enforce the ban, they said.

"The police will arrest and prosecute anyone who causes trouble," Emerson Athletic Director Vito D'Orio said. "The time of fooling around is over."

The game was put under wraps — and moved from Hoboken's Kennedy Stadium — in the wake of an Oct. 2 altercation on Palisade Avenue between five students from the Hoboken school and two from the Union City school.

The fight occurred after a dance. A Union City student was sent to the hospital with a concussion. The five Hoboken students were disciplined by their school.

The Emerson-Hoboken rivalry has been long simmering. The teams' game in February was punctuated by the fatal stabbing of a Union City man by a Hoboken man. Neither were involved in the game.

The Oct. 2 incident touched off several meetings involving the principals, athletic directors and coaches, and the two system's superintendents, Walter J. Fine of Hoboken and Richard Hanna of Union City.

The decisions to bar fans and move the game were reached yesterday morning by the athletic directors of the two schools, D'Orio of Emerson and Maurice DeGennaro of Hoboken.

The superintendents spoke to each other and recommended to their boards that the game be played without fans and in Union City," D'Orio said. "They recommended a closed game, but left it ultimately to us."

Officials have not been able to determine the cause of the feud.

Hanna said last week, "Other schools have this problem. We can't seem to put our finger on why it's been happening, and we've been trying for two years."

DeGennaro said the game was moved because of the lack of bleachers at Kennedy Stadium, as well as the stadium's open field, which borders Columbus Park. He said Roosevelt Stadium is "easier to secure."

He added, "Emerson asked us if we could play the game in Hoboken, and we chose to play it in Roosevelt Stadium."

D'Orio and DeGennaro then conferred and agreed to follow the superintendents' recommendation.

"Since the game will be telecast on cable Channel 18 three times next week, we felt that the kids weren't going to be done out of the game," DeGennaro said. "We decided to play a closed game."

Emerson students gave the decision mixed reviews. Corine Casey, a varsity cheerleader, was annoyed.

"That ticks me off," Casey said. "I know they're protecting us, but we should be able to go and cheer our team on. We're doing good. We're 3-0."

Michelle Vaccarino, also a cheerleader, agreed.

"It's not fair," Vaccarino said. "We're not involved at all, and we're being reprimanded." She claimed it is not the athletes or the cheerleaders who cause the fights, but dropouts and "hangers-on."

Cheerleader Tracey Parker agrees with the ban.

"They're bringing weapons up here," Parker said. "They really want to hurt us."

Emerson student Barbara Rojas also is concerned with violence.

"I'd rather not go — too many fights," Rojas said. "It's pitiful when guys gang up on girls, like last year. It's justified that we don't go, so they can't say we started it."

D'Orio said he will inform the Emerson student body by the morning homeroom period today. He briefed the faculty as they met yesterday.

"I told them that I would not like to be embarrassed on Saturday if teachers came into the game with students," he said, adding he is concerned that girls who might want to see their boyfriends play might ask teachers to take them in to the stadium.

The Hoboken student body will be informed in a like manner, DeGennaro said.

"It's not an athletic problem," he said. "It's not a problem with the athletes or the students who are not athletes. There are some students in the school who are troublemakers."

D'Orio said he doesn't foresee any violence this weekend, but added that "any type of disturbance" will be grounds for an immediate suspension of a student caught causing trouble.

Staff Writer Douglas Lavitt contributed to this report.

FANS

CONTINUED FROM PAGE 1

State finds no race bias in cop demotions

By Bill Campbell
S.J.
10-15-87

The demotion last year of three ranking Hispanic police officers by Hoboken's top law enforcement officer was not racially motivated, according to state officials.

The state Department of Public Safety yesterday found no evidence of discrimination in the city's order that the three officers be returned to their former ranks just a month after they were promoted.

The officers — Aurelio Lugo, Edelmiro Garcia and Rafael Cruz — filed the charges against the city last December. They and four others were promoted to new posts last October by former city Public Safety Director Salvatore D'Amelio.

D'Amelio, who battled openly with the city administration over policy, promoted the officers a week after he was fired from his city job by Mayor Thomas Vezzetti.

The action was strongly criticized by Vezzetti, who charged that D'Amelio was attempting to "undermine" his administration, and by Police Chief George Crimmins and the City Council, who said the city could not afford the move.

Vezzetti ordered D'Amelio's successor, William Graves, to demote the officers for budgetary reasons.

All seven officers appealed the demotions to the state's Civil Service director and the

three Hispanic officers, who were promoted from sergeant to lieutenant, charged the city with racial discrimination.

The officers said they would agree to waive salary increases for one year to enable the promotions to stand.

Civil Service in January upheld Vezzetti's position that the 11th hour promotions were improper, and the Police Superior Officers Association appealed the decision to the Merit System Review Board of the

state Department of Personnel which has not yet ruled on the appeal, according to Graves.

In a letter to Vezzetti, James Sinaglia of the Bureau of Enforcement of the state Department of Public Safety's Division of Civil Rights, said the state did not find sufficient facts in its investigation of the demotions to credit the officers' allegations of discrimination. He said his office was ending its investigation of the charges.

State investigator Elizabeth Paredes said the demotions "were not made in the best interest of the city."

She cited D'Amelio's dismissal by Vezzetti, criticism by the Police Chief and the lack of additional Public Safety funds in the municipal budget as proper reason to demote the men.

Paredes also noted that the four non-Hispanic officers promoted by D'Amelio were also demoted by the city.

Another Hoboken tenement fire

By Bill Campbell
S.J.
10-15-87

No injuries were reported yesterday after an early morning fire in Hoboken destroyed the top floors of a vacant Jefferson Street tenement, officials said.

The two-alarm fire at 132 Jefferson St. raged for nearly three hours before firefighters from Hoboken, Jersey City and Union City were able to contain the blaze.

Thirteen tenants in the adjoining building at 130 Jefferson St. were forced from their apartments at 3 a.m. as bright orange flames shot from the windows of the building next door, police said.

The tenants were allowed to return to their homes in the late morning after the fire was extinguished and their building was found to be structurally sound, officials said.

Deputy Fire Chief Richard Tremittedi said the cause of the fire is still undetermined, but classified the incident as "suspicious." He said the emp-

building has been plagued by vagrants seeking shelter.

"Vagrants have been repeatedly removed from the building during the past year, and it is quite possible that one of them started the fire," Tremittedi said.

The fire last week that

killed Yazmin Gadea's grandmother, Petra Seoane, was deliberately set, according to fire department and law enforcement officials.

"They say lightning doesn't strike twice," Gadea said yesterday. The etche had, sadly, proven false for her family.

A slight woman with long black hair, Gadea's dark eyes welled with tears and rarely blinked as she remembered her grandmother.

As Gadea talked, her voice trailed off softly. She had lived with her grandmother since her divorced mother died in the 1979 fire in their third-floor apartment.

The night her grandmother died, Gadea was staying at an uncle's home in Brooklyn.

Petra Seoane's life was defined by her part-time job with a Hoboken senior citizens program and her membership in Our Lady of Grace Church, according to her granddaughter.

Seoane spent three or four hours each day visiting hospitals and caring for shut-ins for the Hoboken Organization Against Poverty and Economic Stress (HOPES).

The job pays minimum wage, said Peggy Connelly, director of the HOPES Hispanic outreach group, and to qualify, an applicant has to earn less

than \$6.875 a year. Seoane was a quiet, shy woman who was prompt and dependable in her work, Connelly said.

Gadea said her grandmother believed in helping people quietly, without attracting attention.

"She was a very Catholic person. She felt by helping people she was doing what God wanted," said Gadea.

"She preferred biting her tongue and turning away rather than cursing somebody."

The Rev. Frederick M. Eid, associate pastor at Our Lady of Grace, said Seoane's devotion

to the church was the kind the elderly and the poor seem to know best.

"Petra wouldn't leave here. She wouldn't leave these people and she wouldn't leave me. She told me that."

"Anything that we did she was with us," Eid said. "She was not a phony kind of Catholic. She would be there during the week."

Seoane was a member of the parish's Legion of Mary and Cursillo groups, which do work similar to HOPES. She also sang in the Spanish choir, Eid said.

A private funeral for Seoane will be held tomorrow in Earl F. Bosworth Funeral Home, Hoboken. Burial will be in the municipal cemetery in Barceloneta, Puerto Rico.

Services were held yesterday in Bosworth Funeral Home for Robert Joyee, 63, also a victim of Friday's fire.

Mother a fire victim, just like grandmother

By Dominick Calicchio and Laurie Kalmanson

When a Hoboken arson fire killed her 73-year-old grandmother Friday, painful memories of another fatal fire came streaming back to 22-year-old Yazmin Gadea.

Eight years ago, almost to the day, Gadea's mother, Edna, 39, and her newborn brother, Tamay, died in another Hoboken fire.

Police said the Oct. 25, 1979 fire in the Gadea's First Street apartment was probably caused when a candle was accidentally knocked over.

The fire last week that

destroyed the top floors of a vacant Jefferson Street tenement, officials said.

The two-alarm fire at 132 Jefferson St. raged for nearly three hours before firefighters from Hoboken, Jersey City and Union City were able to contain the blaze.

Thirteen tenants in the adjoining building at 130 Jefferson St. were forced from their apartments at 3 a.m. as bright orange flames shot from the windows of the building next door, police said.

The tenants were allowed to return to their homes in the late morning after the fire was extinguished and their building was found to be structurally sound, officials said.

Deputy Fire Chief Richard Tremittedi said the cause of the fire is still undetermined, but classified the incident as "suspicious." He said the emp-

building has been plagued by vagrants seeking shelter.

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Dell' Aquila gets shipyards control

Continued from Page 1

shipyards near the Weehawken Cove, currently the site of a parking lot, the Standard Brands building and the recently converted Seaport Plaza office building.

The Hoboken Shipyards were the focus of an intense bidding war in 1985 when the federal Bankruptcy Court auctioned off the land. Dell' Aquila outbid Hartz Mountain Industries, which offered to pay \$14 million for the site near their Lincoln Harbor Development in Weehawken. The court extended Dell' Aquila's option several times as the developer scrambled to secure the funds to purchase the site. He finally closed on the deal in Newark two weeks ago, according to publicist Frank Borsky.

Dell' Aquila announced plans in 1985 to develop a 2.6-million-square-foot mixed-use community on the waterfront, complete with offices, high-rise apartments, a hotel and convention center and a marina, but he has not yet made a formal presentation to any city agency.

The development plans could be sharply curtailed by the city's recently released waterfront guidelines, which have already received the preliminary approval of the city Planning Board. Once adopted by the City Council, the guidelines would restrict construction on the waterfront to a height of eight stories and would limit density and parking.

An enigmatic figure who shuns contact with the press, Dell' Aquila did not return a request for comment about his plans for the site. Borsky said the developer will unveil a development plan within the month.

Dell' Aquila recently entered an agreement to develop the shipyards in partnership with Hoboken developer Murray Connell, according to Hoboken development officials. The specifics of the agreement are unknown and Connell did



Developer Anthony Dell' Aquila has won the right to build a mixed-use project on the site of the old Hoboken Shipyards after two years of legal battles.

not return a request for comment.

Several other developers have negotiated with Dell' Aquila in the past two years with hopes of participating in the project. New York developer William Zeckendorf Jr. reportedly had an oral agreement with Dell' Aquila last summer but was unable to solidify the relationship and abandoned the project.

Dell' Aquila faces several challenges in developing the site. One of the terms of purchasing the shipyards in Bankruptcy Court was that the developer assume Braswell's responsibility under the federal Environmental Cleanup Responsibility Act.

ECRA mandates that industrial firms thoroughly rid a site of all environmental hazards before selling the property. The property now is littered with industrial debris. Environmental cleanup of the Hoboken Shipyards could cost Dell' Aquila several million dollars, according to city development officials.

Dell' Aquila also faces a legal battle with the city concerning a \$1.7 million Urban

Development Action Grant awarded to the developer to convert a factory at 1501 Bloomfield St. to office space for the project.

One term of the UDAG was that Dell' Aquila create 300 new jobs for local residents by last July, but the Seaport Plaza building is still vacant. Dell' Aquila is reportedly "warehousing" the building until it can be incorporated into his overall development, but the city is considering suing to recover the UDAG funds.

Despite Dell' Aquila's legal problems and the looming battles over his development plans, news of the sale of the Hoboken Shipyards was greeted enthusiastically yesterday.

"The fact that he finally owns the property means that the city can begin taxing him," said Laurie Fabiano, Mayor Thomas Vezzetti's executive secretary.

The city fought for nearly three years to recover some \$2.5 million in back taxes owed on the Hoboken Shipyards. Officials finally received a settlement of \$1.5 million from the Bankruptcy Court last August.

"I can't wait until he starts

developing the site," said Hoboken developer George Vallone of West Bank Construction. West Bank has been critical of Dell' Aquila and unsuccessfully sued the developer to prevent his blocking the view corridor to the Hudson River from their development at 16th Street and Willow Avenue.

"With Hartz Mountain in Weehawken, Dell' Aquila and our development, this means the northern end of town will finally be going some place," Vallone said.

For several years, the focus of attention has been on Hoboken's southern waterfront, where the Port Authority planned a \$500 million mixed-use development on the site of burned out piers.

After years of deadlocked negotiations with the city, the P.A. announced two weeks ago that it no longer intends the development of any property in the city.

Now, the Hoboken Shipyards could be the site of Hoboken's first major waterfront development.

Plan Board OKs 2 Hudson Place

By Bill Campbell
S.J.
10-20-87

The Hoboken Planning Board yesterday granted a temporary certificate of occupancy for 2 Hudson Place, the first major project constructed along the city's waterfront in nearly three decades.

The board unanimously approved the certificate of occupancy for the second floor of the eight-story \$10.75 million Baker Waterfront Plaza. The action will allow the first tenant, Joshua L. Baily & Co., a New York textile firm, to move into the building.

"They can begin moving in today," said Gerald Baker, a Hoboken attorney who is a partner in the project. "It's not the last hurdle, but it's an important step."

Baker said the remaining floors in the 93,000-square-foot building will be completed within the next two months and predicted the building will be fully occupied by the end of the year.

The board is expected to approve a permanent certificate

of occupancy after the project is in full compliance with state sewage requirements.

Baker's certificate of occupancy was awarded almost two years after the Planning Board granted the developers final site plan approval for the mixed-use office complex, and nearly 18 months after groundbreaking.

The building, which sits one block from the Lackawanna Terminal and across the expanse of vacant waterfront property controlled by the Port Authority, was subject to intense scrutiny by municipal legislators and planners.

The Baker project, for which Hoboken was awarded a \$537,000 Urban Development Action Grant, became the center of a controversy after the city entered into a consent agreement with the state to upgrade its sewerage system.

The city entered into the agreement in January 1985 in order to lift a sewerage moratorium and allow Baker and other

Mother a fire victim, just like grandmother

Continued from Page 1

to the church was the kind the elderly and the poor seem to know best.

"Petra wouldn't leave here. She wouldn't leave these people and she wouldn't leave me. She told me that."

"Anything that we did she was with us," Eid said. "She was not a phony kind of Catholic. She would be there during the week."

Seoane was a member of the parish's Legion of Mary and Cursillo groups, which do work similar to HOPES. She also sang in the Spanish choir, Eid said.

A private funeral for Seoane will be held tomorrow in Earl F. Bosworth Funeral Home, Hoboken. Burial will be in the municipal cemetery in Barceloneta, Puerto Rico.

Services were held yesterday in Bosworth Funeral Home for Robert Joyee, 63, also a victim of Friday's fire.

Joyce was a retired employee of Diele Meat Provisions in Hoboken.

Mass will be said at 9 a.m. tomorrow in St. Peter and Paul Church, Hoboken, for the two other victims, Michael Vasquez, 21, and his 1-year-old daughter, Tanisha.

Vasquez was an employee in the shipping department of Sign Masters Inc., Hoboken. His wife, Nancy, 21, remains in good condition in St. Mary Hospital with minor burns.

A spokesman for the Hudson County Prosecutor's Office wouldn't disclose information on whether a suspect in the arson has been found.

Meanwhile, Hoboken residents and businesses have been donating food, clothing and money to help the 80 people displaced by Friday's fire.

A benefit concert will be held at 7 p.m. tonight in the Beat'N Path Cafe, 125 Washington St., featuring New York folk singer Dave Van Ronk and several local bands. The donation is \$10.

St. Mary Hospital is also planning a benefit Halloween party on Oct. 30.

Planning Board OKs 2 Hudson Place

Continued from Page 1

to build projects. Last August, Baker filed a lawsuit against the city and the state Department of Environmental Protection after Hoboken violated the consent agreement and refused to issue sewerage hookup permits.

The board, in contrast with other votes on the project, deliberated on the developer's request for less than half an hour yesterday before granting the certificate of occupancy.

Most of the discussion centered on the status of sewerage hookup permits.

"The sewer issue has been resolved in the courts and is not the authority of the Planning Board," Baker said. "The sewer issue has been resolved."

Baker has constructed a sewage plant to handle treatment of his building and has contracted with a hauler to remove all sewage from his building until the package plant is on-line.

He is the only local developer to obtain a sewerage hookup from the state since the ban was reinstated. DEP officials have warned that no others will be issued until the Hoboken treatment plant has been upgraded, completion of which is expected to take two years.

Baker's project was hailed by Planning Board Commissioner Dave Roberts as an example of "sensible and planned development" which

would spur waterfront development and provide tax revenue and jobs.

The building is constructed of steel and concrete with a Victorian-style facade of red brick and granite. Plans call for an atrium facing the Manhattan skyline and a variety of retail shops.

A 9,875-square-foot park and plaza next to the building utilize the existing cobblestone streets.

Dell' Aquila gets shipyards

By Jim DeRogatis
S.J.
10-20-87

After two years of legal maneuvering, Hoboken developer Anthony Dell' Aquila is the official owner of one of the most valuable parcels of land on the Hoboken waterfront.

The developer purchased

the Hoboken Shipyards for \$16.8 million on Oct. 9 from owners Braswell Shipyards, Inc. of South Carolina, according to a spokesman for the developer. Dell' Aquila plans a massive mixed-use development at the site, which could be the first major portion of the

Hoboken waterfront to be developed.

The 46-acre site stretches from 12th Street just north of the Maxwell House Coffee Plant to 15th Street. Dell' Aquila owns land adjacent to the

Hoboken waterfront to be developed.

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Builder buys 46 acres

Dispatch 10-20-87

Hoboken waterfront parcel sold for \$16.8M



Hoboken developer Anthony Dell'Aquila has bought the waterfront land from the Maxwell House Coffee plant north to the city's border with Weehawken.

By CHRISTOPHER AVE
Staff Writer

HOBOKEN—Local developer Anthony Dell'Aquila has completed a deal to buy 46 acres of the city's valuable waterfront property, a spokesman for the developer said yesterday.

Dell'Aquila paid \$16.8 million to Hoboken Shipyards Inc. for a tract of land in the northeast corner of the city, the former site of the Bethlehem Steel Hoboken Yard. The deal was signed Oct. 9, according to Dell'Aquila spokesman Frank Borsky.

The purchase brings the total of the developer's land holdings to about 95 acres, located between the Weehawken border and 12th Street. Dell'Aquila acquired the right to purchase the shipyard tract two years ago.

Last month, Dell'Aquila signed an agreement with Murray M. Connell to build a massive, mixed-use complex on

Please see **BUILDER** Page 14

BUILDER

CONTINUED FROM PAGE 1

the land, a development that may cost more than \$1 billion, according to an attorney for Connell.

"It will end up costing in the billions, eventually," Frank Leanza said yesterday. The attorney added that the project, which is planned to include residential units, office space and commercial developments, probably will be built in stages over several years.

Leanza repeated a pledge that the land will be developed with the full cooperation of city officials. The administration of Mayor Thomas F. Vezzeiti recently released a set of detailed guidelines limiting waterfront development.

"The guidelines are consistent with some of the state guidelines, and to that extent, it's not a choice that we have," Leanza said. "They do make good planning sense."

The attorney characterized Connell and Dell'Aquila as sensitive to the needs and desires of city residents and officials. "For a change, the city, the state and the developers have the same objective," Leanza said.

Neither Connell nor

Dell'Aquila could be reached for comment.

Leanza said that plans for the complex will be offered for public and city administration comment "by the end of the year."

He also said that several "world-class" architects have been approached about participating in the development, and that a "traffic expert" would help determine how many residential units should be included in the plans.

"We want to blend in with what exists in the city now, not stick out like a sore thumb," Leanza said.

Mayoral aid Laurie Fabiano said she expects cooperation from the developers. "We're thrilled that they closed," Fabiano said. "We've met with Murray Connell a number of times. We're happy that the project can move forward."

Fabiano said that the property will be reassessed for tax purposes, based on a land value much higher than the previous assessment. The city, Fabiano said, should expect a significant increase in tax revenue as a result of the completion of the deal.

Blaze kills woman

Families homeless after tenement fire

Dispatch

By DOUGLAS LAVIN and RENE M. LYNCH
Staff Writers 10-21-87

HOBOKEN—An Asian Indian woman visiting her son-in-law here died last night in a suspicious fire in two tenements at 316-318 Hudson Ave.

Savitabai Amin, who was visiting Jyotish Amin in his fourth-floor apartment at No. 318 was rushed to St. Mary Hospital after she was found trapped in the apartment, but she was pronounced dead on arrival, a hospital spokesman said.

No other injuries were reported in the blaze, which was reported at 7:58 and was under control by 9:20, firefighters said.

Twenty families lived in the five-story brick structure, and at least 10 were left homeless last night as fire officials assessed the damage.

The cause of the fire was unknown, officials said. Arson investigators were at the scene last night, but firefighters said that any fire involving a death is automatically considered suspicious.

There was no evidence of gasoline or other accelerants in last night's blaze, authorities said.

About 30 firefighters and six firetrucks fought the blaze which apparently started on the fourth or fifth floor of 318 Hudson Ave., said Deputy Fire Chief Ed McDonald.

McDonald said that the fire apparently spread to 316 Hudson, an adjoining structure. When firefighters initially responded to the call they were unable to reach the fourth floor because the stairway was a well of flames, authorities said.

By the time firefighters were

Please see **FIRE** Page 8



Firefighters battle the fatal blaze at 318 Hudson St., the third suspicious tenement fire in Hoboken in less than two weeks



Minaxi Amin holds her month-old infant, Saumil, after they escaped the blaze that killed Mrs. Amin's arthritis-crippled mother-in-law, Savitaben Amin, the baby's grandmother.

Hoboken fire kills grandmother, 55

By Dominick Calicchio
J.J. 10-21-87

A 55-year-old grandmother died last night in the third suspicious tenement fire in Hoboken in less than two weeks.

Savitaben Amin was pronounced dead at 8:40 p.m. upon arrival in St. Mary Hospital, Hoboken, said hospital spokesman Ed Cappiello.

The fire left at least 34 people homeless.

The three-alarm fire started shortly after 8 p.m. in 318 Hudson St., a five-story building partially owned by the wife of Hoboken City Councilman Steve Cappiello.

Cappiello was at the scene last night and said his wife, Dorothy, is part of a

group called Montut Corporation, which owns the building.

Within minutes, most residents of the burning building, plus those of connected 316 Hudson St., were evacuated. Hoboken Police Chief George Crimmins said firefighters found Amin collapsed on the fire escape in the rear of the building. It is believed she was already dead, Crimmins said.

There were no other injuries reported. Crimmins said the fire's "suspect" but added that the official cause hasn't been determined. Firefighters suspect the blaze may have started on the stairway between the ground and first floors, he said.

"There was a heavy flame concentra-

tion on the stairwell," Crimmins said.

Detective Sgt. Paul DeMartino said 34 people, many young children, were evacuated from 318 Hudson and an undetermined number from 316 Hudson. Red Cross workers at the scene were seeking temporary lodging for residents of 318 and possibly 316, he said.

Building residents, many barefoot and in night clothes, stood outside and across the street from the building, watching as firefighters worked to extinguish the blaze.

Minaxi Amin, daughter-in-law of the dead woman, said she grabbed her two children and climbed onto the fourth-floor

See **HOBOKEN FIRE** — Page 21.

Hoboken fire kills grandmother, 55

Continued from Page 1

fire escape after she heard the alarm.

"We couldn't get down the main stairs," she said. "There was fire and smoke all over."

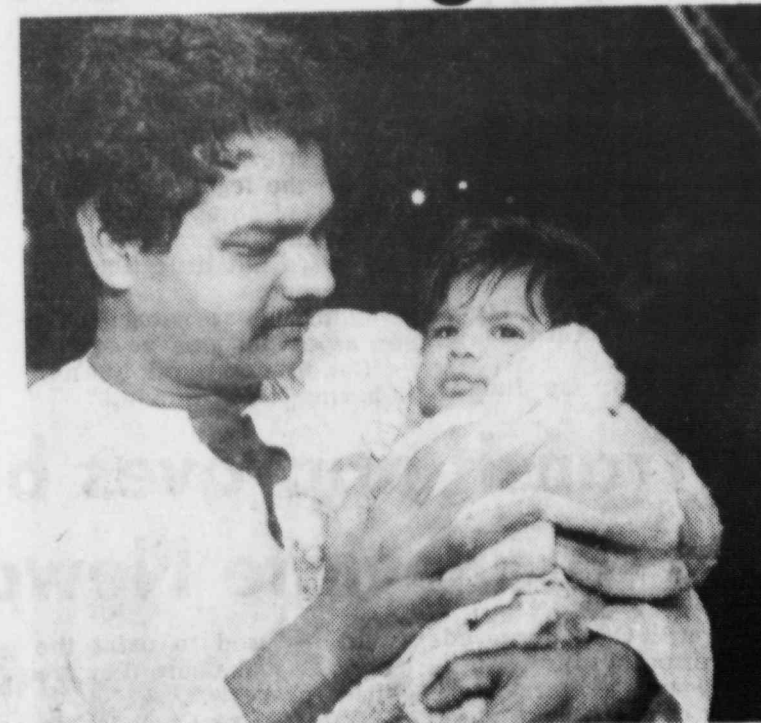
Amin said her mother-in-law suffered from arthritis and sometimes had difficulty walking.

Kamlesh Shah, a first-floor resident, said he heard the smoke alarm and quickly ran outside the building with his family. "I looked around and up the stairs and there was fire," he said, "so I got out."

Chandra Patel said he, his wife and their two children climbed down the fire escape from the fifth floor.

"When we got to the third floor, we went into 316 and came down the stairs," he said.

The outside fire escapes serve both 316 and 318, red brick tenements that appear to be one building. Staircases rise through the outer ends of the buildings, between Second and



Chandra Patel holds one of his children, Hiran, after climbing down the fire escape from the fifth floor to escape the blaze.

Third streets, across from a large parking garage.

Ironically, last night's fire occurred on the day the city Fire Department began inspecting tenement buildings for violations in response to the Oct. 9 fire at 121 Willow Ave. No word was immediately available on whether 318 Hudson St. was one of some 800 buildings scheduled to be inspected over the next few weeks.

Four people died in the Willow Avenue fire, which left 80 people homeless. The cause has been officially listed as arson and is under investigation by the county Homicide Squad.

On Oct. 13, a vacant building at 132 Jefferson St. across from Fire Department Engine 3, caught fire.

Officials listed no injuries but said the building was probably set ablaze by vagrants known to frequent the building.

No arrests have been made in connection with the blaze.

FIRE

CONTINUED FROM PAGE 1

able to reach the Amin's fourth-floor apartment, they found Savitaben Amin unconscious on a couch near a fire escape, officials said.

Residents said they were saddened by the death and shocked by the flames. "We are lucky to be alive. We are safe and we are lucky," said a fourth-floor man who knew Amin. He and several other residents were staying with friends last night.

Dinesh Desai, who lived on the second floor, said he grabbed his two children and his wife and ran for the fire escape after

seeing the stairway blocked by flames. "It's so tragic," he said of Amin's death.

Last night's fire came 11 days after an Oct. 9 fire killed four people in a five-story building at 121 Willow Ave.

The Willow Avenue blaze, which has been called arson by investigators, left 78 people homeless and damaged three neighboring buildings. It started just before 1:30 a.m.

Firefighters in Union City and Jersey City were put on alert last night, but were not called to the scene.

Observer Highway project sparks fear

Continued from Page 1

providing at least 115 units of housing for low- and moderate-income families.

Proponents of the plan, including a majority of the nine-member City Council, maintain revenue from the sale of property is needed to stabilize the municipal tax rate.

However, Hine said the city still has not sufficiently answered questions relating to traffic problems, the effect the plan will have on the downtown real estate market and the loss of jobs expected from the council's plan to change the zoning in the area from industrial to residential.

He said overly dense development in the area would cripple city services to a point where the cost would outstrip any additional revenue, and warned that a "superheated" downtown real estate market would eliminate all affordable units remaining in the southern region of the city.

But one of the redevelopment plan's strongest supporters, City Councilman Dave Roberts, chairman of the council redevelopment subcommittee, called Hines' charges "ridiculous."

"If their motivation is to obstruct or stop all development, then they are fighting a

lost cause," Roberts said. "We have debated this plan for more than a year now and the consensus from just about everyone in the community is that the dense projects belong on the perimeter of the city."

Roberts, who also sits on the Planning Board, said any loss of jobs in the area would be made up with newly created construction and retail jobs. He said the city would try to locate all business affected by the rezoning into a proposed industrial park in the northwestern region of the city.

City Councilman Edwin Duroy, who supported Hine in the Presidential Towers fight, said he is sympathetic to the opposition, but believes the need to generate revenue is paramount.

"The budgetary needs of the city is a very serious concern," Duroy said.

"The proceeds from the sale of land will be available to us next year and that's why we are moving quickly on this now."

If the redevelopment plan is approved tonight, the city will issue requests from developers to build the project by tomorrow, Roberts said. A project developer would then be selected by the council in December, he said.

Observer plan feared

By Bill Campbell
J.J. 10-21-87

Hoboken's proposed Observer Highway redevelopment plan may cause local property taxes to skyrocket, cost the city thousands of jobs and result in a loss of affordable housing units, the leader of a neighborhood organization charged yesterday.

But the City Council is expected to approve the multi-million dollar redevelopment plan tonight, paving the way for

the selection of a developer to construct the massive 450-unit project.

The council will hold a public hearing and final vote on the redevelopment plan at 7 p.m. Two weeks ago, the council approved the first reading of the plan.

The community leader, Ronald Hine, who lives about a block from the proposed redevelopment site on Observer Highway between Bloomfield Street and Willow Avenue,

charged the plan "is being forced on our neighborhood against our will."

Hine, who successfully lead opposition to the 300-unit Presidential Towers condominium project, said that the council has neglected to answer crucial economic and social questions which "could paint a bleak picture of Hoboken's future."

The redevelopment plan, approved by the Planning Board earlier this month, has

been the target of a small but vocal group of downtown residents who claim the project is too big.

Under the plan, the city will offer the parcels for \$4.7 million to a developer who can meet provisions for construction and "affordable" housing units. The developer cannot exceed 17 stories on the Bloomfield Street site and 11 stories on the remaining sites while

See **OBSERVER** — Page 21.

3 Elysian Federal Savings directors quit

By Anthony Baldo

Three directors, including Chairman William Stack, have resigned from the board of the troubled Hoboken-based Elysian Federal Savings Bank, which is being investigated by federal authorities. The resignations are the most recent in a corporate shake-up that began last month. In September, Ernest Badaracco, Jr., the bank's president, and Kathy Bronce, its executive vice president, resigned amid a federal probe into banking procedures at Elysian. Besides Stack, directors Camille Corea and Louis DeFalco also resigned from Elysian's board. DeFalco

had only been appointed to the board last month. Neither Corea or DeFalco could be reached yesterday for comment. Stack, however, said he resigned his post because it was too time-consuming and was straining his ability to run his real estate appraisal business. Stack said that the federal investigations into the bank had no bearing on his decision to resign. "My purpose for leaving was because I had it with the whole situation," Stack said. "It's a no-win situation." Stack served as either an officer or a director of Elysian bank for 17 years, and he said that his association with the bank began when the institu-

tion had only \$900,000 in assets. Elysian was chartered in the 1920s but didn't become active until the early 1960s. Ernest Badaracco Sr., activated the bank's charter in the 1960s along with Anton Vezzetti, a cousin of Hoboken Mayor Thomas Vezzetti. Stack said he submitted a letter of resignation to the board about three weeks ago. He wouldn't say what the letter said. Stack wouldn't confirm or deny rumors that depositors have withdrawn several million dollars worth of deposits from the bank in the last two months. He did concede, however, that the bank had lost some deposits. Edward Schultz, the president of

Elysian, said the federal examination of the bank is routine. He also said that the institution "has not experienced any unusual deposit activity." Stack, Corea, and DeFalco resigned voluntarily, Schultz said. He wouldn't comment further on their reasons for leaving. He said he and Linda Williams, the bank's executive vice president, were elected to take Corea's and DeFalco's places on the Elysian board. Stuart Miller, a current director, was made the new chairman. William Durbin, a supervisory agent for the Federal Home Loan Bank of New York, wouldn't comment on the federal probe into Elysian.

In general, he said, a federal examination of a bank probes whether funds were "prudently and profitably invested." Also, such an investigation seeks to determine whether outstanding loans are collectible and collateralized, Durbin added. He said that when a banking institution receives adverse publicity, "then it's not unusual to have some outflow of deposits. People react conservatively." These depositors sometimes worry prematurely, he said. The Federal Savings and Loan Insurance Corp. insures accounts at Elysian for up to \$100,000, he said. When depositors withdraw money too quickly, they may pay a penalty.

Elysian Bank loses chiefs

Chairman quits to earn more

By JUDY TEMES
Business Writer

HOBOKEN—Three directors of the Elysian Federal Savings Bank, including its chairman, have resigned from the association's board, in a continuing shakeup of top management at the troubled institution. Chairman William Stack said he left because the job was too time consuming and draining on his energies. His compensation as chairman, about \$30,000 a year, was not worth the many hours he has been putting in, he said.

Stack also said his role as chairman has been hurting his local business, a real estate appraisal company. The actions came just a month after Ernest Badaracco Jr., president of Elysian, resigned along with Executive Vice President Kathy Bronce. There were unconfirmed rumors at the time that Elysian was under investigation by the U.S. Attorney's Office in Newark and the Federal Home Loan Bank of New York.

The Federal Home Loan Bank was investigating at the time, but the bank's president called it routine, and one that is done on an annual basis to make sure that all funds are prudently invested. In addition to Stack, Directors Camille Corea and Louis DeFalco also have resigned from Elysian, for reasons similar to Stack's.

"After Mr. Badaracco resigned, I was spending a lot of time up there," Stack said. "With the upheaval and other problems, it just became very time consuming and difficult. We had one meeting that went for 10 hours." He said he does not know how his departure has affected the association.

"All I know is I'm finished with it, and very happy to be back in the business that I know well," he said. "To tell you the truth, I'm very happy to be away from it. I probably should have gotten out a long time ago."

Stack was director for 17 years. Corea and DeFalco could not be reached for comment yesterday. The association's management and its board were in meetings in Secaucus all day, and did not return repeated phone calls for information.

Stack said Elysian had suffered a setback immediately after Badaracco resigned, and some of the depositors withdrew funds. He said he does not know the current financial status of Elysian, or how much was withdrawn. William Durbin, a supervisory agent for the Federal Home Loan Bank, said Elysian had \$271.8 million in deposits as of June 30. Figures for the latest quarter ending Sept. 30 have not yet been compiled, he said.

Durbin said it is not unusual for depositors in savings and loans to withdraw their funds after negative publicity. "You don't put your money in an S&L because you're a risk taker," he said. "Most of these people are conservative."

Sometimes when depositors withdraw their deposits early, they lose more than they gain, Durbin said, due to the penalties imposed. Because of the financial benefits of such penalties, the loss of customers does not necessarily mean the loss of money to a savings and loan, he said.

Replacing two of the three directors are Edward Schultz, who was appointed temporary president when Badaracco resigned, and Linda Williams, who was named executive vice president at the time. The association named Director Stuart Miller as its new chairman.

FIRE

CONTINUED FROM PAGE 1

ing, so everyone started jumping to conclusions," mayoral aide Laurie Fabiano said. Fabiano met yesterday with representatives from Indian-American newspapers who expressed concern about the fire and the recent, unrelated murder of an Indian here.

Fabiano said the city Office of Hispanic and Minority Affairs would meet with Indians concerned about possible racist activities.

Fabiano also said the 10 families left homeless by the blaze were staying with relatives. She said she expected all residents of the building to be able to return to their homes, although she did not know how long repairs would take.

"Our goal is to get them back into the building as soon as possible," Fabiano said. The building, which is on prime real estate four blocks from the Hoboken Terminal, is owned by the Montut Corp., a local group that includes Dorothy

Cappiello, the wife of Councilman Steve Cappiello.

Tremietdi said fire alarms and fire escapes were fully functional and properly placed in the building. He said Mrs. Amin, a grandmother who was visiting her son-in-law, apparently opened her fourth-floor apartment door and walked into the hallway. Instead of continuing to the fire escape, Tremietdi said, Mrs. Amin apparently turned around and went back into her apartment, where she was overcome by flames.

"I guess she wanted to make sure everyone was out," Tremietdi said. "She never made it." Born in Gujarat, India, Mrs. Amin was visiting relatives here for six months. She was a homemaker.

Surviving are her husband, Jayanti; a son, Jyotish; a daughter, Varsha; and three grandsons, all of Hoboken.

The Jorge Rivera Funeral Home in North Bergen is handling the arrangements.

Fatal fire an 'accident'

Official says a faulty wire sparked the blaze

By CHRISTOPHER AVE
Staff Writer

HOBOKEN—A fatal tenement fire on Hudson Street Tuesday night was not set deliberately and probably was caused by a short circuit in an electrical wire, fire officials said yesterday.

"It was accidental, non-inflammatory and most probably electrical," Chief Fire Inspector Richard Tremietdi said.

He said the fire, which killed 55-year-old Savitaban Amin, began on the second floor of the five-story structure at 318 Hudson St. On the second floor, Tremietdi said, was a fuse box that contained a wire that ran from the floor to the ceiling.

"That wire shorted and started a fire in that spot, which spread into the hallway," Tremietdi said.

Eight of the building's 10 families are Asian Indian, and some of the residents expressed concern that the fire might have been set by someone with racist motives.

But Tremietdi's announcement yesterday appeared to rule out that possibility.

"It's a primarily Indian build-



Hoboken's chief fire inspector said yesterday that Tuesday's fire at 318 Hudson St. was not set deliberately. Shown here is a window of the room in which Savitaban Amin died.

School accord is near

City compromises on board's budget

By CHRISTOPHER AVE
Staff Writer

HOBOKEN—A settlement in the long-running battle over the Board of Education's budget is close at hand, according to sources on both sides of the issue.

The City Council plans to meet Tuesday in a special, closed session to discuss a tentative agreement reached with school board attorneys. The city and the board are enmeshed in negotiations over the board's \$26 million budget, which the city slashed by \$3 million in April after voters rejected it.

The board appealed the cuts to the state, and hearings were scheduled before Administrative Law Judge Ward R. Young Wednesday, Thursday and yesterday in Newark.

The two sides used the time to negotiate. According to one source, they began the talks Wednesday more than \$2 million apart, and ended yesterday close to a final agreement.

Attorneys for the two sides agreed on a \$1.2 million cut, sources said. The compromise must be approved by the council and the board.

Officials would not confirm the figures yesterday, but said they expected to reach an agreement before hearings resume Jan. 4.

"I don't want to go back there," city Law Director William Graves said. He added that if an agreement is not reached, it could be months before a final ruling is issued.

According to Graves, Young said it would take seven days to hear the case in January. Then, Graves said, Young has 45 days to issue his opinion. State Education Commissioner Saul Cooperman then has 45 days to issue his decision, and even that ruling could be appealed to the state Board of Education or to the Appellate Division of Superior Court.

"It could be June or July before we get to the bottom of this," Graves said. "Nobody wants that."

The city's school board is trying to fulfill the directives of a state Level III review, which criticized the district for poor management practices and low test scores. The district has the highest cost-per-pupil in the Hudson County.

Graves and city Business Administrator Edwin Chius said the three days of negotiations had been spent reviewing line items of the board's budget.

Faulty fuse box caused fire at 318 Hudson St.

By Dominick Calicchio

The fatal fire Tuesday at 318 Hudson St. was accidentally caused by a malfunction in a second-floor fuse box, fire officials said.

The fire is no longer considered suspicious, said Deputy Fire Chief Richard Tremietdi. The blaze, which started at about 8 p.m., claimed the life of Savitaban Amin, 55, a woman from India who was visiting her son, Jyotish, and his wife, Minaxi, who lived on the fourth floor of the five-story building, partially owned by Dorothy Cappiello, wife of Hoboken Councilman Steve Cappiello. No other injuries were reported.

None of the building's 34 residents were permitted to return to their apartments yesterday, fire officials said, because of extensive fire damage to the hallways and stairs and damage to the building's electrical system.

Tremietdi said residents won't be able to return to the building until repairs are made.

Residents of adjoining 316 Hudson St. were permitted to return yesterday, officials said. All residents of 318 were able to move in temporarily with relatives in Hoboken and Jersey City, said Mayor Aide Laurie Fabiano.

"Our goal is to get everyone back in the building," Fabiano said. "If they can't go back we've got a major, major problem."

Fabiano said the city was fortunate that residents of 318 Hudson St. could stay with family members because several families had two or three small children. There's a shortage of family-sized apartments in the city, she said, adding that many of the last available publicly owned apartments in the city were taken by residents of 121 Willow Ave., where a fire occurred Oct. 9.

Councilman Cappiello was back at the fire scene yesterday afternoon, but declined to comment on the future of the building.

Several residents of 318 Hudson St. showed up yesterday to collect clothing and food at the city's Multi-Service Community Center on Grand Street.

Carol McLaughlin, director of community affairs for the

city's Community Development Program, said the center had six racks and nine tables filled with sweaters, shirts, suits and pants, donated by city residents and businesses.

The clothing at the center yesterday was left over from donations to the victims of the Willow Avenue fire, she said. CDA workers had planned to turn the clothes over yesterday to the local Salvation Army chapter, but held onto them when they learned of the Hudson Street fire, she said.

"We had so much more donated than we needed," said McLaughlin. "I'm sure it will come in handy when the Hudson Street fire victims come in."

McLaughlin said donations for the fire victims included brand new clothes.

Jyotish Amin, son of the woman who died, arrived at the center in the early afternoon with his uncle from Jersey City. He said he hopes he, his wife and three children can eventually return to their fourth-floor apartment, where they've lived since 1978.

Amin said he was paying \$356 a month for a two-bedroom apartment just four blocks from the PATH station and around the corner from Washington Street, Hoboken's main shopping area. It's an arrangement virtually impossible to find in Hoboken today, he said.

Panel tables Hartz plans

The Hoboken City Council yesterday tabled action for two weeks on a request by Hartz Mountain Industries to rehabilitate and expand a roadway at the northern end of the city.

Hartz Vice President for Development Walter Smith asked the council to let the company widen the roadway at 17th and Clinton Streets.

The firm sought such permission from the Planning Board in 1985, but had been denied, said Ralph Seligman, a board consultant.

Seligman spoke last night against Hartz's plan because, he said, its traffic would choke local streets.

Hoboken's education budget dispute settled

By Bill Campbell

Hoboken City Council and Board of Education negotiators have reached a tentative compromise on disputed budget cuts for the 1987-1988 school year, officials said yesterday. Negotiators, who hammered out the agreement before a state Administrative Law judge in Newark, will meet with council and school board members in separate closed-door meetings Tuesday

to discuss the settlement. The settlement stems from the school board's appeal of \$3 million in education cuts approved by the council in May. Negotiators have been meeting in Newark before Judge Ward Young since Wednesday in an attempt to end the deadlock.

The negotiators said they would not comment on the proposed cuts until after the council and school board meets on Tuesday. However, a source close to the negotiations said

both sides have agreed on \$1.25 million in cuts.

City Business Administrator Edwin Chius said there was "substantial movement" between both sides during the negotiations. "I can't tell you the exact amount, but it's safe to say the entire \$3 million won't stand," he said.

The school board's chief negotiator, Business Administrator Anthony Curko, was not available to comment on the tentative settlement.

The cuts became necessary in April when voters rejected the school board's \$26 million budget by a 3-to-1 margin. The budget would have increased the amount to be raised through taxation from \$9 million to \$12 million for the current fiscal year.

The council, in making its cuts, said the board could reduce its spending by reducing its staff and closing two of the seven elementary schools. The board protested, claiming the

\$3 million in cuts would greatly damage the quality of education.

Last year, the council cut the board budget by \$1 million without a state appeal. It is uncertain how the proposed \$1.25 million cut would affect the board, or if personnel would be laid off, officials said.

Since the school year has already begun, any budget cuts would be reflected in the 1988-

APONE

CONTINUED FROM PAGE 1

pearing on "Gunsmoke," "Playhouse 90," "The U.S. Steel Hour," "Young Doctor Malone," "Mama," "Sea Hunt" and "Dobie Gillis." He also appeared in several Broadway plays.

Robert Mitchum, Telly Savalas and Robert Goulet were among his friends.

Mr. Apone also became a father in California. His daughter, Paula Melodi Apone, still lives there.

"He was up there, and then he came down," said Micheal Acquaviva, an aide to Mayor Thomas F. Vezzetti. Mr. Acquaviva was a truckdriver with Mr. Apone at Smith Transport in 1972. Later, Mr. Acquaviva passed Mr. Apone and other homeless people daily on the steps of City Hall.

"You'd see him there," Sgt. DiVincent said. "But he didn't fit in."

Sister Norberta Hunnewinkel, co-director of the Bishop Mahurter Shelter here, said Mr. Apone kept to himself during his regular meals at the shelter.

"He had a distinguished air," Sr. Norberta said. "He was polite with a cultured manner and wavy gray hair."

Mrs. DeBunda said her brother refused the aid of "an intact and stable family that was

behind him." She said he was disillusioned with Hollywood, where he had failed to make the first rank.

"When I was a girl he told me I could be anything I aspired to," she said.

When Mrs. DeBunda last saw her brother in 1965, they sang a childhood song together. Mr. Apone's voice, weathered by cigarettes, alcohol and 16 years on the streets, "was still fascinating to hear," Mrs. DeBunda said.

Mr. Apone is not listed on the welfare or Social Security roles and it is not clear how he supported himself. Hoboken police often loaned him money, and he always paid it back.

"Half the town knew of him," Sgt. DiVincent said. "But they didn't know him."

Mr. Apone retained that esteem although he sometimes talked and behaved irrationally. Often, when police arrived on a disorderly conduct call, the suggestion of going for a cup of coffee was enough to placate and remove Mr. Apone.

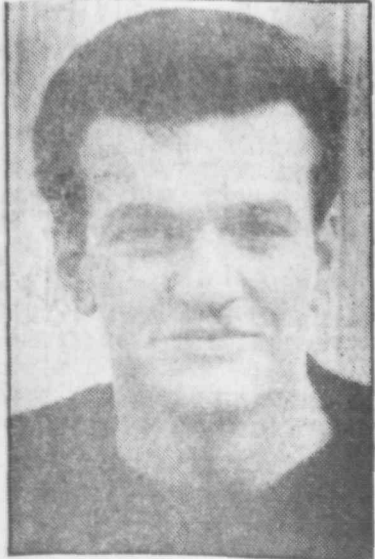
Several times he had to be arrested. His physique was so powerful that the handcuffs barely fit around his wrists, Sgt. DiVincent said.

"He could have been frightening, if he wanted to be," Sgt. DiVincent said. "But he never hurt a Hoboken cop."

One of those times, alone in his cell, Mr. Apone lost his right eye.

In addition to his sister, Mr. Apone is survived by his parents, Harry and Pauline of Fort Lauderdale, Fla.; and another sister, Dolores Eaton of New Jersey.

The Lawton-Turso Funeral Home here is handling the arrangements.



JOSEPH APONE
Lived on the streets

From Hollywood to the gutter

Rites set for a former actor who didn't get the 'big break'

By WALTER OWEN
Obituary Editor

HOBOKEN—Carol DeBunda was a young girl when her brother, Joseph Apone, stepped off airplanes from Los Angeles to visit home with stories about his pals in Hollywood.

"I was thrilled to walk with him," Mrs. DeBunda, of Huntingdon, Pa., said yesterday. "He was so tall, so good looking, he'd stop people in their tracks."

Mr. Apone, 53, who acted under the name John Apone, died Monday at the Hoboken Terminal, where he slept in recent years in a world of self-willed ruin, which had only one reward.

"I'm free" he once told a friend at Schaefer's Restaurant near the railroad station.

After his last flight from Hollywood in 1971, Mr. Apone had no plans, just a past that never handed him the big break that

he wanted so much. The only break came in his psyche. He became obsessed with Jesus and, in a fit of rage at one point, he became so distressed he plucked out his right eye. When he died Monday, he had been sleeping on the streets and the railroad yard for about 15 years, said people who knew him.

The son of a boilermaker, Mr. Apone left St. Peter's College in Jersey City in 1953 in his freshman year to embark on

an acting career. He enrolled in the American Theater Wing, a drama school, in New York and went to Hollywood in 1958.

"He hung around Duke's Billards Academy on Adams Street," Hoboken Police Sgt. Arthur DiVincent said. "He left to be a big star."

In Hollywood, he was on his way, ap

Please see APONE Page 4

Hoboken officials, Asian-Indian group meet

By Dominick Calicchio

Khorshed and Jamshid Mody of Jersey City wept openly in Hoboken Mayor Thomas Vezetti's office yesterday as Police Chief Crimmins described the events that led to the Oct. 1 death of their son, Navroz.

The Modys were part of an Asian-Indian contingent meeting yesterday with Hoboken government and law enforcement officials looking to end racial friction that has developed in Hudson County recently.

The gathering of about 30 citizens and officials in City Hall fell silent as Jamshid Mody, the father of the victim, listed the injuries that doctors said killed Navroz four days after he was unmercifully beaten by four teen-agers in Hoboken on Sept. 27.

"I can't understand how any human being can treat another human being like this," he said, breaking into tears. Crimmins said the four teens arrested in connection with the death are being held in the Hudson County Youth House, but an announcement is expected from the county Prosecutor's Office saying the youths will be charged as adults.

Leaders of the newly formed United Indian-American Association of Hudson County told Hoboken officials the county's delinquent teens and young adults are primarily to blame for the violent attacks against Indians.

They said officials and police in Hoboken and Jersey City haven't been doing enough to keep groups of youths from congregating on city street corners and harassing passersby.

"The whole Indian community is shocked and surprised that these attacks are taking place against our community," said Pilar V. Prabhu, a Jersey City resident and co-chairman of the group.

Dr. Lalitha Masson, a physician with practices in Jersey City and Hoboken, said she respected officials' concerns for the teen-agers' rights to assemble, but wondered if property owners didn't have rights, too. Spokesmen for the Indian community suggested a 9 or 10 p.m. curfew for teen-agers.

City officials noted that attempts have been made in the past to impose curfews, but the laws are frequently found in court to be unconstitutional.

Crimmins said the group that attacked Mody was the group thought by police officers to be most associated with violence in the city. He said the

teens that had met along Washington and Hudson streets in the center of the city have been

adequately dispersed in recent weeks by police. Both groups agreed to form

a committee to discuss problems that concern the Asian-Indian community.

Memory ever green, but grave bare



Richard McDuffy points to stumps that are all that are left of two evergreens he planted beside the grave of his grandson in Hoboken Cemetery, North Bergen, eight years ago.

By Patricia Scott

The morning's steady rain had trickled to a quiet grey drizzle that fell on the figure who stood, hands in pockets, alone in Hoboken Cemetery in North Bergen.

A slight breeze occasionally rippled the grass, but the graveyard was silent and dreary.

A serpentine path led to the simple grave of Marc Jason McKenzie, the only grandson of the silent visitor, Richard McDuffy.

A plain cement headstone bears the name of Marc Jason, a five-month-old baby boy who died during the night of March 10, 1979, a victim of crib death.

But Marc Jason, the first-born child of Loretta and Cornell McKenzie, remains beloved and vividly remembered by his family.

Eight years ago, when Marc Jason died, McDuffy, Loretta's father, had an idea. It was an idea that engulfed the Jersey City man.

The retired firefighter

from St. Paul's Avenue decided he would honor the memory of his grandson by planting baby evergreens around the gravesite.

He would care for and love the trees as he had loved his grandson, tending them as they grew into powerful umbrellas watching over and protecting Marc Jason's tiny grave.

McDuffy received permission from former Hoboken Cemetery employees to go ahead with his plan and, in the spring of 1979, went out and bought two evergreen saplings, each standing 27 inches high.

But when McDuffy made a visit to the gravesite this month, his trees were gone. Two ugly stumps jutting out of the dirt are all that remain of McDuffy's monument to his grandson.

"It was like some horrible nightmare for me," he said as he stood in the desolate cemetery, the soft rain falling on his shoulders. "I hoped I was in the wrong place. At first I thought I

See MEMORY — Page 6.

More frequent PATH service good news for straphangers

By Dominick Calicchio

Commuters at Hoboken Terminal yesterday welcomed the news that PATH will be providing more frequent train service to New York beginning Monday.

"I think there'll be more opportunity to get a seat," said Richard Krivanek of Union City, "or at least more standing room."

PATH plans to add 85 new cars and 125 rebuilt cars next week, and another 10 new cars will be running by year's end, said Richard R. Kelly, PATH's vice president and general manager.

"I am confident this will ease the peak hour crush on these critical lines," said Kelly.

Beginning Monday, rush hour trains between Hoboken and World Trade Center will leave every three to six minutes, and between Hoboken

and 33rd Street every six minutes. Off-hour service will also be improved, according to the plan.

"The trains are crowded as it is now," said William Alicea of Jersey City. "You have to stand going over there, you have to stand coming back. They should have done that a couple of years ago."

"I always have to let one go and take the next one because when I get there it's usually too full and I have to wait a half hour for the next one."

Claudia Clavero of Union City said the improved service is a "good idea," but should be expanded to include service in the earlier hours of the morning.

"I get here at 6 a.m.," she said, "and the train doesn't go until 6:22 a.m. The wait from one to the other is too much."

Roland Barral of Hoboken, an attorney for the Internal

Revenue Service, said he wasn't impressed by the PATH announcement, but anticipates an improvement over past service.

"They publicized and 8-to-10 minute wait (on the past schedule)," he said, "when it's actually a 20-to-25 minute wait. I think three minutes is overly optimistic, but it should be better than it has been."

Melanie Zeitler of Hoboken, an assistant research analyst, said more frequent trains should be a blessing for commuters on tight schedules.

"If you're not there by 8:30 a.m. sometimes it's another 10 minutes until the next train comes. When you're in a hurry 10 minutes is a lot."

She said the longer trains should make rush hour rides more comfortable.

"The trains get very, very

See COMMUTERS — Page 15.

PATH plans to add more cars

Associated Press

HOBOKEN—Rush hour commuters riding the PATH from here to Manhattan will have a shorter wait for trains beginning next week, the Port Authority said yesterday.

The Port Authority of New York and New Jersey said it will have 85 of 95 new cars and 125 of 248 rebuilt cars operating by

tomorrow, allowing trains to depart as quickly as every three minutes.

Another 10 new cars will be running by year's end, according to Richard R. Kelly, PATH's vice president and general manager.

"I am confident this will ease the peak-hour crush on these critical lines," Kelly said this week.

Hoboken line trains running from 7:40 a.m. to 9 a.m. during the morning rush hour and from 4:30 p.m. to 6 p.m. during the evening rush hour will leave the Hoboken Terminal and the World Trade Center every three minutes, the authority said.

Trains between the terminal and 33rd Street run every six minutes during rush hours.

The new schedule will cut one

to two minutes off the wait at platforms, the authority said. It does not affect service between Jersey City-Newark and Manhattan.

The improvements come as PATH ridership continues to increase. In 1986, 57.6 million people traveled the Port Authority Trans-Hudson system, the highest number in the 25 years since the authority began its operation.

Commuters are eager for more PATH trains

Continued from Page 1

crowded in the morning so this would, obviously, diminish the crowds." A man from Union City said any relief is welcome from conditions PATH riders are currently used to. He said trains are so crowded at rush hour, "you don't have anything to hold on to. The crowd holds you up."

"I can't tell you the last time I had a seat in the morning," he said.

Hoboken line trains running from 7:40 a.m. to 9 a.m. in the morning rush hour and 4:30 p.m. to 6 p.m. in the evening

rush hour will depart Hoboken and New York City's World Trade Center every 3 minutes, the port authority says.

Trains between Hoboken and the 33rd street terminal run every six minutes during the rush hours.

The new schedules will cut one to two minutes off the wait at platforms, the Port Authority says.

The improvements come as PATH ridership steadily increases. In 1986, 57.6 million passengers traveled on PATH trains, the highest number in the 25 years the Port Authority has operated the system.

Poll worker indicted for voting too often

By John Petrick

Hoboken Third District poll worker Antoinette Calabrese has been indicted by a Hudson County Grand Jury on charges she voted more than once in each of six separate elections by using different names.

Though the indictment was handed up last Wednesday, it was sealed until yesterday. Calabrese, who was arrested July 28 on voter fraud

charges, allegedly voted twice in six elections from November 1984 through this past June.

Three of those elections were the school board race in April, the City Council election in May and the June runoff for City Council.

The defendant, a lifelong Hoboken resident, is free in \$5,000 bail.

She is charged with fraudulent voting, false voting, false

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Poll worker indicted

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swearing and a related charge for knowingly swearing to false statements before investigators looking into the case, according to County Prosecutor Paul DePascale.

"Voting is not a sport," the prosecutor said. "This is a very serious erosion of the right to vote in this county."

Calabrese allegedly cast two ballots by using her maiden name, Roselli, when voting in the morning and her married name in the afternoon.

OBSERVER HIGHWAY

Deadline set for proposals

By CHRISTOPHER AVE

HOBOKEN—Developers have 90 days to submit proposals for a 450-unit housing development to be built on Observer Highway, the City Council decided in a special meeting last night.

The council action came a day after it passed guidelines for the long-planned development. Last night's vote, during which a request for proposals was passed, was necessary to initiate the bidding process among developers interested in the project.

Under the guidelines, passed in the form of a redevelopment plan drafted by the city's Community Development Agency, a developer would purchase from the city three lots on Observer Highway between Bloomfield Street and Willow Avenue. The cost of the lots is set at \$4.7 million. The developer would be required to provide at least 23 units of low-income housing and at least 92 units of middle-income housing.

The developer cannot exceed 17 stories on the Bloomfield site and 11 stories at the other two locations.

The request for proposals includes features that the council

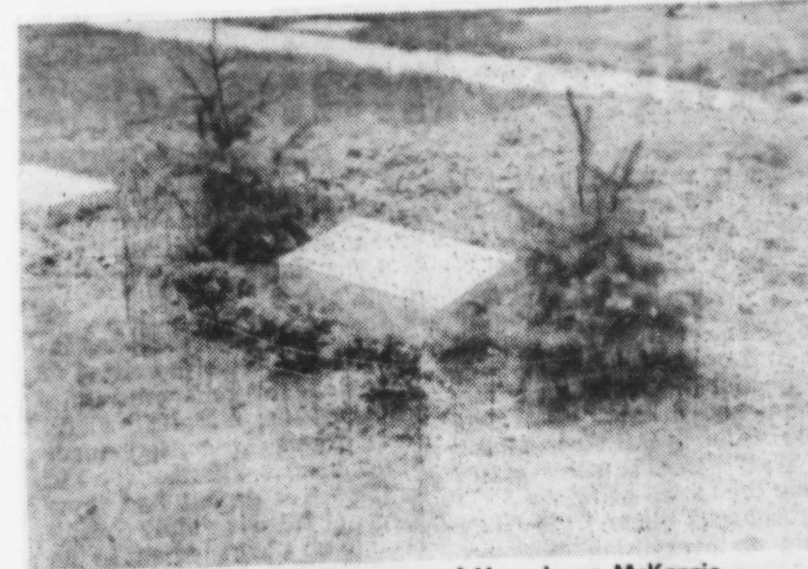
will consider when it chooses the developer. Among the features: a higher-than-minimum number of lower-priced units, at least 40 percent of the low-income units offered as three-bedroom units, more than 26,150 square feet of open space and "imagination and creativity of the design."

The council last night also discussed a plan by Councilman Joseph Della Fave that would have established a point scale to prioritize the list of features. After discussion, however, Della Fave agreed to hold off on his plan until the council receives the bids.

The project has been discussed since July, when the city applied for a \$3 million federal grant. According to the terms of the grant, construction must begin no later than Sept. 1.

That deadline puts pressure on the council to select a developer quickly. Council members said last night that they had agreed to choose the developer within 30 days of the February deadline for proposals.

Joe Barry, a local developer who heads Applied Housing Management Inc., has been a driving force in developing the CDA plan.



Evergreens beside the grave of Marc Jason McKenzie.

Memory ever green

Continued from Page 1

was, I just could not believe they would take my trees away."

The tree-planting had a special significance for McDuffy's family: Marc's parents move from Army base to Army base, and the couple is now residing in Louisiana, far from home. McDuffy routinely sent photos of the grave and its decorations to his daughter.

"I began sending her pictures so they could see I was taking care of it," said McDuffy. "It helped them a little bit to know I was visiting the grave a lot and taking care of their little area."

Through the years, McDuffy visited the plot regularly. On each trip, he trimmed and tended the trees, cut the grass around the plot, planted fresh flowers and carried weeds, litter and brush away in plastic bags.

On holidays and on the baby's birthday, he planted rows of flowers between the trees. During the water shortage in 1984, he carried two-gallon pitchers of water to the site daily to water the saplings.

Through brutally rough winters, he placed a small fence around the trees to protect them from the winds. In summer, he trimmed back the branches. The little saplings grew into six-foot-high trees, standing like sentinels next to the baby's small plot.

When the trees were removed, McDuffy went straight to cemetery workers who told him the trees were torn up because they seemed to be dying. He went to cemetery superintendent Richard Rizzo, who he claims was initially unaware the trees had been removed. McDuffy said Rizzo asked if he had received written permission in 1979 to plant the trees. He hadn't.

"He told me I had no right to plant the trees in the first place," said McDuffy, his eyes misty. "He said if I put more trees in, they'd tear them up."

"Our guidelines prohibit

people from installing permanent plants," said Rizzo. "Other cemeteries don't have these strange problems — this is the only place I know of where people come constantly and want to plant Christmas trees, big trees and rose bushes right on top of graves. We're plagued by it."

Rizzo said plot owners also "won't stop putting glass perpetual candles on graves, even though it's against the rules. When my guys cut the grass they end up cut up to their elbows because the candles break and we have a huge mess. People will not obey rules."

The superintendent said no plot owner is permitted to plant trees. He said his workers tore up McDuffy's trees because one tree was in an area where a man was buried in September and "we didn't want somebody's tree on his grave," said Rizzo. "I took the other tree down because it wasn't a healthy tree. It seemed sick."

Rizzo said McDuffy could be charged for the costs incurred in removing the trees. But cemetery regulations weren't on McDuffy's mind as he looked at the bare plot.

"I just can't get over this whole situation," he said sadly, glancing past his feet to the bleak grave site. "Every time I come here, I see weeds and garbage and wild brush just growing all over the place. They don't fix it, they don't clean it up, it's just always there. But you try to make something beautiful and take care of it, and they do this to you."

He flipped through a stack of faded photos taken of the grave site over the years. Some show the saplings sitting like tiny shrubs by the grave; recent pictures show two huge evergreens shielding the plot from the world. McDuffy shook his head. "I can't take pictures of the way this looks now and send them to my daughter," he said, pointing to the bare dirt and stumps. "This hurts me more than anything else."

City set to boot illegal parkers

By Emily M. Smith

Warning. Those who illegally park in Hoboken are about to get the boot.

Beginning in November, the city Parking Authority will immobilize all cars that violate the city's parking ordinance, Pat Cauffield, director of the Parking Authority, says.

Booting is part of the city's newly adopted residential parking program designed to alleviate the parking frustration of Hoboken inhabitants.

The program went into effect in four test areas Wednesday. Those areas are River Street between Third and Fourth Streets, Hudson Street between 10th and 11th Streets, Washington Street between Ninth and 10th Streets and Bloomfield

Street between 11th and 12th Streets.

Test areas were established to find out how long it takes a city worker on parking patrol to cover the area. The test will help pinpoint the number of people needed to do the job, Cauffield says. They will be expanded to cover the rest of the city as soon as signs can be erected.

Cars without resident stickers that are parked in test areas will get \$25 tickets. In November, when the test areas likely will be expanded to the entire city, drivers who illegally park there will have to pay \$25 more to have the boot removed, Cauffield says.

Non-residents are allowed to park in unmetered spots for four hours. Enforcement is done by noting license plate numbers. Visitor permits are given out to residents. Visitor permits list the address of

the Hoboken resident so visitors can't misuse the permits. Misuse means a \$100 fine, Cauffield says.

Stickers also are given to people who work in the city. Work hours are listed and employees are allowed the four-hour grace period after their work shift ends, Cauffield.

The Parking Authority has the power to enforce parking regulations 24-hours, Monday through Friday, Cauffield says. Boot removal will be available until 10 p.m. only. If the 10 p.m. deadline is missed, drivers must wait until 8:30 a.m. the following day. Cauffield says provision probably will be made for boot removal on Saturday mornings to avoid immobilizing cars for a weekend.

A card will be placed on booted cars listing a number to call for removal.