

# Hoboken housing program periled by loans cutback

By Randolph Diamond

Hoboken housing officials are concerned that a federally-funded housing program, which has financed the rehabilitation of dozens of Hoboken tenement houses in the last 10 years, could come to a virtual halt due to action by the Reagan administration and the high bonding market's interest rates.

Sal Santaniello, Hoboken's Housing and Neighborhood Development coordinator, said today the Reagan administration has taken away the primary method of financing for such projects by eliminating the Ginny Mae loan program. Under the program, developers were able to get low cost mortgages — currently at 7½ percent — with the government making up the difference between the subsidized rate and the actual cost of the mortgage.

Santaniello said now developers have to obtain their own mortgages at the going rate, which is currently fluctuating between 11 and 11.5 percent.

"It still might be profitable for a developer to make a go of a project at 11 and 11½ percent interest rate," said Santaniello. "But if the interest rate goes to 12 percent forget it."

Santaniello's assistant, Peter Guarino, said rehabilitation of 300 apartment units could be affected.

Hoboken has received 300 Section 8 subsidies from the Department of Housing and Urban Development to be used over the next three years. The subsidies allow

a developer to charge market rents for his apartment, but a tenant only has to pay 25 percent of his income for rent. The government makes up the difference.

The Section 8 subsidies have been used in conjunction with rehabilitation of all the other federally-funded buildings projects in Hoboken.

Santaniello said while word from Washington is that Reagan may end the Section 8 subsidy program entirely by 1983, he cannot take away the subsidies already awarded to Hoboken.

But Santaniello noted that wouldn't matter much if developers can't get financing for their projects that still allows them to make a profit.

Regardless of what happens, however, Santaniello notes that Reagan's policies will affect neither the rehabilitation of tenement houses on Washington Street and Bloomfield Street near City Hall nor another project that is scheduled to start soon on Willow Avenue between First and Third streets. Both projects are being done by Hoboken's Applied Housing Associates, the giant rehabilitation firm that has already rehabilitated over 1,000 Hoboken apartment units.

Santaniello notes there is still a green light for another Applied project at 1300 to 1312 Washington St., even though the Ginny Mae financing will not be able to be obtained for that project.

# Estimate board approves budget; Council OK needed

The Hoboken Board of School Estimate last night approved the school budget prepared by the Board of Education without making or recommending any changes.

Because the portion of the budget to be raised by local taxes exceeds 1.5 percent of the city's assessed value, the budget must await final approval by the City Council.

The total budget of \$20.5 million

will require some \$4.8 million to be raised from local taxes. This is a \$671,120 or 16 percent increase over the amount raised last year by local taxes. It also represents a \$2.7 million or 15 percent increase over last year's total budget.

The board of estimate meeting began with the formation of the board by certificates from the City Council appointing Councilwoman Helen

Macri and Councilman Sal Cemelli, and a certificate from the school board appointing Robert Wendelken and John Pope. Mayor Steve Cappiello was elected president of the board of estimate.

Local taxes will provide nearly 23.5 percent of the budgeted monies. Anticipated state aid accounts for 62.7 percent, while federal funds and miscellaneous monies account for 6.8 percent apiece of the budget.

# No ban on rent boosts seen

It appears now that when the City Council revises Hoboken's rent leveling ordinance there won't be any provision for a 13-month ban on hardship rent increases.

Councilman Robert Ranieri said today the law department has determined that such a ban would be unconstitutional because it would deprive a landlord of his right to make

a reasonable profit on his investment.

Ranieri said a study by the law department's attorneys has shown that in other communities where a similar restriction has been enacted the courts have struck it down.

While Ranieri said he had been in favor of the ban he added it doesn't look like it would serve any purpose to enact it.

Ranieri, City Council president Walter Cramer and other councilmen are expected to meet next week in closed session to firm up revisions they want in the rent leveling law.

Meanwhile, a resolution asking the City Council to appoint West New York attorney Barry Sarkisian as a counsel to the city's rent leveling board will be before the councilmen tonight at their meeting at 7 in City Hall.

The surprise resolution was ordered on the agenda by Mayor Steve Cappiello without any advance notice. Cappiello said he took such fast action because the rent leveling board needs an attorney immediately to advise it on the numerous hardship rent increases cases coming before the panel.

Sarkisian would be paid \$75 an hour.

The council had been divided about the hiring of the lawyer consultant with some members favoring that and others favoring the hiring of a referee who would act as a hearing examiner on hardship rent cases. However, Cappiello is believed to have convinced the majority of council members to vote in favor of the attorney consultant.

Members of the newly-formed Hoboken tenants' union were unavailable for comment on not having the 13-month ban on hardship increases in the revised rent leveling ordinance.

City Council members as well as tenants in the city have charged that landlords have put low down payments on buildings on purpose and then have large mortgages to assume in order to qualify for a hardship rent increase.

# School arsonist strikes again in Hoboken

By Randolph Diamond

A third suspicious fire occurred yesterday in a Hoboken school — this time just a few feet away from where the second fire started in the Demarest School.

Yesterday's fire, which started at 11:34 a.m., started when someone lit a match to a curtain in the school's second floor auditorium, damaging the curtain as well as a door leading to the auditorium, fire officials say.

"It's definitely arson," said Hoboken Public Safety Director Carmine Gullo. "We believe all three fires that have occurred are related and have been set by a school child who has a grudge against the school system in some way."

Gullo said detectives do have some leads but he declined to say if they have a suspect in mind.

"They have been talking to a lot of people and they have developed some leads," said Gullo. "That's all I can really say at this time."

Gullo said yesterday's fire, which was discovered by a teacher, was put out within 20 minutes.

He said the auditorium is just a few feet from the second floor supply room where a fire occurred Tuesday morning.

The first fire occurred on Monday afternoon and damaged a second-floor supply room in Hoboken's Brandt School.

Gullo said police and fire inspectors are working around the clock to solve the case.

"We want to catch this kid before one of these fires gets out of hand and a tragedy happens," he said.

# HUD says Hoboken can expand 4th Ward housing program

By Randolph Diamond

The U.S. Department of Housing and Urban Development has approved an application by Hoboken to expand its Neighborhood Strategy Area program in a section of the Fourth Ward which is expected to pave the way for some major rehabilitation projects in the area.

HUD has also agreed to allow Hoboken to use 100 Section 8 subsidies that would have gone to tenants who will live in the tenement houses rehabilitated under the NSA program for the construction of new housing.

All together, 90 Section 8 subsidies will be available for rehabilitated housing and 100 subsidies for new housing in any part of the NSA area, which now includes the expanded Fourth Ward section, according to Sal Santaniello, Hoboken's Housing and Neighborhood Development director.

The subsidies allow a developer to charge market rents for his rehabilitated or new apartments, with the tenant paying 25 percent of his income toward rent and the government paying the rest.

The newly-expanded area of the NSA program consists of the area between Newark and Second streets and Willow Avenue and Jefferson Street.

Already, Santaniello said, he has inquiries from developers who want to build or rehabilitate housing in that area. While Santaniello would not disclose the developers' names, informed sources say Hoboken's giant rehabilitation firm, Applied Housing Associates, is interested.

The Presidential Development Co. of Syracuse, N.Y. has been negotiating with the Hoboken Housing Authority since September to build a 54-unit garden apartment complex on housing authority land bounded by Grand, Second, Newark and Jefferson streets.

Santaniello asked HUD for the expansion of the NSA and the conversion of some of the subsidies because there is practically no housing left to rehabilitate in the pre-expansion NSA area. That area roughly goes from Newark to 14th streets and from Clinton Avenue to Washington Street.

Santaniello said the whole Hoboken renaissance has caused a number of developers to rehabilitate housing using entirely their own funds and thus limiting the number of units that could be rehabilitated in the NSA area.

See REHABILITATION — Page 12.

# Ranieri wants Sunday liquor sales banned

Councilman Robert Ranieri plans to introduce legislation to bar the Sunday sales of packaged alcoholic beverages in Hoboken.

Ranieri's action comes after state Alcoholic Beverage Control Director Joseph Lerner issued a new regulation allowing stores in communities throughout the state to sell alcoholic beverages on Sunday.

The new regulation is expected to be approved by a joint legislative committee shortly and then it will go into law. However, local municipalities would be able to pass local laws barring the sale of the alcoholic beverages on Sunday.

Ranieri says the Sunday sales would only increase the number of derelicts on the street.

"You can see derelicts drinking on our streets six nights of the week," said Ranieri. "We don't need that on Sunday too."

In addition Ranieri said the local liquor stores in the city would be "forced" to stay open on Sunday if the new regulations went into effect.

"The big supermarkets which are owned by people living outside of Hoboken are already open on Sunday and they would profit even more by selling alcohol on Sunday," he said. "The local liquor owner would be forced to stay open to compete."

Ranieri said he feels anyone who really wants alcohol on Sunday can buy it any other day of the week and stock up or go to a local bar for a drink.

# Trustees dining out in Hoboken — on taxpayers

After school board meetings in Hoboken, some trustees have dined at Leo's Restaurant in the city at the taxpayers' expense.

According to vouchers examined by The Jersey Journal, five board members ate together at Leo's on four separate occasions in January and February after board meetings. The total cost for all the meals was \$167.37.

Trustee James Farina, who signed the vouchers for the meals, said that in addition to himself trustees John Pope, Otto Hottendorf and James Monaco and board president Robert Wendelken were present.

In addition, at another meal this Tuesday night after the board meeting said trustee Steve Block was present. The tab for that meal was \$40, according to Farina.

Farina said he saw nothing wrong with the board eating at the taxpayers' expense.

"For all the hours we put in for free we deserve a little compensation," he said. "The board meetings often go on for four or five hours and we get hungry afterwards."

Farina claimed that any liquor consumed at the meals was paid for by the board members themselves.

# Rent law ruling to split council running mates

By CHUCK SUTTON  
Staff Writer

HOBOKEN—Two running mates in the upcoming council election are expected to divide sharply over the final version of the city's controversial rent leveling ordinance in a closed session today.

The meeting is expected to pit Councilman Robert Ranieri against Councilman Thomas Kennedy, who are divided over whether the council should adopt a 13-month moratorium on hardship rent increase applications from landlords.

Robert Ranieri stated yesterday that he believes such an ordinance would be unconstitutional. Thomas Kennedy contends that the city should adopt the ordinance, and place the burden of proving that such an ordinance is unconstitutional on the landlords. Both are running for re-election on Mayor Steve Cappiello's ticket.

The proposed moratorium would prevent a landlord

the mortgages as an excuse to double and triple rents. The group said in the council meeting last week that some rents have risen from \$200 a month to \$600 a month.

"I feel real strong about it (the 13-month moratorium)," Councilman Kennedy said. "Part of my argument is these landlords know if they can afford to pay the mortgages before they bought the property. With the moratorium, we won't have so many poor people forced out of Hoboken by high rents."

However, he admits that this may not be the opinion of the council.

from raising the rent above the allowable 7-percent increase.

The Hoboken Tenants' Union, part of an organization known as "Por La Gente," has asked for the passage of the moratorium to protect tenants.

The tenants' union charged that landlords are buying buildings with a low down payment and high mortgage

rates, with the intention of using the hardship of paying. Ranieri agrees there is a problem with the hardship applications, but wants a more conservative approach to the problem.

# Rent leveling change delayed once again

The revision of Hoboken's rent leveling ordinance has been delayed again because council members can't agree on the changes.

Councilman Robert Ranieri said today a new ordinance now wouldn't be approved until the end of April.

The council had expected to introduce the ordinance at this Monday's city council caucus. But Ranieri said council members will have to hold another work session next week to firm up revisions since they weren't able to agree on the changes at a closed council meeting Wednesday night.

Council meetings are held every two weeks which would make April 15 the first meeting at which the revised ordinance could be introduced. Since a public hearing must be held and an

ordinance must be read a second and third time, it couldn't be passed until April 29.

The disagreements on revising the rent leveling ordinance center on whether to enact a 13-month ban on hardship rent applications. Ranieri says such a ban is illegal but Councilman Thomas Kennedy and Council President Walter Cramer say it's not.

Ranieri has also determined it is illegal but city lawyers say they have made no determination.

The revision of the ordinance was scheduled to stop some of the skyrocketing rents that have been occurring throughout the city. In many cases they were due to hardship rent increases approved by the rent leveling board.

Hoboken Building Inspector Alfred Arrezo

announced today a crackdown on homeowners and contractors who are doing renovation work on houses without obtaining the proper permits.

Arrezo said he and other city sub-code inspectors will be going through Hoboken looking for work that is being done illegally and

will give out summonses.

"All interior or exterior renovation work cannot be done without a permit," said Arrezo.

The building inspector said he has already stopped 10 renovation jobs that were being done illegally.

He estimated there are at least 45 house renovation jobs going on in the city.

# New water program planned in Hoboken

By CHUCK SUTTON  
Staff Writer

HOBOKEN—The director of public works announced yesterday that the water division has embarked on a new program that will include door-to-door checks for faulty water meters, replacing broken meters, rectifying costly service leaks and improving its billing procedure.

These efforts follow a Hudson County Grand Jury presentation last week that criticized the water department for being "inefficient" to the cost of \$636,000 annually to local taxpayers.

A report commissioned by the City Council and Mayor Steve Cappiello through the Storch Engineering firm in 1979 pointed out similar findings.

Andrew Amato, director of public works, said the new program had little to do with the recent grand jury probe into the operation and management of the water utility.

Instead, he asserts, it took time to get the necessary equipment and to come up with a program.

He showed reports that listed 24 service leaks and the closing of ten water pipe taps which are expected to help stop the drain on the water supply.

He also talked about plans to seal all meters which would prevent tampering — and a plan which would prevent tampering — and a plan which would prevent tampering.

to maintain an updated water check on industrial users.

However, Councilman Robert Ranieri charged the program with being a little too late. Ranieri, chairman of the City Council's Committee on Water and Sewage, said the only real course of action will be the revamping of the water department.

"We've had home owners who have been paying \$100 a month on their water bills and \$50 of it is going to bureaucratic inefficiency," Ranieri said.

Ranieri said he is in favor of a reorganization plan making the water department a separate department under the Mayor's office with a supervisor conducting the day-to-day affairs of the department.

"A shake-up is really an understatement here," Ranieri said. "There is no room for vacillation. We need total new management that will have the responsibility to develop a chain of command that produces effective organization."

Ranieri pointed out that that his remarks are in no way a condemnation of Amato. Ranieri said that Amato inherited the utility's problems and they grew worse with time.

As to the possibility of any criminal charges against the employees in that department, Ranieri said he would prefer to leave that area which would prevent tampering — and a plan which would prevent tampering.

Continued from Page 12

In addition, he said, the near-zero vacancy rate in Hoboken has made it almost impossible to relocate tenants who live in buildings that could be rehabilitated.

three-and-four-bedroom units. Santaniello said the new units could house tenants who have been displaced in other city rehabilitation projects as well as any other projects in the Fourth Ward.

Santaniello said all applications for either the new construction or rehabilitation of buildings in any part of the NSA area must be received between April 1 and May 1.





Photo by Bill Rayer

**HOBOKEN MAYOR STEVE** Cappiello talks with the fifth grade class of the city's Our Lady of Grace School here, it was the foremost place on their minds when they had to choose a letter-writing project.

## Pupils to Reagan: Aid Atlanta

By CHUCK SUTTON  
Staff Writer

**HOBOKEN**—Atlanta is a long way from Hoboken. But to the fifth grade class at Our Lady of Grace School here, it was the foremost place on their minds when they had to choose a letter-writing project.

The youngsters decided to write letters to President Ronald W. Reagan to ask him for more help in solving the mystery of the murdered children of the Atlanta area.

"It will help them a lot to know we're thinking about them (the children of Atlanta). It'll give them more confidence," explained 10-year-old Marc Burkhardt.

Fifth grade teacher David Debevoise and his fellow educator, Sister Joan Anne, were teaching the youngsters letter composition and the pupils decided they wanted a letter-writing project.

At the same time, the Atlanta tragedy was very

much on their minds. Debevoise said the class had been talking about the children of Atlanta and how they must feel with all the killings taking place. After all, "they're just children like us," they reasoned.

Nick Velez, 11, said yesterday while the class stood around Mayor Steve Cappiello: "When you're young and you're frightened, it helps a lot when you know you've got other people behind you."

So, the fifth graders "got behind" the children of Atlanta with 40 letters to the president. To add a little something extra to their letters, they wrapped them in a green bow (the color symbolizing the tragedy in Atlanta) and marched up Washington Street to City Hall and the mayor's office.

Cappiello accepted the letters, which will be sent out by his office, and congratulated the class for its efforts on behalf of Atlanta's children. "It's going to help stimulate officials, so that this sick person(s) can be apprehended," Cappiello said.

## Reacting to jury, Hoboken may hire water manager

By Robert Larkins,  
Randolph Diamond and Tom Golodis

Hoboken may be on the verge of hiring a professional manager to run its water system while Jersey City may soon undertake a study of its system following a presentation by a Hudson County grand jury that found the two cities may be losing more than half of their water.

The grand jury presentation on Friday concerned the Hoboken water system and only briefly dealt with the Jersey City system, which supplies Hoboken.

It was based almost entirely on a study of Hoboken's water system by Storch Associates, a con-

sulting firm of Florham Park. The city had commissioned the report at the cost of \$25,000.

The Storch report, which came out last May, concluded the city's water division was in total disarray. It said, among other things, that leaks were rampant through the system's main and service lines; water meters selected at random did not work; there was no water meter inspection program; many of Hoboken's large water users such as industry and schools did not have water meters; and that surveillances showed meter readers were not on their pre-designated routes reading meters but entries were still made, indicating meters had been read.

See TWO CITIES — Page 18.



**SCIENCE HONORS** — Seventh grader Dale Rampersad of Brandt School, Hoboken, receives a Leroy lettering set from JoAnn Delaney, vice president of the North Bergen Board of Education, presented on behalf of the Keuffel and Esser Co., Tebororo, for his outstanding electronics project at the Hudson County Science Fair in North Bergen High School.

## Hoboken to enforce state water-rationing directive

Hoboken has finally decided to enforce the governor's water rationing directive which mandates surcharges for residents who use more than the 50 gallons of water limit per person imposed under the rationing order.

Hoboken's action comes after a direct order from state officials that the city should start following the law.

Roy Haack, public works official says a five-man team will should finish up today

reading the meters of all houses and industries in the area that runs from Hudson to Clinton streets and from 11th to 14th streets.

Then, in five days, the meter readers will go back and take the measurements again to see if everyone is complying with the law, Haack said.

At the same time, he said, a separate team will be surveying how many people are in each house in the area in order to determine the proper water usage allowed.

But what about tenement houses where more water is being used than normal but it is impossible to determine who is violating the governor's order? "It's going to be up to the landlords to find out if he wants to avoid the surcharge," said Haack.

## Stevens appeal prompts Hoboken to review taxes

By James Kopchans

Angered that the city will have to refund \$17,333 in taxes to the Stevens Institute of Technology, the Hoboken Council is calling for a total review of the school's property to determine how much of it is officially tax-exempt.

The review is expected to go beyond Stevens and include a full study of all tax-exempt private institutions in the city.

Council members called for the review at last night's caucus meeting at City Hall. In other business, the council decided to request a meeting with Mayor Steve Cappiello and Port Authority officials to discuss proposed plans for multi-million Development of the Port Authority pier.

Council president Walter Cramer appointed members Anthony Romano, Robert Ranieri, and Nunzio Malfetti to a committee to review the Stevens' property.

The committee is to contact city tax officials to find out just why the city has to refund the taxes as well as the amount and assessed-value of land the college owns that is tax-exempt.

The \$17,333 the city will have to refund includes three years of assessed taxes the college has been charged on property it owns at 901-903 Hudson Street.

According to city business administrator Edward Chius, the amount was determined by the state

tax court on an appeal by the college. The building, which houses several of college's administrators and faculty, had been ruled tax-exempt by the court because it is used for education purposes, according to a city source.

Cramer singled Stevens out from a list of \$22,491 in tax refunds the city will vote on paying at its Wednesday meeting. When the discussion among the members turned to other institutions such as St. Mary Hospital and several churches, Cramer agreed that the review should look into other institutions to be checked.

"This is money the city needs," Romano said after the meeting. According to Ranieri, almost half the city's property falls under tax-exempt status.

Concerning the PA piers, Ranieri requested that the council receive more information about the proposed redevelopment.

"This plan has been talked about for months," Ranieri said, "and still no one on this council knows any details about it."

After the meeting, the council held a closed conference to resolve differences over proposed amendments to the city's rent leveling control ordinances.

Cramer said the most serious difference concerns the length of moratorium on new homeowners as to when they may place their mortgage payments on a hardship rent increase.

## DeLanzo only opposition to Cappiello

By Randolph Diamond

Hoboken Mayor Steve Cappiello and his three at-large council running mates, incumbents Robert Ranieri and Thomas Kennedy and newcomer Helen Lacri, who is filling out the unexpired term of Bernard Scrivani, appear to be running without major opposition in the May 12 municipal election.

By 4 p.m. yesterday, the filing deadline for the election, the only slate to enter the race other than Cappiello's was one headed by Michael DeLanzo for mayor with Grace Scutellaro, Sylvia Matos and Walter Syracuse for council.

DeLanzo has run in a number of municipal elections without ever gathering a significant amount of votes. His three running mates, as well as one independent council candidate who also filed, Daniel Altio, are political unknowns.

Meanwhile, Cappiello said that most people in Hoboken are pleased with his administration and the Hoboken renaissance that has occurred while he has been in office.

But the mayor modified previous statements that he would give \$50,000 he raised as recent \$125-a-plate fundraiser to charity if he had no major opponents in the May election.

"I have to run some type of campaign," said Cappiello yesterday. "I just can't sit back and let the opposition campaign against me."

The mayor said, however, that he doesn't plan to spend the entire \$50,000 on the campaign and would give any money left over to charity. Cappiello said he had no idea as to how much he would spend.

The mayor said he would go ahead with plans for a \$50 per plate fund-raising luncheon at Hoboken's Madison Hotel in April.

Cappiello said he expects at least 75 people to attend the affair. He said some of that money will go to pay the cost of an Easter party he will hold for Hoboken's senior citizens.

The Madison is owned by Cappiello's nephew, Patty, in partnership with Charles Roberts, a Cappiello supporter who is a member of the Hudson County Vocational-Technical School Board.

DeLanzo, meanwhile, said the

theme of his campaign will be that while Hoboken has been better under the mayor, improvements have not benefited the native Hobokenites but instead New Yorkers who have moved to the city.

"Numerous senior citizens have been displaced because of the Hoboken renaissance," said DeLanzo. "The rents are going sky high. The mayor hasn't helped the native Hobokenites."

The mayor said he will emphasize the development of the waterfront for commercial, residential and recreational uses during his campaign as well as the need to renovate housing in the city's Fourth Ward.

DeLanzo admitted he and his running mates were "ong shots" but said, "We just can't roll over and play dead. Someone has to campaign against what this administration has done to the city."

Sixth Ward Councilman Nunzio Malfetti, who had been eyeing a campaign against Cappiello, would not comment on why he decided not to run. But informed sources say Malfetti felt he did not have enough political strength outside the Sixth Ward to mount an effective campaign against the mayor.

Fifth Ward Councilman E. Norman Wilson Jr., who two months ago announced he would run for mayor, is still confined to St. Mary Hospital where he is being treated for a condition in which an excess of fluid had developed in his back. Wilson was not available for comment today.

Wilson's aides, however, say the councilman wanted to run but determined his health was not good enough to do so.

The speculation in Hoboken City Hall yesterday was that Cappiello would not finish out his third term, after he was reelected, and would step down to take a county or state job. He already is a freeholder.

But all the mayor would say about that was, "I just want to live through my next term."

The 56-year-old mayor did say he expects his third term to be his last. He also said he expects to interest a number of younger Hoboken citizens in politics so that Hoboken will have effective leaders ready to take over when he leaves.

## Tenants ask freeze on rent hikes

By CHUCK SUTTON  
Staff Writer

**HOBOKEN**—Tenant groups urged the City Council last night to impose a 15-month moratorium on applications for hardship rent increases.

Meanwhile, city officials denied reports that the law department had ruled the proposed ordinance unconstitutional.

Sister Noberta, spokeswoman for the Hoboken Tenants Union, charged that landlords have been buying multiple-dwelling houses with low down payments and incurring high mortgages in order to double and triple their rents under hardship applications.

The result, she charged, is the closing out of the elderly, poor and minorities from the city's housing market.

The tenants group, a subdivision of an organization known as "Por La Gente" marched to the council chambers where they chanted, "City Hall, lower our rents."

One elderly man said that when he looked for a three-room apartment, most of the ones real estate brokers showed him ranged from \$425 to \$540 a month.

"Those are prices that are attracting people from New York but running out the people who built Hoboken," said the resident, who declined to divulge his name.

The council voted to hire an attorney, Barry Serkisian of West New York, to advise the rent leveling board on granting hardship increases.

Councilman Nunzio Malfetti said he had been working for the last four months to convince his fellow council members that they also need investigators to determine whether hardship applications are justified.

Council President Walter Cramer assured residents that the council was still drawing up a rent leveling ordinance and had received no ruling on it from the law department yet.

## Fourth Ward plan cited

Hoboken Mayor Steve Cappiello says if he is elected to another four-year term in May he will make one of the top priorities of his administration the redevelopment of the city's Fourth Ward.

The mayor said he will initiate a program to demolish and condemn the numerous rundown and empty buildings in the ward and replace them with one and two-family and garden apartment-type homes.

Cappiello said he would try to interest a major developer in building in the Fourth Ward.

The Fourth Ward, otherwise known as the southwestern section of the city, is considered Hoboken's most dilapidated area.

Cappiello said some residents of the area would probably have to be displaced by the redevelopment program, but overall, he said it would be for the good of the area.

## Concerned

As Hoboken continues to struggle with revision of its rent leveling laws, it should pay attention to the public concern that was demonstrated the other night when tenants joined in a protest march to city hall.

The tenants are concerned that there are too many pro-landlord rent guidelines. They want some pro-tenant provisions as well.

Their contentions deserve careful consideration.

And, while someone is considering imbalances, take a look at the rules that limit rent increases to 7.5 percent when an apartment is vacated and re-rented.

If that rule is violated, the only action is to roll back the rent increase to the legal limit. But the landlord or realty agent who illegally increased the rent is not punished, which means he or she will probably try the same sleazy deal again knowing there will be no punishment even if the illegality is detected. That's not right.

## Council will act on park

The Hoboken Council is expected to adopt specifications tonight for the construction of a municipal recreation and parking area as part of Municipal Square Park on Observer Highway. The second round of bids on the project will be accepted April 15.

A previous set of bids came in too high, city officials said, and rest rooms and a pavilion area have been eliminated from the new plans, which still call for a hockey rink, basketball court, park area and space for 80 cars.

In other action, the council will consider appointing West New York Attorney Barry Serkisian as counsel to the city's rent leveling board, which has asked several times for a permanent legal counsel.

For the second month in a row, water consumption has been reduced by about 25 percent, according to Councilman Robert Ranieri, who asked the water department at last night's caucus meeting to provide him with figures that would show whether the reduction was due only to

reduced consumption by Hoboken residents or increased efficiency in delivering the water. He said Hoboken usually loses about 40 percent of the water it purchases from Jersey City.



# Maritime-rail museum in Hoboken nearer



William Miller stands on the Hoboken docks near the Erie-Lackawanna terminal where he plans to open up a museum devoted to the 20th century history of the maritime and rail industry.

By Randolph Diamond 3/21/81  
State Department of Transportation officials are expected to approve shortly a proposal to open a museum devoted to the 20th-century history of the maritime and rail industry related to the Port of New Jersey and New York in a now unused space on the second floor of Hoboken's Erie-Lackawanna train terminal.

Planning for the museum, "The Hoboken Waterfront Center," as it is officially called, has been under way for over a year by a group of 14 specialists in the history of the maritime and railroad industries. The group is headed by Hoboken native and now Jersey City resident William Miller who heads the Harbor Festival Foundation in Manhattan and is considered an authority on the history of the great ocean liners.

The 32-year-old Miller met with DOT officials in Trenton last week to formally present the waterfront center proposal and request the vacant space.

Al Meyer, a DOT planner who was present at the meeting, said the DOT is enthusiastic about the proposal and hopes to enter into an agreement with Miller and his associates for the museum to occupy

the space in the train terminal in the near future.

Meyer could not give a target date for approval, but is hoping the waterfront center can open by fall.

Miller said the waterfront center would be run on a non-profit basis and he would try to obtain private and corporate funds to run it. He said it would be affiliated with the Hudson River Maritime Center in Kingston, N.Y. Arthur G. Adams, the president of that maritime center, has agreed to serve as an advisor to the Hoboken center, Miller said.

The space where the waterfront museum would be housed in the train station's second floor north corridor is about the size of a football field. However, Miller said the waterfront center would open in phases — its first exhibits probably occupying only a fraction of the space.

"We would open small at first and gradually expand as we raised more funds," he said.

Miller said the waterfront center would house exhibits and displays of four distinct types: the great ocean liners, the ferries, harborcraft and the railroads. He said there would be permanent exhibits as well as revolving types that change approximately on a quarterly basis.

"Our purpose is to record and perpetuate the history of our 20th-century port," said Miller. "The train terminal location for what we want to do is ideal. It's a location of continuous commerce, excellent access to New York City, a historical site in its own right and it can all be part of the great Hoboken renaissance and waterfront renewal projections."

Miller said the waterfront center would not just be a museum of the past but would also offer lectures and demonstrations.

"Several well-known lecturers (on the subject of ships, the harbor, Hoboken etc.) have expressed interest and would offer their services," he said. The demonstrations could be of the Saturday afternoon type — such as marine painting and sketching, and model building. Furthermore, Miller said the center would be used as a catalyst-base of operations of local and waterfront walking tours, outdoor performances, rail buff excursions and occasional boat rides.

## Tenants' group plans protest over Hoboken rent revision

By Randolph Diamond

The Hoboken Tenants Union will form a candlelight procession tomorrow night at 5:45 at Wallace School and march downtown to the City Hall to let the City Council know its members want their voices heard on the revision of Hoboken's rent leveling ordinance.

A representative of the tenants' union, Sister Norberta of St. Joseph's Church, said the association wants to make sure council members are aware of the tenants' views.

The association is calling for a 13-month ban on all new hardship rent applications, the hiring of an attorney to advise the rent leveling board on hardship applications and strict enforcement of a current provision which calls for landlords to register any increases with the rent leveling board.

Council members met in closed session last week and plan another meeting this week to firm up revisions they want in the ordinance.

Council members would not officially comment on the meetings.

But informed sources say the council is supporting the 13-month ban on hardship applications and is leaning toward the hiring of a lawyer consultant.

Sister Norberta said the tenants' union is also upset over the long time it has taken council members to revise the ordinance. Members of the City Council first started work on it four months ago.

Members of the City Council are expected to formally introduce the revised ordinance at their March 30 meeting.

Council members became interested in revising the ordinance after numerous reports of rents being doubled and tripled — caused in many cases by landlords filing hardship applications.

Members of the tenants' union as well as some council members have charged that new landlords have been buying buildings and making low downpayments in order to qualify for a hardship rent increase.

## Waste, inefficiency lashed

# Hoboken hit on water

JERSEY CITY—Millions of gallons of water and about \$836,000 in water revenues are lost in Hoboken every year because of leaky pipes, faulty water meters, and poor meter reading and billing practices, according to a Hudson County grand jury presentment released yesterday.

See WATER, Page 7

## WATER

By CAMILLE KENNY  
Staff Writer

Continued from Page 1

The presentment, which was highly critical of the city's water utility, calling it "inefficient," concurred with a study made by Storch Engineers two years ago and included numerous recommendations to improve the utility.

Although the information in the presentment raised the possibility of criminal conduct among water utility employees, no indictments accompanied it. For example, according to the presentment, testimony before the grand jury revealed that the water meter field repair crew worked only two of four possible work hours on one monitored morning, and "has no proper supervision or work plan."

Other unannounced surveillances revealed that water meter readers were not on their designated routes reading meters, but entries nevertheless were made on the consumers' meter cards indicating that readings had been made on those days, according to the presentment. One meter reader was seen leaving an apartment with beach equipment and driving his car out of the city, according to testimony heard by the grand jury.

First Assistant Prosecutor James Flynn, consistent with the policy of his office, refused to comment on whether the investigation is continuing. Asked if he believed there is evidence of possibly criminal conduct in the presentment, he said, "The grand jury apparently determined to go forward with the presentment."

The presentment also briefly mentioned that Jersey City, from which Hoboken buys its water, may have a similar water loss. As an example, it cited a period from October to December last year in which the city's billing records fail to account for about "50 percent of the water reportedly pumped into the system from the Boonton Reservoir."

The grand jury recommended that Jersey City have an independent survey conducted to look into the problem.

William Goble, director of engineering for Jersey City, said, "We don't have a water loss to that extent — certainly not to my knowledge." He added that the problem may be in the billing or in faulty meters. Richard Schmitt, director of water billing, could not be reached to comment late yesterday afternoon.

Hoboken Mayor Steve Cappelletto, who testified before the grand jury, said, "I don't agree with the presentment completely, but nonetheless we will pursue vigorously any of the recommendations."

He said he did not know about utility workers allegedly not performing their jobs. Charles Florio, supervisor of the meter readers, was not at work yesterday, a caller to his office was told.

Councilman Robert Ranieri, who was instrumental in having the Storch survey made, hailed the presentment as a "vindication" of his efforts during the past years to reshape the utility.

He said Storch is now writing a job description for a supervisor of water-one of the recommendations in the presentment. He said both the Storch report and the presentment "bear out evidence of criminal conduct."

The presentment said many large water consumers, such as schools, apartment buildings, and commercial users, have either no water meters or ones that don't work. This necessitates estimated billing, which the presentment said shows "a pattern of gross underestimation" resulting in the probable loss of 1 billion gallons of water annually, or \$836,000 in lost revenue to the city.

An analysis of the billing and collection procedures

showed that 30 percent of the money owed to the utility by users is due from less than 4 percent of the users. It concluded that the utility is "not aggressively pursuing delinquent accounts of large-volume users," requiring the small user, such as one-family homeowners, "to subsidize a small number of high-volume users."

Dorothy Walters, supervisor of billing and collections, said she does not know how much is owed the utility, and won't until the end of this quarter on March 31. She would not name the debtors, but said, "we know who they are."

She said large industrial users, such as Maxwell House and Bethlehem Steel, are prompt payers, and delinquents are usually absentee landlords of tenements.

She said the presentment's recommendation to take more aggressive measures to collect bills, including turning off water of non-residential customers, would therefore be inappropriate.

In addition, the grand jury found:

• There is no plan for regular inspection of the main meter, meter vault, or meter station which measure the amount of water bought from Jersey City, despite the loss of about 50 percent of the amount bought. It

recommended monthly inspections.

• Leaks in main pipes account for the loss of about 50 million gallons a year, and there is no periodic leak detection survey by the utility nor any program to repair or replace leaky pipes.

• Leaks in service pipes, which carry water to consumers, cause an estimated loss of 60 million gallons each year. It said the consumer is responsible for repairing the leaks, but the utility takes no action to see that they are corrected. The grand jury heard of leaks reported and on file for over a year without being corrected.

• Water meters selected at random for testing showed a "high incidence of failure to meet minimum standards of accuracy, and there is no water meter inspection program, or replacement program for meters known by the utility to be unworking." It estimated an "annual loss of 4 million gallons of water which could be attributed to faulty meters."

• Announced surveillance showed meter readers on their regular routes entered buildings and did not know where the meters were.

• Meter readings are entered on the cards in pencil, estimated readings are not entered as such, and non-working meters were not reported.

## Jury raps Hoboken water use, says Jersey City needs survey

By John J. Farrell Jr.  
and Randolph Diamond 3/21/81

Jersey City may be experiencing a water loss similar to Hoboken, according to a Hudson County Grand Jury presentment which backs up an engineering report finding the Water Utility of Hoboken operated in an "inefficient manner," causing the loss of millions of gallons of water.

The presentment, which is a criticism of a public matter with recommendations for its correction, was handed up to Superior Court Judge Thomas S. O'Brien late yesterday.

Although the presentment, which is not a finding of any criminal wrongdoing, concerned Hoboken, it recommended that Jersey City, which supplies Hoboken with its water, should consider a similar engineering survey to detect its water loss. Hoboken engaged the Storch Engineers firm to make the survey.

The grand jury noted that the recommendation in light of its finding that from last October through December Jersey City could not account for approximately 50 percent of the water from its Boonton reservoir.

The grand jury noted that the Storch report shows the Hoboken water utility made a "gross underestimation" of water by large users, failed to detect numerous leaks and make pipe repairs, and permitted

broken and inaccurate meters, resulting in a loss of 23 million gallons of water on the Hoboken side of the main line during a period prior to 1978. It listed the loss of 50 million gallons on the main pipe because of undetected leaks.

There was testimony that from 1970 to 1978 that 40 to 50 percent of the water picked up by Hoboken from Jersey City could not be accounted for, according to the presentment. A water loss of 20 percent is not unusual, but a loss of this magnitude is unusual, it found.

The grand jury recommended a change of billing methods, adoption of the receptacle metering system used by Newark, monthly inspection of pipes for leaks, replacement of broken and inaccurate meters and a general tightening up of procedures. "This justifies what I have been saying all along," said Hoboken Councilman Robert Ranieri. "We need a separate water division in the city run by a professional."

Ranieri has been urging the city for several years to hire a consultant to help improve the city's water works.

As recently as early this week, Public Works Director Andrew Amato voiced opposition to setting up a separate water division.

Mayor Steve Cappelletto said he would not comment on the matter until he has read the presentment.

## Tenants enforce rent law

A spokesman for the Hoboken Tenants Union said today the only way to stop landlords from charging the higher rents that they are legally allowed to is to start enforcing current provisions of the city's rent leveling ordinance.

Sister Norberta of St. Francis Church in Hoboken said the current rent leveling ordinance requires landlords to register any rent increases with the city's rent leveling office. But she noted that is not being done and apparently, from past results, voluntary compliance is not working.

Only about 25 percent of the landlords in Hoboken have been complying with the rent leveling ordinance, city officials estimate.

Hoboken rent leveling ordinance currently allows landlords a 7½ percent rent increase every year or when an apartment becomes vacant.

Bernie Van Carpelis, Hoboken's rent leveling administrator has voluntarily asked real estate brokers to comply with the rent leveling ordinance when they rent new apartments.

## Tenants stage a protest march

Continued from Page 1

since only 15 percent of landlords in the city are complying with a law that requires them to register any rent increase with her she says in some cases it is impossible to determine what the legal rent for an apartment is — if the old tenant cannot be located.

Ray Fiore, who runs his own real estate agency as well as serving as

president of the Hoboken Board of Realtors, said he will be holding a meeting in the next few days to reform all of the board's 12 member agencies that there is no vacancy decontrol law in town.

Fiore admitted that some brokers in the past had not been checking with the landlord as to what the actual legal rent for an apartment was — but were instead listing the apartment at the rate the owner wanted.

## Action!

The proposal by the North Hudson Regional Council of Mayors for a task force of plainclothes policemen from eight communities to fight the rising crime rate is an excellent idea.

It is the first sign of regional thinking in a long time, and the first hint of regional police protection which is long overdue.

The house burglars, the bank robbers, the store looters and other lawbreakers certainly do not pay attention to community boundaries when they are on the prowl.

It makes a lot of sense — especially in North Hudson where communities are so jammed together — that the police have the same mobility as the lawbreakers.

However, it could be a fumble-finger, nitpicking, bureaucratic, stay-out-of-my-backyard mess.

Let's see how well the police chiefs of Hoboken, Weehawken, West New York, Union City, Secaucus, Kearny, North Bergen and Guttenberg lay the groundwork for this potentially magnificent regional service breakthrough.

And why shouldn't Jersey City and Bayonne get in on the anti-crime cooperative effort?

## Fixing leaks saves Hoboken 7 million gallons of water

By Randolph Diamond

Hoboken consumption of water has gone down two million gallons to seven million gallons during the last 30 days as compared with the same period last year, Charles Florio the city's water department supervisor, said today.

Florio said the decrease is the result of the repair of 35 water leaks in the last two months by the city's water division as part of a stepped-up effort to cut Hoboken's water losses, Florio said.

Florio says there are still at least 150 water leaks in the city and estimates it will take a couple of months to repair them all.

Once all the leaks are repaired, Florio estimates the city's water consumption could go down another two to three million gallons.

Hoboken obtains its water from Jersey City. While residents of Hoboken have been urged to conserve water due to the water shortage, Florio said preliminary indications are that the saving of two million gallons has very little to do with any water conservation efforts.

## Cable television film to be made in Hoboken

A movie made for cable television called "Gunman" has become the sixth feature-length film to be made in Hoboken in the last two years. In addition 25 commercials have been filmed in the city.

Police Lt. Gabe Ferraiuolo who acts as a coordinator between the city and film producers said film produc-

tion in the city in the last two years has brought in \$250,000 in revenue to local merchants and restaurants.

Ferraiuolo said the latest movie featured a number of actors who had small parts in the movie "Fort Apache." The movie was directed by Steve Bull and produced by Eric Red of Audio Visual Formats Studio of New York.



# Martine-Rail Museum in Hoboken nearer



Woman after death on the morning after the 1970-1971 season. The woman is shown in a dark, possibly black, dress or coat. The image is a close-up, focusing on her face and upper body.

By Barbara Blumberg  
The Department of Transportation is expected to announce plans to build a museum to the 19th-century history of the maritime and rail industry in the Port of New Jersey and New York in a new space on the upper floor of Hoboken's Erie-Lafayette Hotel.

Plans for the museum, "The Maritime Museum Center," as it is called, are being developed by the city and the Port Authority. The museum is to be a part of a group of buildings in the history of the port, including the Erie-Lafayette Hotel, the New York City Hall, and the New York City Police Department.

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## group plans protest banned rent review

The group plans to protest the banned rent review. The group is planning a demonstration in front of the City Hall in Hoboken. The demonstration is planned for the next week. The group is planning a demonstration in front of the City Hall in Hoboken. The demonstration is planned for the next week. The group is planning a demonstration in front of the City Hall in Hoboken. The demonstration is planned for the next week.

## Murderer's brother quits police force

Rookie patrolman Nicholas Azzolini, the brother of convicted murderer Steven Azzolini, has resigned from the Hoboken Police Department.

The patrolman's letter of resignation said he had found a new job and cited personal reasons for leaving the department. Public safety director Carmine Gallo said the resignation would be accepted.

Azzolini had been suspended from the police force since the fall of 1979 when he was accused of murdering his sister-in-law Mary Ellen Azzolini during the summer of 1978.

The patrolman was cleared of the murder charge by a Hudson County grand jury last week. Police Chief George Crimmins said he would have faced a departmental charge for conduct unbecoming an officer if he had not quit the force. The departmental charges relate to the original criminal charges, Crimmins said.

The patrolman's brother was charged with Mary Ellen Azzolini's murder with co-defendant Dennis Raso. He remains jailed in New York awaiting trial for the murder of Raso's wife. Azzolini was not available for comment.

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## Crime television film to be shown in Hoboken

The film is a television production. It is a crime film. It is to be shown in Hoboken. The film is a television production. It is a crime film. It is to be shown in Hoboken. The film is a television production. It is a crime film. It is to be shown in Hoboken.



## Hardship rent increase ban ruins couple's dream

Carol Mack has been a secretary for bank in Hoboken for the last 10 years. Her husband George works as a salesman for an advertising firm in New York.

Both Hoboken natives have been saving for a house for the last 10 years. By the summer they had expected to buy one.

But they say a proposal by the Hoboken City Council to put a ban on hardship rent increases for 13 months may put a clamp on their plans.

"It's been our dream for years to own a house," said Carol. "We're middle-class people. I make \$10,000 a year and my husband makes \$16,000. We've had to save for years to be able to afford our dream."

Most of the houses in Hoboken are multi-family dwellings containing anywhere from two to four units.

Carol and George say they have had their eye on a house with three apartments on Bloomfield Street, one in which they would live, that goes for \$70,000.

The local bank with which Carol and George have been dealing has told them they must put \$20,000 down.

Carol and George have \$22,000 saved so they could put down the \$20,000. But the \$50,000 mortgage would be at 16 percent for 20 years since that is the current interest rate.

The two tenants in the house they want to buy now pay \$150 each for their three-room apartments, a total income of \$300 a month.

But the Macks figure with their mortgage payments, insurance, water bills and fuel, their expenses will total \$600 a month.

In order to meet their bills, they say they will need some type of rent increase.

So they were planning to apply for a hardship rent increase.

In Hoboken, landlords are allowed to apply for a hardship rent increase if they can show they are not making an 11.5 percent rent increase profit on their investment.

The city's rent leveling law normally allows landlords a 7.5 percent yearly increase.

"We don't care about 11.5 percent profit," said George. "We just want to meet our expenses. We just can't wait 13 months until we can apply to raise our tenants' rents and still afford to buy the house."

City Council President Walter Cramer said the city council wants to enact the 13-month ban to stop unscrupulous landlords from buying up buildings and putting down low down payments on purpose so that they have a large mortgage and then get a hardship rent increase.

But what about Carol and George who just want to own their own house?

"They shouldn't buy a house if they can't afford it," said Cramer. "It's like owning a Cadillac. You may want it, but you don't get it if you don't have the money."

## Ranieri assails plan to form SWAT squad

Hoboken Councilman-at-large Robert Ranieri today blasted a plan by the North Hudson Regional Council of Mayors to set up a task force of plainclothes policemen from eight member communities, including Hoboken, to combat crime.

Ranieri said he doesn't want Hoboken cops patrolling the streets of other communities as outlined in the plan by the Mayors Council.

See Editorial:  
ACTION!  
On Page 22.

"Why should we take over the financial burdens of other communities?" asked Ranieri. "This plan would have our taxpayers paying for a service that is benefitting someone else."

The idea of the task force came out of the mayors meeting this Wednesday when Union City Mayor

William Musto and West New York Mayor Anthony DeFino said such a task force could combat such situations as the recent wave of armed robberies along their Bergenline Avenue shopping district.

Each municipality would contribute at least one man to the task force with some of the larger municipalities providing two or more men.

The task force would then be sent to wherever serious crime waves hit in the eight communities.

But Ranieri says if Hoboken has any special problems then it should hire more cops.

"I say we can take care of our problems ourselves," he said.

The councilman admits, however, that Mayor Steve Cappelletto does not need the permission of the City Council to implement the task force.

Cappelletto says he thinks the task force idea has merit and deserves further study.

## Council ignoring lawyers on hardship rent

The Hoboken City Council has put a provision in the city's rent leveling ordinance that will bar new landlords from obtaining hardship rent increases for 13 months, despite advice from the city law department that any such ban would be "illegal."

The temporary ban on hardship rent increases is being pushed by City Council President Walter Cramer and Councilman-at-large Thomas Kennedy and they apparently have the support of all other council members except Councilman-at-large Robert Ranieri.

"The ban has to be enacted to stop landlords from just buying buildings and putting low down pay-

ments down on purpose in order to obtain hardship rent increases," said Kennedy. "If someone wants to challenge it in court, let them but I'm in favor of putting it in the ordinance."

The city law department concluded last week that a 13-month ban would not be legal because it would deprive a landlord of the right of making a reasonable return on his investment, according to Ranieri.

Courts have struck down similar ordinances throughout the country after determining that they didn't allow a landlord to make a reasonable return on his investment.

Ranieri has said he doesn't see

why the council should even consider enacting a provision in the ordinance that is "clearly illegal."

But Kennedy says the law department hasn't told him anything about the provision being illegal.

Attorney Lawrence Florio refused comment. And all assistant attorney Thomas Calligly would say was that no determination had been made yet.

But a high informed city hall source said the law department has indeed determined the 13-month ban is illegal but has decided not to publicly disclose that.

The council will meet tonight in closed session to further discuss

the ban as well as other revisions planned for the rent leveling ordinance, including a fuel-subsidy for tenants.

The temporary ban on hardship rent increases was first proposed by Cramer in the fall as a way to top the sky-rocketing rents in the city. The city's rent leveling board has been granting numerous hardship rent increases.

Hoboken's rent leveling ordinance allows a landlord to apply for a hardship rent increase if he can show he is not making a reasonable return on his investment—which is defined as 11½ percent.

## Hoboken gives rent boosts

A \$165.18 increase granted to Hoboken landlord Leo Serrano for each of four apartments in his building at 218 Hudson St. topped the hardship rent increases awarded by Hoboken's Rent Leveling Board Thursday night.

Bernie Van Carpels, administrator, said rents in the building had ranged from \$165.18 to \$300 before the increase.

Records submitted to the board by Serrano show that he purchased

the building in January, putting \$15,000 down and assumed a \$60,000 mortgage at 16 percent. Serrano claimed his expenses were \$19,000 a year and at the prior rents he was only collecting \$11,000 a year.

Hoboken's rent ordinance allows landlords to apply for a hardship increase if they can prove they are not making a reasonable return on their investment—defined as 11.5 percent.

The second highest hardship increase was granted to Edward Goulian for his building at 535

Washington St. The three tenants

each received \$132.78 rent increases.

Other increases awarded by the board included \$59.66 increases awarded to C. Pini for his building at 908 Washington St. and a \$46.80 increase awarded to Joseph Versaci for his building at 919 Castle Point

Terrace.

An increase requested by Hoboken Fireman James Monaco for his building at 1145 Garden St. was delayed until the next board meeting in April pending further study by the board. Monaco had requested \$100 rent increase.

## Dispute hits highrise plans

The planned development of two more apartment highrises in downtown Hoboken has broken out in a controversy over which developer should be given the rights to construct the buildings.

The Hoboken Housing Authority, which owns the land at Third and Hudson streets and at Second and Hudson streets where the buildings would be constructed, had signed a preliminary agreement in September with the Presidential Development Co. of Syracuse, New York for a 25-story highrise at Third and Hudson.

The Presidential Development Co. at the time was the only one interested in the site.

Early this year the housing authority refused to renew an option it had extended to the Knights of Columbus three years ago for the construction of a highrise building at the Second and Hudson Street site because the Knights had been unable to obtain financing for the structure.

In the months since Presidential signed its agreement with the housing authority it has been unable to obtain any type of financing.

But now that the Second and Hudson Street site is available also, Presidential wants that site, too.

"It's much more economical for us to build two buildings at the same time," says Frederick Jackson, project manager for Presidential.

But, if two sites are available, the Hoboken-based Applied Housing Associates wants to have the right to submit proposals.

"We want the housing authority board to cancel its agreement with Presidential and let us and any other company interested submit proposals for both sites," said an Applied of-

ficial. "We feel we can submit a better proposal than Presidential."

Joseph Caliguire, Housing Authority executive director, says the authority remains committed to Presidential for the Third and Hudson Street site and will let other companies interested, including Presidential, bid on the Second and Hudson Street site.

But, Applied says it is concerned that since Presidential already has the Third and Hudson Street site, the housing authority will make a deal with the company.

"It's not feasible just to build on one site," said Joseph Barry, of Applied Housing. "Any company that gets one site will need the other, too."

While he would not go into specifics, Barry said Presidential's design plans could destroy the entire Hoboken renaissance.

"These buildings, if done right, can lead to more development on the waterfront," said Barry. "If done wrong there may not be any more new construction in Hoboken for years and years."

Jackson dismissed Barry's criticism, saying his company is devoted to constructing quality buildings.

Jackson claimed Presidential should be ready to formalize plans within 90 days to construct the building at Third and Hudson streets. He said the biggest problem is obtaining financing.

"We're looking into several possibilities," said Jackson. "But nothing definite at this time."

While Presidential is interested in both sites, it would be willing just to develop the Third and Hudson Street site, Jackson claimed.

## A colleen and her beau trade the parade for a wedding march, as a green-tinged ceremony becomes part of the St. Paddy's Day revelry

By CHUCK BUTTON  
Staff Writer

HOBOKEN—"It's an Irishman's day!" declared Joan Wall as the green, white and orange flag of Ireland was raised at Hoboken City Hall yesterday. Wall, owner of the Shannon Tavern at 106 First Street, has been organizing the St. Patrick's Day flag-raising ceremony here for 17 years.

She's originally from County Limerick and after the ceremony with local dignitaries, she invited them to her bar across the street for a traditional meal of corned beef, cabbage and potatoes. "Don't forget to mention the potatoes. No respectable Irishman would pass the day without potatoes," she said.

It was also a perfect wedding day for the Irish, well, at least for Wayne Ford, 24, and his Irish-American bride, Doris, 20, both residents of Dumont. "I love St. Paddy's Day. Something always special happens on St. Paddy's Day. But this is going to be the best so far," the bride said jubilantly.

It is a love story befitting a rendition of Bing Crosby's "Toura lours lours." The couple met on a blind date two months ago and decided last week that March 17 would be the day. "It's always been a special day for her," Miriam Dugan, Doris' mother, explained.

In her younger days, Doris would go to Jersey City to march in the parades. Today, she came

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### WEDDING

Continued from Page 1

to Hoboken for her wedding march.

The wedding almost didn't happen for the newlyweds. They barely had enough money to pay the doctor for the required blood tests. He's a pre-med student at William Paterson State College and between the two of them they somehow scraped the cash together.

She originally had planned on getting married in Jersey City. "She makes all the decisions," Wayne explained, smiling. She had marched there last year in the holiday parade.

Unfortunately, the marriage waiting list in the Jersey City Clerk's office was too long. So down to Hoboken they came. Perhaps they should have come with a four-leaf clover for good luck. Instead they just wore green. A lot of green.

"I wanted to wear my green shirt, but it was in the wash," the groom lamented. He wore a white shirt and a green pair of corduroy pants to the informal wedding.

If he hadn't worn his green, there would have been more than enough around to make up for it. The groom's mother, Ella Ford, wore a green outfit. His sister, Wendy, wore green

pants. Patty Salandra, a witness, was clad in green as well.

"For the wedding I promised I'd wear something green," Cesar Garcia, another witness to the wedding, said as he rubbed the edges of his neatly trimmed, dyed-green mustache.

If that wasn't enough for a good-luck send off on St. Paddy's Day... the bride a green streak in her hair. (It was food coloring.)

"We're rockers," she said, referring to the punk rock trend in music. She also wore green. Punk-style shoes, a green sweater, a green hat... and yes, she even had green eyes.

## 'Conflict' issue hits highrise plan

Does a conflict of interest exist concerning the Hoboken Housing Authority negotiating with the Presidential Development Corp. and its partner, the Episcopal Diocese of Newark, over the construction of a 25-story building in Hoboken?

Andrew Sherer, the Housing Authority's chairman, is married to

St. Paul's Episcopal Church in Hoboken, a member parish of the Episcopal diocese of Newark.

But Sherer, who is credited with getting the Presidential Development Corp. interested in a site at Third and Hudson Streets on which to build the 25-story highrise building, says there is no conflict.

He says he would abstain from any vote the Housing Authority makes concerning the Presidential development as well as on another one of their proposals to build a 54-unit garden apartment complex in the city's southwestern section.

Scherer says it's just "pure coincidence" that the Episcopal Diocese of Newark is entering into an agreement with Presidential.

His statements were backed up by Frederick Jackson, project manager for Presidential, who said his company has worked with the Episcopal diocese in Rhode Island for the construction of a senior citizens' highrise building there.

Jackson said the Episcopal

diocese in Rhode Island was represented by Bishop James Gambrell who has been since transferred to the Newark diocese.

Scherer did not tell us anything about the Newark diocese," said Jackson.

The Housing Authority has yet to name Presidential as developer for the two sites. However, the company has made a \$27,000 down payment on both parcels of land as a good faith deposit.

The Housing Authority has refused to negotiate with Applied Housing Associates, a Hoboken rehabilitation firm which recently expressed interest in the parcels, say it is committed to Presidential.

## No rent law change until April

Those tenants in Hoboken who want an immediate revision of the city's rent leveling ordinance won't be getting their way.

A revision of the ordinance won't be voted on by the City Council until its April 15 meeting, according to Councilman Robert Ranieri, a member of the council committee studying the change.

While the full city council has scheduled a special work session Thursday night to finalize the revisions each member wants in the rent leveling ordinance, Ranieri said he doesn't think it will be feasible for the law department to prepare a full revision by the Monday caucus meeting.

The next caucus after that, Ranieri said, wouldn't be until March 30.

And since an ordinance must be introduced three times before passing, he said, the second and third actions wouldn't come until April 13 at which time a public hearing will also be held. The final vote on the revision, he said, then would be at the April 15 meeting.

Among the revisions the council is considering in the ordinance is barring hardship rent increases to new landlords for 13 months and hiring either a referee or consultant to help the rent leveling board make judgments on hardship increases.

A number of recent hardship in-

creases granted by the rent leveling board have doubled and tripled tenants' rents and have drawn criticism from members of the public as well as from city councilmen.

want to be burned alive. But she wouldn't listen. She thinks there won't be any more fires. But I don't believe her."

The first fire occurred last Monday afternoon in the Brandt School, with the second fire occurring the next morning in the Demarest School. Both fires were in school storage rooms. The third fire took place when someone touched a lighted match to a curtain in the Demarest School's auditorium, which is just a few feet from the storage room.

"All the kids are scared," said one teacher in the Demarest School who asked not to be identified. "I try to alleviate their fears but it's hard because I'm pretty scared myself. I mean, we've been lucky the last two times but our luck has to run out sometime."

No attendance figures were available for the Demarest School yesterday, but a number of teachers reported it was about 25 percent below average.

## Arson fear cuts Hoboken school attendance

By Randolph Diamond

Teams of Hoboken detectives combed Demarest School yesterday for a child arsonist who is believed to be responsible for setting three school fires this week.

But the presence of detectives did little to alleviate the fears of parents, teachers and students.

"I told my mother that I didn't want to go to school today," said second grader David Perez, 8. "I don't

One parent, Sophie Ramirez, said she wouldn't send her child back until they catch the arsonist.

"I'm not taking any chances with my 10-year-old daughter Gloria," she said. "I don't want to lose her."

Police and fire officials have concluded that all three school fires were arson. Police say they are sure a school child is the one setting the fires and believe he or she attends the Demarest School.



## Hoboken wants more 'tax' from Stevens

By Randolph Diamond

Officials of Stevens Institute of Technology will be asked by a special Hoboken City Council committee to increase the amount it pays in lieu of taxes to the city from \$55,000 a year to \$500,000 a year.

If Stevens refuses to go along with the increase, the committee may consider terminating police, fire and sewerage services to Stevens, according to Councilman Robert Ranieri, a member of the special committee.

Ranieri said he feels the \$500,000 figure would be a fair amount for Stevens to pay to the city for the police, fire and sewerage services provided.

"I would say it costs the city at least that to provide those services," he said.

Ranieri estimates if Stevens was not tax exempt it would have to pay \$5 million a year in taxes to the city.

The special council committee comprised of Ranieri, and Councilmen Anthony Romano and Nunzio Malfetti was formed after Monday night's city council caucus, when council members became angry about \$17,333 in taxes the city will have to pay back to Stevens because of a state tax court decision on a building owned by the college at 901-903 Hudson St.

See HOBOKEN — Page 32.

## Calabro opens first grade

For the first time, Hoboken's Calabro School will be open to any child who is ready to enter first-grade in the city as part of a new policy developed by parents, teachers and administrators.

The alternative public school, which offers an open-classroom concept, was formerly a district school and offered space to children outside the district only if available.

A system a lottery will be used to determine which students get to attend the school.

An open house will be held tonight at 7:30 p.m. to let parents find out about the school.

## Hoboken water loss slash cited

Statistics released today by the Hoboken Water Department show that the amount of water Hoboken is losing from its supply, Jersey City, has gone down from 40 percent for the last three months of last year to 15 percent for the first quarter of this year.

But, Hoboken Councilman Robert Ranieri, chairman of the City Council's water and sewerage committee, said he is skeptical.

"It's very hard to believe that we have gone down from a 40 percent loss to a 15 percent loss in just three months," he said. "If it's true it's great, but it just looks too suspicious."

Charles Florio, water department supervisor, said he could not believe Ranieri would question the statistics. Florio said the water consumption figures come straight from the Jersey City Water Department and there is no way they could be doctored.

Florio says Hoboken is saving water because of numerous leaks the

water department has repaired in the last three months.

The figures show that in January through March of this year Hoboken residents and industries consumed 4.9 billion gallons of water while the consumption rate for the previous three-and-a-half months was 7 billion gallons.

Ranieri, who has called for the hiring of a professional manager to run the city's water department, says he will not change his mind on the idea.

"The problems in the water department run too deep," he said. "We need a professional."

A recent presentation by a Hudson County grand jury faulted the water department for allowing the loss of up to 40 percent of the city's water.

The presentation was based on a consultant's report by Storch Associates which documented the 40 percent loss of water. The consultant had been hired by city officials.

## Secrecy annoys civic leader

HOBOKEN—An organization involved in the conservation of the waterfront said yesterday it was disappointed that Mayor Steve Cappiello had been conducting secret talks with the Port Authority of New York and New Jersey regarding a major waterfront development.

"We're very disappointed that this has been going on," said Greg Mallia. Reportedly under consideration is a plan to build 600 units of housing on 100 acres of waterfront land.

Continued from Page 1

The city had claimed the building, which houses several college administration and faculty offices, should be on the tax rolls. The building formerly contained apartments and had been owned by a private owner.

Ranieri said he was also disturbed over Stevens' appeal five months ago on the taxes on six fraternity houses — a decision that was made in favor of the city.

"They have been trying to pay less and less money," said Ranieri.

"They have some nerve."

Stevens President Kenneth Rogers was out of town and unavailable for comment but his assistant Thomas Lunghard said he thought the \$55,000 Stevens now pays to the city in lieu of taxes was more than fair.

"If you take a look at the entire city budget you can see a lot of it goes toward maintaining the school system," he said.

"When you look at the amount that actually goes to city services and then compare what we pay, \$55,000 is

a fair amount."

Lunghard said, however, the college would more than be willing to talk to city or responsible city officials about it. He doubted, however, the college would approve any substantial increase in the amount it pays to the city.

Under the new

## Cappiello's waterfront meetings surprise council

By CHUCK SUTTON

Staff Writer

HOBOKEN—City Council members yesterday voiced surprise when they learned Mayor Steve Cappiello has been secretly meeting with the New York-New Jersey Port Authority on a proposed development for the Hoboken waterfront.

The private discussions were disclosed by Councilman Robert Ranieri at the beginning of yesterday's council meeting. The council members sent a message to the mayor saying they were concerned such a development could be considered without their input.

"I just wanted to ensure that we do everything out front, especially since it involves a major development," Ranieri said in bringing the subject to the council's attention.

Cappiello sent word immediately to the council that he would meet with them regarding the project following the council meeting.

The project would include Piers A, B and C, land leased to the Port Authority by the federal government. While the specific plans were not discussed, The Dispatch learned last week that the project could include several hundred apartment units.

When Cappiello was asked about the project last week he said he knew of no such plans and said: "There is a planned development in Jersey City, but not Hoboken." When the Port Authority was contacted last week, a spokesperson there gave essentially the same statement.

Cappiello could not be reached for comment yesterday, but the same spokesperson for Port Authority yesterday said: "The Port Authority has been meeting with the council and the mayor in studying the possibilities."

In other business, the council blasted Stevens Institute of Technology for its newly won tax-exempt status for 901-903 Hudson St. that will cost the city \$17,000 annually in taxes.

The council set up a special committee that will include Councilmen Anthony Romano, Ranieri and Nunzio Malfetti along with special tax counselor Herbert H. Fine and special tax appraiser Hugh McGuire to evaluate the amount of services the institute receives from the city.

The city provides police and fire protection for the college as well as sewerage services. The institute pays \$50,000 a year in lieu of taxes. "We just can't afford Stevens. They have to carry their own weight," Romano said.

## Council to examine school budget

By CHUCK SUTTON

Staff Writer

HOBOKEN—The City Council met in closed session last night to discuss the school budget which, according to Councilman Robert Ranieri, could be modified in some general ways.

While the councilman would not be specific, he did say those general areas which the council intends to examine would not affect teachers or other personnel, or classrooms.

The budget calls for a 15 percent spending increase which would mean a 7 percent increase on the tax rate.

The budget calls for an increase from \$18.4 million last year to \$21.1 million this year, an increase of \$2.7 million or 15 percent.

The city will be required to kick in \$4.8 million, a rise of 16 percent from the city's \$4.1 million share last year.

Ranieri explained that the school board had closed the largest grammar school and the system continues to lose students, yet the budget continues to increase each year.

The budget was drafted by the School Board and then passed to the Board of School Estimate, which examines it before giving it to the council for final approval.

The board of school estimate is composed of two school board members, two council members and the mayor.

Ranieri said the council always gets the work that the Board of School Estimate should do.

Ranieri objected to the group just giving the rubber stamp to the school board's budget and passing it on to the council for the real budget work.

## Hoboken's waterfront combed for body 'dumped' 3 years ago

State Police joined Hoboken detectives yesterday in combing the city's waterfront for a body that was reportedly dumped in the area three years ago.

expressed strong doubts that a body would be lying on the riverfront without anyone noticing it for three years.

The State Police presence came, according to Hoboken police sources,

after a prisoner in state prison, convicted of murder three years ago, confessed that he had dumped the body there.

State Police would not comment on the investigation but Hoboken Detective Commander Patrick Donatucci did confirm the investigation was going on.

Yesterday's search was called off at about noon after three hours of searching the waterfront turned up nothing.

## Waterfront fires meeting set

Staff Writer

Members of the North Hudson Council of Mayors will meet with New York City fire officials April 10 to discuss ways of fighting fires along both sides of the Hudson River waterfront.

Hoboken Mayor Steve Cappiello and other unnamed mayors' council members are scheduled to meet with New York City Fire Commissioner Charles J. Hynes, members of his department and representatives from the Port Authority.

The Hudson County contingent is, according to Cappiello, most anxious to discuss recent statements by New York City Mayor Edward I. Koch that his city should stop sending its fireboats to battle blazes on the opposite side of the river because of its budget problems.

Koch also suggested having the Hudson municipalities pay for any such services rendered.

"We want to help our neighbor, New York City, if they're having problems with their budget," said Cappiello. "But while they want our assistance, they have to realize that the good health of New York City depends on our taking care of our side of the river."

Specifically, Cappiello said he felt the riverfront communities acted as "parking lots" for daily commuters to New York City. Moreover, he said he feels New York City benefits from New Jersey roads such as the New Jersey Turnpike extension and Route 3 because each day they facilitate thousands of commuters entering New York City.

The communities affected by the dispute are Union City, Weehawken, North Bergen, Guttenberg, West New York, Jersey City and Bayonne.

They all share a ten-mile riverfront stretch composed, for the most part, of deteriorating piers, vacant railroad yards and abandoned industrial sites.

While Cappiello said he sympathizes with New York City officials, he said he is opposed to Hudson municipalities subsidizing the waterfront fireboat division.

Instead, Cappiello said he will ask the mayors' council Wednesday to consider forming its own waterfront firefighting patrol, which he would then present at the April 10 meeting with city and Port Authority officials.

"I understand New York City has some extra fireboats not currently being used and maybe we could get one of those boats," Cappiello suggested.

Concerning the possibility of a Hudson fireboat division, the mayor said he had no accurate estimates of the cost of such a project.

According to New York City fire officials, fireboats responded to 10 New Jersey riverfront calls last year, resulting in costs of about \$50,000.

In addition, during 1978 and 1979, city officials said they spent \$62,000 to fight New Jersey fires.

The city operates four fireboats on a seven-day, 24-hour basis.

## Study foresees project cost at \$200M

## Cappiello reveals waterfront plan

By CHUCK SUTTON

Staff Writer

HOBOKEN—A study by the American City Corp. of the Hoboken waterfront envisions a \$200 million project that includes 600 apartment units, a hotel, shops and a park. Mayor Steve Cappiello said.

The study, if accepted for development, would bring the number of apartment units planned for the next five years to 1,000. In addition to those on the waterfront, there is another proposal for rehabilitation of 400 apartments in the Fourth Ward. The rentals for the 1,000 units will aimed at lower-, middle- and upper-income residents.

The proposal is incorporated into a study of the northern end of Jersey City's waterfront.

Cappiello originally denied that there had been discussions with the Port Authority about such a development. After last week's council meeting, however, when several council members asked why the mayor was not letting the council in on the discussions, Cappiello acknowledged publicly that talks had been taking place.

The council and several community groups were afraid a full-scale development would be presented to the council for approval without an opportunity for public input.

In his statement to the Dispatch several weeks ago, Cappiello said there was no waterfront development. This response focused on his under-

standing of the reporter's question — about a development, not a study, plan or proposal.

"There is a difference between 'development' and 'study.' There is no project, because there is no definite proposal from a developer. Instead, a study is where different ideas are explored."

Cappiello said.

The mayor was careful to label the plans now under discussion "projections." He said he and Community Development Agency chief Fred Bado and Miriam Kohler, also of CDA, conferred with the authority on several occasions concerning the study. He added that part of the discussions focused on when public hearings would be held on the study.

See WATERFRONT, Page 4

## 300 Hoboken dwellings without detectors

Hoboken's Housing Inspection Bureau has discovered 300 dwellings in the city in violation of the three-month-old state law requiring smoke detectors in hallways and apartments.

Hoboken's chief housing inspector, Michael Curcio, said the city can't penalize landlords who don't have the detectors since Hoboken

doesn't have its own smoke detector law.

Curcio said the violations of the smoke detector law are forwarded to the state Bureau of Housing which then usually gives an owner an extension.

State Bureau of Housing officials say they normally will give an owner a 60-day extension and sometimes another extension.

## Fire-ravaged house had 100 violations

The Hoboken tenement house that was heavily damaged by fire Monday afternoon and had more than 100 violations, including no smoke detectors, was closed down today by Hoboken's Housing Inspection Bureau.

Chief Hoboken Housing Inspector Michael Curcio said a reinspection had been scheduled for today, but

"the buildings been closed down for good."

The chief inspector maintained today that the violations, at 117 Bedford St. had nothing to do with the fire starting or spreading in the building.

However, a Jersey Journal reporter who toured the building on Monday had noticed boxes and paper

goods in various empty apartments. The doors to those apartments had been left unlocked including the apartment the fire had started in. The building's landlord, Michael Spano, maintained he locked up that apartment after the tenants left, though the tenants deny it.

Curcio admitted his inspectors had not entered the empty apartments.

According to housing inspection records, 25 violations in the building date back to December 1979, and were never corrected.

The records show that Spano was fined \$25 in municipal court for the

violations at that time.

The building was also under state violations for approximately 100 violations, but state inspectors apparently had not taken any action against Spano.

A bureau spokesman could not explain why action had never been taken.

Spano claimed some of the violations had been caused by tenants, but tenants claim they were the result of Spano's inaction in repairing anything.

When asked how such violations as holes in the ceiling were caused by the tenants, Spano could not explain.

## Reach out

In Hoboken, a group of 15 artists are planning a tour of 15 of their galleries on May 3 with a \$2 fee to cover the cost of the entire tour.

The idea is to let art lovers know about the art settlement in Hoboken and to give them an opportunity to see the artist in his own gallery.

That's a laudable project, from the viewpoint of the artist, but it should be preceded by an open house at which the artists could meet their neighbors.

Art patrons come and go, but the artists' neighbors are there to stay. Presumably, so is the artist. So the artist should welcome his neighbor so they can get to know each other. And there shouldn't be a \$2 fee at the neighborhood open house either.

## Welfare records examined

By CHUCK SUTTON

Staff Writer

HOBOKEN—A spokesperson for the city's welfare department acknowledged yesterday that the Hudson County Prosecutor's Office has been given authority to examine the city's welfare records, primarily with the purpose of helping to identify fraudulent applications.

County Prosecutor Harold Rovuldt, although refusing to comment on the exact nature of his office's efforts in the welfare department, said that Mayor Steve Cappiello had alerted him to possible irregularities in some of the city's welfare applications.

The welfare spokesperson, who asked not to be identified, said the prosecutor's office has dispatched an investigator with a subpoena to aid in an investigation with the police department's welfare fraud unit.

The subpoena allows the investigator to look at welfare records which otherwise would be covered by the state privacy act.

Hudson County Prosecutor Harold Rovuldt Jr. said yesterday: "We have received information from Mayor (Steve) Cappiello, who expressed concern about the legality of some welfare applications. While I cannot and will not describe the steps, if any, to pursue the matter, I can indicate that we are concerned about the information Cappiello properly brought to our attention."

According to the spokesperson, the extent of the prosecutor's office role in the investigation at the moment is to become familiar with the procedures of the welfare office.

"They want to see if there are ways we can improve in our intake that could help cut down on fraudulent applicants," she said.

Barred from seeing welfare records, Hoboken police's welfare fraud unit still removed 250 people from the welfare rolls within the last two months by using other available methods.

## Councilmen assail Stevens

Stevens Institute of Technology came under attack from members of the Hoboken City Council today for what they said was an essential takeover by the college of the houses surrounding the campus.

"No more," declared Councilman Anthony Romano. "They are taking more

and more buildings off the tax rolls. We can't let it happen any more."

Romano is a member of the special City Council committee that will ask Stevens to increase its payments in lieu of taxes to the city from \$55,000 a year to \$500,000.

The special council committee was formed

after Monday's council caucus when City Council members became angry about \$17,333 in taxes the city will have to pay back to Stevens because of a state tax court decision on a building owned by the college at 901-903 Hudson St.

Stevens had claimed the building was being used for

educational purposes and was tax-exempt but the city disagreed.

Stevens officials

were unavailable for comment. But previously they have stated that while they have taken over a number of buildings

outside of the campus in the last few years they plan to stop the practice with the construction of a new dormitory on Castle Point.



# Hoboken city of prosperous young

By Randolph Diamond

Hoboken Building Inspector Alfred Arezzo says there are at least 50 home or apartment renovation projects going on at present in this riverfront city of 42,000 people.

And every day, in this city undergoing renaissance a few more homeowners come to Arezzo applying for permits to do renovation work. The first phase of a major rehabilitation project involving the rehabilitation of two blocks of tenements near Hoboken City Hall will be completed this May.

In all, there will be 170 apartments in the rehabilitation project being done by Hoboken's Applied Housing Associates, a rehab firm that has gained nationwide attention by renovating over 1,000 units in Hoboken.

The Applied project is expected to spur the rehabilitation of other homes in the downtown area.

Rents are going up and up in Hoboken. So are home prices.

"You want some advice," Hoboken landlord Abe Cramer told a reporter. "Buy some property in Hoboken. Buy anywhere, but buy it now. You can't lose."

Apartment rents have doubled and tripled in the last year alone. A

landlord can get \$400 with no problem for a studio.

The price of brownstones has gone up from \$25,000 to \$150,000 in just five years.

Young singles and married professionals are replacing the senior citizens and families who used to live in many of the city's apartments.

A sizable gay community has moved in, as has a large number of artists.

Being close to New York is the key. It's the reason the new professionals who have come to Hoboken cite for being there.

"Look at Bayonne," says Steve Miller, a 33-year-old lawyer who has lived in Hoboken for the last year. "It's a nice safe community. But apartment and home prices aren't skyrocketing there. Why? Because it's not close to New York."

Many of the senior citizens and low and moderate-income families who have been displaced from the city are angry. They stayed in the 1950s and 1960s when Hoboken seemed to be the last place anyone wanted to live. Now that the city is experiencing a renaissance they no longer seem wanted.

Even some of the newer residents who have come from New York feel threatened by what's happening in the

city. "If I moved into Hoboken today I couldn't afford it," said Joan Williams, a local artist who moved to Hoboken from New York two years ago. "I pay \$200 a month for my studio apartment. I'm here because the rents were so high in New York. But try getting a studio for \$200 a month today in Hoboken. It's impossible."

Another resident, Sharon Miller, says she tells people who ask about moving to Hoboken to forget about it — unless they want to pay \$400 a month.

"I tell them I got the last cheap apartment in Hoboken," says Ms. Miller, a waitress who moved to Hoboken a year and a half ago. She pays \$165 a month for her studio apartment and says the only people who can afford to move to Hoboken now are young professionals who are on the move.

"Not a waitress like me," she says.

The rent control ordinance allows an immediate 7½ percent increase when an apartment becomes vacant but that law is being violated by a good number of landlords, according to Bernie Van Carpeis. "And many people don't complain about it."

Paul and Ruth Korn pay \$400 a

month for their two-bedroom apartment on Park Avenue in uptown Hoboken. The legal rent for their apartment is \$250 a month.

But the Korns, both young lawyers who have lived in Hoboken for four months, say they don't care.

"We don't want to get into hassles with our landlord," says Paul Korn. "We can afford \$400 a month and we think it's a good deal. After all, the same apartment in New York would go for \$800 a month."

Tenants who have complained about their rents being in violation of the rent leveling ordinance have found their landlords getting the same rent increase anyhow in the form of a hardship or capital improvement rent increase granted by Hoboken's rent leveling board.

"In five years there wouldn't be any elderly or poor people in Hoboken," said Kathy Servilla, a resident of Hoboken since she was born sixty-five years ago.

"They are going to revise the rent leveling ordinance? They should have done it five years ago. But now it's too late. This is the new Soho. The landlords can charge whatever they want and get it. The only way to stop them is to put them in jail if they violate the rent leveling ordinance. And they're not going to do that."

# Hoboken rescinds 75 water use surcharges

The Hoboken Water Department has resembled a madhouse the last two days.

Over 100 customers have jammed the department's offices on the first floor of City Hall to complain about surcharges for allegedly violating the governor's water rationing order.

As it turns out, 75 of the 100 won't have to pay the surcharge after all.

It seems the 75 never filled out response cards mailed by the water department last month asking how many people were in their household.

And when the water department didn't receive the response cards back it considered the particular household in question as a one-person household—or one that couldn't use more than 65 gallons of water per day.

The governor's water rationing order allows each person in a household to use 50 gallons of water per day.

"Many of these people we considered one-person households actually are four or five people," said Dorothy Walters, water department billing supervisor. "They claim they never got their response card or they forgot to send it back to us."

Meanwhile, Mrs. Walters said another 50 residents received penalty bills yesterday for violating the water rationing ordinance, bringing to 300 the number of water users who have been assessed a penalty.

She said the average penalty was between \$85 and \$185.

Roy Haack, a public works official, said all the surcharge money must be placed in a special bank account, according to the governor's rationing order. He said the state will decide what to do with the money later but he doubted the city would be able to keep it.

"I wish we could but the state will probably take it," he said.



Examining the newly-built factory space in the Universal Folding Box Co., are from the left, Sanford Batkin, executive vice-president, Mayor Steve Cappelletto and Stanley Batkin, president. The financing was made possible by federal UDAC aid to Hoboken.

# Box company cites city aid in getting low-cost loan

Officials of the Universal Folding Box Company, a 36-year-old Hoboken manufacturing concern which recently contemplated a move to the suburbs, yesterday hosted a luncheon to thank local officials for their efforts to keep the firm in Hoboken.

The key to the firm staying in Hoboken was \$300,000 Urban Development Action Grant payable at 5 percent interest over a period of 20 years and a \$1.8 million loan from the New Jersey Economic Development Administration at 9 percent interest, according to Fred Bado, Hoboken Com-

munity Development Agency Director.

The loans enabled Universal to build a 40,000 square foot extension to its facility at 13th and Madison Streets.

That addition is nearing completion and the company is expected to add 35 people to its 150-person workforce. Bado said he worked with Mayor Steve Cappelletto and other CDA staff in helping the company obtain the loans.

In 1979 Universal decided to expand the company was looking at a suburban location. Stanley Batkin, the company president, said, "The costs

of expanding in an older, densely populated city like Hoboken would be exorbitant."

But the city's help in obtaining the loans helped that change, according to Bado.

Cappelletto said Universal may be the last company Hoboken can help with such grants.

He noted President Reagan has scheduled to eliminate the UDAG and that the interest rate for the state loans is now so high — 15 percent — that few companies are able to take advantage of it.

10n THE JERSEY JOURNAL, THURSDAY, APRIL 16, 1981

# 10 bid to build Hoboken rec center

A total of 10 firms entered bids last night to the Hoboken City Council for the contract to construct a combined municipal recreational and parking area at the old Condenser Service Site on Observer Highway.

"The council is very enthusiastic over the abundance of bidders," said Councilman Robert Ranieri. "This shows good competition and the hope is that one of the bids falls within the amount of funds we have available for the project."

This is the second time the council has advertised for bids for the project, which will include an outdoor roller rink and a recreation area for senior citizens with benches and weather resistant checkerboards, said Ranieri.

All of the bids received the first time, he explained, exceeded the \$250,000 the council has available. Ranieri said plans for the site have been modified somewhat since then.

He added that a final announcement of the winner of the bidding session should be made by the next council meeting in May. "This is a part of the on-going program to develop the southern end of the city," he said.

In regards to the southern end of the city, the council resolved to request that the city planning board conduct a preliminary investigation to determine whether the area bounded by 200 to 212 Willow Ave., 300 to 316

Second St. and 205 to 209 Clinton St. is blighted.

Ranieri explained that the city is rebuilding the area from 201 to 211 Willow Ave., which is across the street from the block of properties to be evaluated. "We want one improved site to face the other," he said.

In other business, the council tabled two resolutions for payment of equipment at the city sewerage plant on 16th Street because the claims need more detail.

Eastern Supply Co., which owed \$23,968, and George A. Matthewson Co., which has a claim for \$13,252 must complete the paperwork in order to collect the funds owed.

Also, the council authorized a \$1 million tax anticipation note to meet city payroll and miscellaneous bills. Ranieri said that the note was necessitated because of various labor settlements made through binding arbitrations, inflation and a series of emergency appropriations made last year.

In addition, the council introduced two ordinances. One will legalize angle parking in the various areas of the city that already have it. Ranieri said that it was found that there weren't ordinances allowing that type of parking in some areas. The other allows for sub code officials in the code enforcement agencies of fire, electricity, plumbing and construction.

# That 2-million-gallon drop in water use may not be accurate

The daily 2-million-gallon-drop in Hoboken's water consumption that public works officials attributed to their water repair leak program may never have happened at all.

All indications are that the main water meter in Hoboken is broken, according to Roy Haack, a city public works official.

"On Jan. 15 the main meter read 9.3 million gallons and then it froze," Haack said. "When it unfroze on Jan. 30 it read 7 million gallons. The meter has remained at 7 million ever since."

Haack said that the figure can't be accurate. "It's just impossible our water consumption could be cut over 2 million gallons in two weeks," he said.

Charles Florio, Hoboken's water department supervisor, listened as Haack explained to a reporter about the main meter. Florio was the water department supervisor who originally announced the 2-million consumption drop.

"What are you saying, Roy?" Florio asked. "We fixed over 50 water leaks in the city. Of course the drop was possible."

But, Haack told the reporter those service leaks were fixed in February after the meter had already registered the drop.

Haack said that even if Hoboken had fixed 200 water leaks, the consumption of water would have gone down the 2 million gallons on the meter.

"When it comes down to it we're probably losing almost as much water as we were last year," he said.

A consultant hired by the city had concluded last year that Hoboken was losing 40 percent of the water it buys from Jersey City, its supplier, because of leaks in the water system and faulty meters.

Last month a Hudson County grand jury issued a presentment on the water system based on that report and recommended the same thing the consultant's report recommended — the hiring of a professional to run the water division or the creation of a separate water division headed by a professional. The water division is now part of the public works department.

Haack said he has been trying to get Jersey City officials, whose responsibility it is to maintain the main Hoboken meter, to check it out for the last month.

But, Haack said it's all been to no avail. "I keep on calling them but they wouldn't do anything," he said.

Jersey City water department officials were unavailable for comment.

# Hoboken housing scam charged

The Hoboken Planning Board listened to several hours of testimony alleging collusion among a developer and city officials during a blight designation hearing last night, but none of the testimony will have any bearing on the board's decision.

The owners of eight Willow Avenue buildings claimed their properties now face designation as "blighted" solely because Applied Housing Associates wants to gain control of the buildings without paying the purchase prices set by the owners.

If the property is ruled "blighted," the city will claim the buildings at whatever price it and the courts decide is reasonable and turn them over to Applied Housing for development.

Planning Board attorney George Pappas said the claims of collusion can have no bearing on the board's

decision. He said state law and a City Council resolution limit the board's inquiry to the physical condition of the buildings.

The board is expected to render a decision May 27 which will be forwarded as a recommendation to the council which then has the authority to make the blight designation final.

The subject of the hearing was the string of odd-numbered buildings from 201 through 215 Willow Avenue.

Dan and Lynn Jensen testified that Joseph Barry of Applied Housing had offered to buy their properties at \$37,500 per building. Barry also alleged, offered them bonus payments of \$5,000 for each unoccupied apartment in the building at the time of sale, they said. A developer has to pay the cost of relocating tenants of a targeted building his costs are cut if

the building is vacant.

Residents of the buildings received letters informing them that the city had found their homes unfit for habitation, according to the owners' testimony, and were told they would be helped to find other accommodations. Most of the residents abandoned the buildings.

Building owner Joseph Croat testified that the residents thought they were being ordered out of their apartments. Jensen said once the buildings were vacant, they were heavily damaged by vandals. "They blighted my buildings when they took all of the people out," he said.

Copies of the letters were placed in evidence. None specifically ordered the residents out, but labelled the buildings unfit and offered the as-

sistance of the Hoboken Community Development Agency.

The Jensens claim Applied Housing is backing out of its two-year-old offer to buy their buildings and Barry is trying to acquire the buildings through the blight proceedings. Their lawsuit against Applied Housing is set for trial May 11 in state Superior Court in Hudson County.

All of the building owners testified last night that their buildings did conform to the building codes before their tenants left and the vandalism began.

Croat testified that he had spent more than \$100,000 renovating his building over the past five years and had passed state inspections. He said he had refused to sell the property and Barry allegedly threatened to take it by "blighting."

# Water meters at 57 firms found broken in Hoboken

By Randolph Diamond

A special Hoboken Water Department crew checking on broken water meters in factories and commercial properties has found broken meters so far in all of the 57 factories and commercial operations it has inspected.

"Some of the companies have more than one meter, but still this explains why we can't account for much of the water loss in this city," said Roy Haack, a public works official. "It's unbelievable that this water loss has apparently gone on for years without anyone doing anything to stop it."

Haack said he believes he'll find more broken meters when he inspects

the other 200 factories and commercial buildings in the city.

"We're putting all these companies and industrial users on notice that they better fix their water meters or we're going to issue a summons," said Haack. "We won't stand for this any longer."

Special water department crews that are fixing water leaks in the city and looking for broken meters were set up recently after Councilman Robert Ranieri started calling for the creation of a separate water division or the hiring of a professional manager to run the department.

Ranieri called for the changes after a consulting firm, Storch Associates, concluded that Hoboken was losing up to 40 percent of its daily

water supply from Jersey City. A Hudson County grand jury recently issued a presentment based on the Storch report.

# Is sidewalk cafe outside Hoboken law?

By Randolph Diamond

A Hoboken restaurant and bar owned by Patty Cappelletto, a nephew of Hoboken Mayor Steve Cappelletto, and Charley Roberts, a close friend and supporter of the mayor, has maintained a sidewalk cafe

Pictures on Page 12.

since the spring of 1980 in apparent violation of city laws.

The two owners, however, say they were unaware they were in violation.

The sidewalk cafe at the Hotel Madison restaurant, at 14th and Washington streets, has eight tables for two and is enclosed by a cast-iron fence.

According to Ralph Seligman, a consultant for the Hoboken Planning Board, sidewalk cafes aren't allowed in the city.

Seligman said a planning board committee has been researching the issue of allowing sidewalk cafes but doesn't plan to do anything about it until the law department and city council resolve the issue of the illegal fences that have been placed around various Hoboken restaurants and stores.

See SIDEWALK — Page 31.

Continued from Page 1

The law department had ruled in December that fences put outside various establishments, including the Madison, were not legal and since then the city council has been studying the issue.

Hoboken Councilman Robert Ranieri said he expects an ordinance will be introduced by July allowing fences outside establishments such as the Madison.

On Sunday the Madison will host a \$50-a-plate brunch fund raiser for the mayor, who is running for election for a third term.

Roberts said he had no idea the outdoor cafe was illegal. Roberts said

Patty Cappelletto, his partner, was ill and could not comment but also had no idea the sidewalk cafe was illegal.

Hoboken Public Works Director Andrew Amato, whose department has jurisdiction over the matter claimed he was unaware of the outdoor cafe.

Amato promised he would look into the situation and take whatever appropriate action is necessary.

The mayor himself said he didn't think there was anything tremendously wrong with the outdoor cafe.

"I would prefer you would look at the positive side of it," he said. "The restaurant is beautiful compared to what it once was."

Cappelletto said he did not use any political influence to prevent the public works director or any other city official from cracking down on the cafe.

Few persons would argue that Roberts and Cappelletto had not turned what was a rundown bar into a beautifully-redone Victorian restoration since they purchased the Madison in July, 1977 from Thomas Vezzetti.

It took Roberts and Cappelletto a year-and-a-half to renovate what was considered one of the most run down establishments in Hoboken.

Roberts, a fireman on leave from the Hoboken Fire Department, is a member of the Hudson County

Vocational-Technical School Board. He serves on the board's personnel committee, which until recently controlled all hiring at the two Vocational-Technical School sites in North Bergen and Jersey City.

Roberts denies, however, that he or Patty Cappelletto has any political influence as far as the Madison goes.

"We're just trying to run a restaurant with good food and a nice atmosphere," he says. "The sidewalk cafe lends to that atmosphere. It's not used that much now because not that many people want to sit out on 14th Street but it's an example of what can be done in the city."

The area next to the Madison is considered rundown.





## New look

At top is how the Madison Hotel in Hoboken looked before it was renovated by Patty Cappiello, nephew of Mayor Steve Cappiello, and Charley Roberts, a close associate of the mayor, and, on the bottom, how the exterior appears now with a sidewalk cafe. According to city officials, the sidewalk cafe is illegal.



## Cappiello may go for post

Hoboken Mayor Steve Cappiello admitted today he might be interested in running for county executive. "I'm certainly not thinking about it right now," Cappiello said. "But, I wouldn't want to close any doors if the position was open." Cappiello's statement comes after Hoboken Councilman Robert Ranieri said the mayor should consider running for county executive when Edward Clark's term expires in two years. Ranieri made that statement after Cappiello charged that Clark was "playing politics" in not allowing any Hoboken residents on the county payroll. Cappiello is currently vice chairman of the county freeholders in addition to being Hoboken mayor.

# No pay, no fire boats, NYC tells Hudson

By Randolph Diamond

If Hudson County's waterfront communities don't pay their fair share the next time they have a waterfront fire there won't be any help from New York City fireboats.

That was the message Hoboken Mayor Steve Cappiello was given yesterday at a closed meeting with New York City Fire Commissioner Charles Hynes and other fire department brass. Cappiello was representing all the mayors of waterfront cities in Hudson County at the meeting.

"Their position is pretty firm," said Cappiello. "If we don't pay in some way for the fire boat service then we won't be getting any more service."

Cappiello said New York City fire brass told him they wouldn't be terminating fire boat service im-

mediately if they don't get money for the services. He said Hynes indicated to him that they would give the Hudson County waterfront mayors some time to work up a plan to pay their own way for the fire boat service.

But the mayor said no specific time frame was mentioned.

Cappiello said several options were given as to how Hudson County waterfront communities could pay for fireboat services.

Among them, he said, were straight cash payments per year for fireboat service by individual Hudson County communities, or billing each time there is a waterfront fire, or Hudson County firemen staffing one of New York City's fire boats.

See NYC — Page 14.

Continued from Page 1

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Among them, he said, were straight cash payments per year for fireboat service by individual Hudson County communities, or billing each time there is a waterfront fire, or Hudson County firemen staffing one of New York City's fire boats.

Cappiello said he would meet shortly with other Hudson County mayors.

"I'm also going to call state of-

ficials," he said. "I think the state should be involved in what's going on since they are so getting so involved waterfront development. Maybe we could set up a state-run commission to fight the fires."

None of the Hudson County waterfront communities has a fireboat capable of handling major waterfront fires and they have all been relying on the New York City fireboats for help when needed.

The Coast Guard also has fireboats which would continue to fight fires on the Hudson County waterfront if New York City ter-

minates service.

But according to Cappiello the Coast Guard fireboats can take up to an hour to reach the Hudson County waterfront while the New York City boats can be there in a half hour.

"The half-hour difference could be the difference between a disaster happening and not happening," Cappiello said.

The mayor said he tried to let New York City officials know that Hudson County waterfront communities have limited resources and would have greatly appreciated it if the New York City fireboats con-

tinued to put out Hudson County waterfront fires for free.

But Cappiello said the fire brass's decision is firm.

"The order comes directly from Mayor Koch," said Cappiello. "We have to pay our own share."

Hynes would not comment on the meeting but an aide said that Cappiello's comments had pretty much reflected what happened.

"Our position is that New York City should be paid for the services it gives," the aide said. "We just can't afford to give services away free any more."

## Scramble on for Hoboken rent panel seat

Another member of Hoboken's Rent Leveling Board has resigned — the second to do so in three months — and the scramble is on among community groups to get one of their own members the seat on the board.

Mary Lemanowicz submitted her resignation from the board yesterday in a letter to Hoboken Mayor Steve Cappiello in which she said she no longer had time to serve on the board.

Mrs. Lemanowicz was recently hired at Stevens Institute of Technology as a clerk. She had been on the rent leveling board for five years.

A spokesman for the Hoboken Tenants Union said today the group feels tenants don't have adequate representation on the board that one of their members should be picked to serve.

The spokesman said the group feels that way especially in view of the fact that Hoboken Mayor Steve Cappiello never consulted them in picking a replacement when the board's chairman, Juan Torres, resigned.

The mayor had claimed he thought the tenants union knew of Torres' resignation and he said they would have been free to hand in nominations as did other individuals and groups.

Cappiello subsequently named Michael Flanagan, a Hoboken computer salesman and a member of Hoboken's Environmental Committee as Torres replacement.

The mayor said today he would consult with the tenants union and other interested groups to accept nominations for the board.

Members of Hoboken's Board of Realtors as well as the Environmental Committee are also expected to submit nominations to the board.

## Hoboken's welfare records seized in fraud investigation

By Randolph Diamond

Armed with search warrants, representatives of the Hudson County Prosecutor's Office seized Hoboken welfare records yesterday as part of an investigation into possible welfare fraud in that city.

Hudson County Prosecutor Harold Ruvaldt Jr. said he could not comment officially on the seizure of records but that the action resulted from information gathered from a variety of sources, including Hoboken Mayor Steve Cappiello.

Cappiello said he informed the prosecutor that he and welfare officials were concerned that many of Hoboken's welfare recipients were ineligible but that the police department did not have the resources to look into the situation without checking welfare records. The mayor said the state Division of Public Assistance had told Hoboken that it was illegal for police officers to check welfare records.

The Hoboken Police Department had formed a welfare fraud unit, which cut the number of welfare recipients from 1,200 to 1,000 before state officials said the policeman couldn't check the records. The number of recipients went back to 1,200 after the unit folded.

The unit was re-formed two months ago and it has again cut the number of welfare recipients to 1,000 by using methods other than checking welfare records, according to Hoboken police.

Police said they check the names on welfare checks that are sent out by the city's payroll division to see if recipients are collecting unemployment or Social Security or disability benefits.

But the mayor said the unit has still been hindered in its investigation because it can't check the welfare records. That, the mayor said, was why the prosecutor's office was called in.

## Hoboken starts drive to clean vacant lots

A massive lot-clean up program will begin tomorrow in Hoboken.

Crews of CETA employees and park department employees will clean all the city-owned lots while private lot owners will be put on notice that they have to clean their lots within two weeks.

"Anyone who doesn't clean their lot will be given a summons," said James Farina, Hoboken Health and welfare director. "We won't tolerate the lots with rocks and garbage staying that way."

Meanwhile, Councilman Sal

Cemelli says he will introduce an ordinance shortly to require private lot owners to fence them because of complaints from residents that kids are picking up rocks from the lots and breaking their windows.

The last two years the city, has had clean-ups of vacant lots but a month later they were dirtied again.

Farina said he would hope the city could afford to fence its lots besides making the private owners do it, but he admitted he wasn't sure there would be funds for that.

## Panel fights to save Hoboken firehouse

Members of Hoboken's Recreation Commission will make one last attempt to save the city's now unused Grand Street firehouse from the auction block.

The Commission will be meeting in the City Hall council chambers at 7:30 p.m. tonight to conduct what commission chairwoman Suelen Newman said is an informational meeting to let local residents know about the need to turn the firehouse into a recreation center.

Business Administrator Edwin Chius and Mayor Steve Cappiello have both said they favored selling the firehouse and members of the city Council have so far backed them.

But Mrs. Newman says the recreation center is sorely needed despite the fact that the Jefferson Recreation Center, which is two blocks from the firehouse, is being renovated and will be open again next year.

"The Jefferson Recreation Center will offer sports-oriented programs but there will be really no place for arts programs," she said.

Mrs. Newman also said in a city of 42,000 people like Hoboken, one recreation center isn't enough.

While the city has an uptown recreation center it is only open from 9 a.m. to 5 p.m. and operates out of a small space in the American Legion Hall not suitable for any type of major recreation program. City of-

ficials have said they plan to close that center shortly.

Chius says the city can't afford the cost of renovating the firehouse or the costs such as for winter fuel, of maintaining the building.

But Mrs. Newman said she believes if city officials really try they can find the money.

Mrs. Newman said she will try to organize a letter writing campaign at tonight's meeting to set residents to tell city officials that they want the firehouse saved.

## Hoboken goes after slumlords in First Ward

By Randolph Diamond

A special housing code enforcement officer whose job will be to crack down on slumlords in Hoboken's First Ward has been hired by the city's Community Development Agency as part of the Neighborhood Preservation Program in that area.

Sal Santaniello, Hoboken Housing and Neighborhood Development director, said the code officer, Santiago Diaz, will make a survey of buildings in the First ward, picking out what look like the worst buildings.

Then, Santaniello said, Diaz will turn his findings

over to Hoboken Chief Housing Inspector Michael Curcio who will develop, with Diaz, a list of buildings to be inspected.

Santaniello said once the buildings are inspected the landlord will be cited for violations found and, if they are not corrected, the owner will be taken to city court and prosecuted.

Previously, the housing inspector's office would only cite landlords under the city code if they had received a complaint from a tenant in a building.

See HOBOKEN — Page 22.

## Hoboken lot poses woe for residents

Lena Bucco looks into the backyard of her Adams Street home in Hoboken and gets angry when she sees the rocks and bottles.

Angry at the school children who run into the empty lot and who have broken her windows at least six times a year for at least the last eight years.

Angry at the city officials who have told her that they will try and

solve the problem and who she says, have never come back.

The occupants of the three other homes on Adams Street between Sixth and Seventh streets, as well as another homeowner on Seventh Street who faces the large empty lot are also angry.

"It's the kids from the Leinkauf School across from the lot who come

here and break our windows," said another homeowner, Mike Donofrio. "If only someone would compel the owners to fence in the lot. Then the kids couldn't come in and break our windows."

Tony Russo, a local civic leader in the area of the vacant lot, said the tract has been vacant since an industrial building was torn down in 1951.

According to Alfred Arezzo, city building inspector the owners are under no obligation to fence in the land because it's only right after a building is demolished that a fence is required.

Russo was brought into the picture when the homeowners "didn't know where else to turn," said one resident who asked not to be identified.

The land has been owned by a number of different people since 1951. Currently, real estate broker Ray Fiore, owns one portion of the land and Hoboken resident Tony D'Amilio owns the other.

D'Amilio refused comment and

Fiore said he had been unaware that the residents had been complaining and added he would look into the problem.

"I've only owned the land for a year and a half and no one even told me about the problem," he said.

Mayor Steve Cappiello and Councilman Sal Cemelli both admitted they had received complaints about the vacant lot but said they weren't sure they could do anything to help the tenants.

Meanwhile, Hoboken Health Officer Patricia Mitten said she would look into seeing if the lot could be declared a public nuisance, thus requiring the owners to fence it in.

"We're not trying to scare the kids away," said Mrs. Bucco. "It

would be fine for us if the city built a playground on the lot for the kids to play in. But we just want a little from the rock-throwing."

## Hoboken PBA head raps strike duty

The president of Hoboken's Policemen's Benevolent Association Thomas Meehan today

criticized posting policemen around the clock at a Hoboken clothing factory that is on strike.

"We're short manpower as it is and there are no pickets at Bloomfield Clothing (the company on strike) after 5 p.m.," he said. "If the company wants protection after 5 p.m. then they should hire private security guards."

Police Chief George Crimmins Sr. said Meehan should mind his own business.

"The owners of the clothing factory are entitled to police protection just like any other citizen in town," he said.

Continued from Page 1

The inspector's office also makes inspections of multi-dwellings in the city for the state Bureau of Housing.

But while the state can also prosecute a landlord for violations, State Bureau of Housing officials have admitted that they are so short-staffed that only the worst violators are prosecuted.

In many cases it has been months and sometimes years before action is taken against landlords who have refused to correct violations in the buildings.

Municipal court action against a landlord, in contrast, can be taken immediately if a landlord refuses to fix cited violations.

The area covered by the special housing code enforcement officer will be from Hudson Street to Willow Avenue and from First to Fourth streets, which takes in most of the First Ward.

A small area of the First Ward, from Willow Avenue to Madison Street and from Observer Highway to First Street, won't be included in the area covered by the code enforcement officer.

Ironically, that area contains some of the worst slums in the First Ward.

But, Santaniello said the idea of the Neighborhood Preservation Program is to build up areas that are already experiencing at least a partial renaissance.

The Neighborhood Preservation Program in the First Ward is being funded by the state Department of Community Affairs and includes a number of programs including a free tool bank for landlords and a number of low-cost loan programs.

Santaniello said landlords whose dwellings contain violations will be allowed to take advantage of the various programs to upgrade their dwellings.

He said the Neighborhood Preservation Program is supposed to run a year but could be continued for another three years if the state Department of Community Affairs decide to do so.



# Hoboken doesn't play pinball in the big leagues

By Randolph Diamond

At least 100 of Hoboken's approximately 200 pinball machines are illegal and unlicensed. While Hoboken's ordinance governing pinball machines allows only one pinball machine per establishment in the city, many establishments have three and four machines. A recreation room at Stevens Institute of Technology in the Student Union contains 18 machines.

Those were the conclusions of a two-week investigation by a Jersey Journal reporter who counted the illegal pinball machines. Not only does Hoboken not collect any licensing fees from the unlicensed pinball machines but it is only charging a \$15 fee per year for each licensed machine. Leo Serrano, the Hoboken police detective in charge of pinball machine regula-

tions, said other area communities are charging \$50 and \$75 per pinball machine, as a licensing fee. "We're behind the times," said Serrano. "We are still charging the same fees enacted in 1930." Serrano admitted the pinball ordinance was not being enforced for the most part. "I don't see anything wrong with pinball machines," he said. "I play them. My own 15-year-old daughter plays them. I feel more secure knowing she's with someone

playing pinball in Hoboken than going to New York and hanging around there." Serrano said he occasionally gives an establishment a summons and said Stevens Institute of Technology officials will be due in municipal court tomorrow on their violation of the ordinance. But Serrano said the summonses don't stop the pinball operators. "They pay a \$60 fine usually and that's it," he said.

"They would pay a fine every week if they had to. Each one of those machines can generate \$100 a week in revenue. Serrano says what is really needed is a change in the ordinance to allow for a higher licensing fee and more machines. Hoboken Mayor Steve Cappiello, meanwhile, said he is meeting with law department attorneys over the matter now. "If we can bring in more revenue to the city then we should take a look at how to do it," he said.

## County jobs closed to Hoboken by Clark 'politics', says Cappiello

By Randolph Diamond

Hoboken Mayor Steve Cappiello said today he can't get any more Hoboken residents placed on the county payroll because County Executive Edward Clark is "playing politics." "I know there are jobs but he (Clark) wouldn't place any of my people on the payroll," declared Cappiello, who is also vice chairman of the Hudson County Board of Freeholders. Cappiello said Clark started "playing politics" after the majority of freeholder members voted to reinstate Dr. Anne Jerene Robbins as director of Pollak Hospital against Clark's wishes. Clark had suspended Dr. Robbins, saying she wasn't doing her job. Cappiello said that since then he can't get anyone placed in a "patronage position" in the county —

"even low-paying jobs." The mayor said other freeholders who also voted for Dr. Robbins' reinstatement are also encountering similar problems. "I'm not even bothering sending anyone to Clark to get a job," said Cappiello. "I'm sending them to the county personnel office instead." But, the mayor admitted there was really no point in sending someone to the county personnel office since no one is hired without Clark's approval. Clark's secretary said the county executive was out-of-town and unavailable for comment. However, she denied her boss was "playing politics" and said, except for a few correctional guards, no one had been hired in the county government in the last month because the 1981 budget is being prepared. She said Clark did not want to hire anyone until he knew how much money he had to work with.

## Donors give Cappiello \$63,000 for campaign

By Randolph Diamond

Campaign contributions to Hoboken Mayor Steve Cappiello's reelection campaign total slightly over \$63,000, and those who have contributed include many of the contractors, firms and suppliers that have done business with the city as well as a large number of city officials and others in politically-connected Hoboken jobs. And Hoboken Business Administrator Edwin Chius, treasurer of the Hoboken Campaign Committee, says "We have seven other fund-raising committees. We don't have to file those reports until May 8."

The campaign contributions for the Hoboken Campaign Committee were filed on Monday with the State Election Commission. Also filed was a disclosure that the committee had already spent \$21,542.24 on the campaign.

See CAPPIELLO — Page 24.

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Chius said \$14,000 of that was spent on food and entertainment for the mayor's \$125-a-plate fund-raiser at the Union Club last month. That fund-raiser, Chius said, accounts for most of the money raised by the committee.

The rest of the \$21,542.24 was spent on Cappiello's announcement that he would run for a third term. Beer and sandwiches were served at that event three months ago. Another \$50-a-person fund-raiser is scheduled for Sunday at Hoboken's Hotel Madison at a restaurant owned by Cappiello's nephew, Patty, and Charley Roberts, a supporter of the mayor.

Among big contributors are those from Friends of Wally Shell, \$1,000; Applied Housing Associates, the Hoboken firm that has done much housing rehabilitation in the city, \$500; Lawrence E. Florio, city law director, \$250; Vitarrox Corp., \$500; Vision Lingerie and Lounge Wear, \$1,250; A. Ambrosio and Sons, a demolition firm that has torn down many buildings in Hoboken, \$500; Pistilli and Italiano, the city's auditors, \$625; Herbert F. Fine, the city's special tax counsel, \$500; Steve Block, a Hoboken school board member, \$250; Norman J. Sweeten, a city lawyer, \$250; George Maier, schools superintendent, \$250; Councilman Robert and Elena Ranieri, \$500; Gene Macri, husband of Hoboken Councilwoman Helen Macri, \$375; Joseph Hottendorf,

Parking Authority chairman, \$625; Fred Bado, Hoboken Community Development director, \$250; Hugh A. McGuire, a city assessor, \$375; Alfred Arezzo, Hoboken building inspector, \$250; Academy Bus Tours, \$500; Atlantic Tropical Market Co., \$500; Madison Enterprises, \$500; Hoboken Glass Co., \$250, and the P and B Trailer Service, \$250.

Other contributors include Hoboken landlord Liselotte Lieber, who owns numerous buildings in the city with her husband Ernest, and C and R Realty, the company composed of the mayor's nephew Patty and his supporter Charley Roberts that owns the restaurant at the Hotel Madison. Meanwhile, Chius maintained that Cappiello is still planning to donate most of his campaign contributions to charity after the campaign is over.

Cappiello had originally said he would donate all campaign contributions to charity if he had no major opposition in the campaign. But when only Michael DeLanzo, a long-shot candidate who has no political organization, announced he would oppose the mayor, Cappiello said he had to run some type of campaign.

Chius said he could not estimate how much money would be left over at the end of the campaign nor would he say how much the eight committees had raised.

"We have to print campaign flyers and signs," said Chius. "We have to run a campaign because you never know. If we don't campaign, DeLanzo could have a chance."

## Hoboken yields, fines water wasters

By CHUCK SUTTON  
Staff Writer

HOBOKEN—City water department officials have mailed out notices calling for payment of \$105,000 in penalty surcharges by customers violating the state emergency water rationing law. The action was taken under a state threat of prosecution if officials did not assess the surcharges.

"Who wants to put this extra burden on the taxpayers?" Roy Haack of the public works department asked yesterday.

According to Haack, his office received notice from the state police on March 27 that if the city did not comply with Gov. Brendan T. Byrne's Executive Order 98, the city would be faced with a \$175 fine for each day since Sept. 27, when the order went into effect.

Byrne issued the order to restrict water use during the continuing drought. Haack said there are some 37 other municipalities in the state which have received similar warnings.

Yesterday, while Haack was being interviewed by The Dispatch, he received a call from a representative of the Law Emergency Task Force reminding him that if the law is not complied with, the matter will be turned over to the state attorney general's office.

Haack assured the official on the phone, Bart Bennett, that surcharge notices have been mailed out to some 224 violators.

Part of the reluctance to enforce the order is the cost to the city, according to Haack. Thus far, only three weeks into the enforcement of the program, it has cost the city more than \$15,000 above its normal operating costs to enforce the executive order.

"We have had to hire extra staff in our office. We've had to pay overtime to meter readers. We've had to purchase water restrictors, and do additional mailings. And none of the money from the surcharges goes towards these costs. The state takes the money," Haack complained.

Irate customers who came into the water department office to find out why they were being assessed the surcharge didn't care who was getting the money. One woman showed a notice that called for payment of \$495 in surcharges.

"I just knew they had made a mistake. At first, I thought it was \$4.95. Then when I talked to the office on the phone, I nearly died!" the woman told the service representative in the water department yesterday.

Another man came in to settle \$185 in surcharges, and another woman had \$200 in surcharges.

As it turned out, none of them had to pay the levy. In two cases, the number of occupants in the building had been miscalculated by the water department, and in the third case, the water department had only estimated the water usage.

The formula for determining the surcharge is based on allowing 50 gallons of water per person when the unit is occupied by more than one person, and 65 gallons a day if only one person lives in the unit.

According to Executive Order 98, the surcharge is \$5 per 100 cubic feet for the first 300 cubic feet over the maximum and \$10 for every 100 cubic feet thereafter.

For those who are issued a second violation, the city would be required by law to put in water restrictors for 30 days to slow the water flow into the building. Landlords are permitted to divide the surcharge according to the number of people in the building and pass it along in the rent. Haack emphasized that landlords are not permitted to cut off water to tenants during the day as a method to reduce water consumption.

## Hoboken must pay \$100,000

By CAMILLE KENNY  
Staff Writer

JERSEY CITY—The city of Hoboken was ordered to pay \$50,000 to one man and \$50,000 to the estate of another after a Hudson County Superior Court jury found the men had been assaulted by unknown Hoboken police officers.

The civil court jury found no cause for damages against three individual police officers named in the suit filed by Nelson Concepcion and the estate of Pedro Munoz.

Their attorney, Ignacio Saavedra, brought the suit claiming Police Officers Antonio Rentas, Fred Ferrante and William Lemp assaulted the men on Aug. 27, 1977, after Rentas stopped Munoz' car on Observer Highway.

Rentas, who was off duty at the time, said he chased the car at the request of a storeowner who believed Munoz' car had been involved in a hit-and-run accident.

Rentas claimed he was assaulted by Munoz and Concepcion, who was 16 at the time. He and other officers testified the two were on top of Rentas, kicking and punching him when reinforcements arrived.

Concepcion, however, claimed Rentas approached the car with his gun drawn, and after talking with them for awhile, began to beat Munoz.

Munoz died in an auto accident in Newark two years later as he tried to flee police there. Saavedra had attempted to sue the police and the city for wrongful death, claiming Munoz had been traumatized by the Hoboken incident, but Judge James W. Taylor dismissed that charge earlier this week.

Taylor at that time also dismissed for lack of evidence charges brought by Saavedra against four other police officers, Sgts. John Aiello and Martin Kiely, Lt. Steven Drago and an unidentified sergeant.

At least two of those officers identified by Concepcion as participating in a beating of Munoz at the police station offered proof they were not working the day of the incident. One was travelling in Spain and another was on sick leave, his leg severely injured in a motorcycle accident.

On the day of the incident, Munoz was taken to St. Mary Hospital, where he was found to have suffered two fractures of the leg and one fracture of the spine. Concepcion and Officer Rentas were treated and released.

The jurors found that neither Rentas, Ferrante or Lemp used unreasonable force while arresting Munoz and Concepcion, but found that some unknown officers did. Therefore, the city must pay the damages awarded by the panel.

## Hoboken borrows \$1M in fiscal pinch

By CHUCK SUTTON  
Staff Writer

HOBOKEN—Faced with its first major financial crisis in seven years, the city has been forced to borrow \$1 million to meet its financial obligations for the next three months.

To deal with the crisis, the council is selling a three-month tax note to the Trust Company of New Jersey at 9 percent interest. The maneuver comes one week before Mayor Steve Cappiello is expected to receive the 1981 fiscal budget. It is projected by Business Administrator Edwin Chius that the 1981 tax rate could increase as much as 5 percent.

According to statements by members of the City Council, this is the first time the city has run short of cash between tax collection periods since 1974.

Meanwhile, after hearing from Hoboken Water Department officials that surcharges totalling \$105,000 were billed to city water customers last week, Council President Walter Cramer issued last night what seemed to be a thinly-disguised call for residents not to pay the charges.

The council president last night told concerned citizens who have received such a bill: "I'm not telling you to break the law. The burden is on the water department to prove its case for the surcharges."

Councilman Robert Ranieri, referring to the city's fiscal situation, said last night, "This is the first warning that the crisis is upon us." The councilman explained that inflation and binding arbitration for the city's uniformed services

have been contributing factors to the situation. "We're going to have two alternatives: either curtail services or raise taxes," said Ranieri.

Cramer defended the city's spending policies despite the crisis, calling the situation "a sign of the times." He said, "You can't blame government. It's inflation, it's the times, and it's all around us."

On the water situation, the council questioned whether Gov. Brendan T. Byrne's executive order to ration water use during the drought is applicable to the city.

"There is so much water in the Boonton Reservoir that they have been allowing 10 to 15 million gallons of water per day to overflow in to the river. This is not a drought as prescribed by the executive order," Ranieri charged.

Ranieri and Cramer claimed that the reservoir has been full for the last six months. Hoboken is supplied water through the Jersey City system which pipes water from the Boonton Reservoir.

While the controversial ordinance creating the rent leveling board was not on the agenda, a spokesman for the Hoboken Tenants Union chided the council for its failure to produce the action promised. Cramer responded that the council has worked on the ordinance for six sessions and "we're trying to please everyone."

Sister Norberta of Por La Gente community organization was pessimistic about the rent ordinance. "They're (council) is trying to stall until after the elections," she claimed, referring to the May 12 municipal election.

## Hoboken council to meet on 'blight' designation

A special committee of the Hoboken Planning Board will recommend tomorrow night that the City Council designate buildings at 209, 213 and 215 Willow Ave. as blighted, clearing the way for the Hoboken rehabilitation firm of Applied Housing Associates to renovate them.

But Hoboken landlords Daniel and Lynn Janssen, who own the buildings, will be on hand to try to stop what they say is the "city's and Applied Housing actions to steal their buildings."

The Janssens had agreed to sell the buildings to Applied Housing but then backed out of the deal,

saying Applied hadn't offered them a reasonable amount of money. Applied officials claim they are offering a fair amount.

The Applied rehabilitation project covers much of Willow Avenue from First to Second streets. If Janssen's buildings are designated blighted he would be forced to sell them.

Also to be considered at the meeting is a variance request from Pathmark supermarkets to build a supermarket at Shore Road and 15th Street. The site is now zoned for industrial use only.

## Despite Gullo's stand, no new cops in Hoboken

Despite statements Hoboken Public Safety Director Carmine Gullo had made that he expected 10 new patrolmen to be hired by the city in the coming year—none at all will be hired.

Edwin Chius, Hoboken's business administrator, said today there is not enough money in this year's budget to hire any more patrolmen and he added he doesn't feel any more are needed.

"I think we could get more productivity out of the ones we already have on the force," Chius said. "There is no need for any more patrolmen."

Chius said the only way to hire more patrolmen would be to make cutbacks in personnel in other city departments, a thing Chius asserts he sees no reason to do.

Chius said one of the reasons there won't be money to hire the patrolmen is an arbitrator's ruling in favor of the Hoboken Policemen's Benevolent Association, which will cost the city \$30,000.

The PBA had requested a \$300 across-the-board yearly increase for all policemen in details and the arbitrator ruled in favor of the PBA.

PBA PRESIDENT Thomas Meehan had maintained that he heard there would be no patrolmen hired in the coming year, but Gullo said that wasn't true. Gullo was on vacation and unavailable for comment today.

A Civil Service test for Hoboken patrolmen is scheduled to be administered in June and over 100 residents have registered.

Chius said the city will hire approximately 12 new firemen this year to bring the department up to full strength.

Chius asserted there are supposed to be 96 firemen in the department, but because of retirements and firemen leaving, there are only 84.

The city's budget is expected to be formally introduced at Monday night's city council caucus. While it has not been revealed publicly, Chius said taxpayers will probably face a 10 percent tax increase.

Chius said he does not expect any layoffs immediately of municipal employees as a result of the budget, but declared there might have to be some later in the year due to President Reagan's budget cuts.

"I'm looking into that," said the business administrator. "It's hard to say right now."



## 4th fire in 30 hours victimizes Hoboken

By CHUCK SUTTON  
Staff Writer

HOBOKEN—A one-alarm fire at 1327 Willow Ave. — the fourth in a series of unrelated fires in a 30-hour period — momentarily routed 16 families and emptied five stores yesterday at 11:29 a.m. The fire has been labeled suspicious by authorities.

Heavy clouds of smoke poured from the fire which originated in the basement at the west end of the building.

Authorities reported there were no injuries and damage to the building was considered moderate. All occupants were permitted to return to the building.

Deputy Fire Chief Edward McDonald said yesterday the fire was contained in the ceiling of the basement within the sheet rock and the floor joists. The smoke was reportedly so thick that 16 Scott air tanks had to be used by firefighters during the fire.

McDonald said the fire could have been worse if it had not been discovered and reported so rapidly.

The first of the four fires was a general alarm fire at 10:57 p.m. Sunday at 231-233 Willow Ave. It caused extensive damage

to 231 Willow Ave., leaving at least 6 families homeless. Authorities say the cause of the fire is undetermined.

The second fire, reported at 11:22 a.m. Monday was described as a "worker" by Public Safety Director Carmine Gallo.

"There were flames shooting out of the windows when firemen arrived," Gallo said of the fire at 821 Park Ave., a five-story, ten-family brick building.

Patrolman Joseph Cicola was treated for smoke inhalation and only one family was relocated. Authorities say the fire was caused by careless smoking in the bedroom.

The third fire occurred at 400 Marshall Dr. at 2:28 p.m. and was also attributed to careless smoking, according to authorities.

The fire originated in the bedroom of a third-floor apartment occupied by Rose Caffey, 48, a disabled mother with two children. Both Caffey and a friend, Doris Jennings, 26, who was in the apartment at the time, were treated for smoke inhalation.

Damage was confined to the apartment. The Caffey family was relocated with relatives.



The running track constructed by the Orlando Construction Company looks like a swimming pool. Youngsters are running but not on the track itself. They are running on the unsodded area outside the running track.

## Orlandini has poor track record

The uncompleted work of contractor Rudolph Orlandini in Hoboken is hard to miss. Whenever it rains it is flooded. Trash litters it. Most of the lights that are supposed to illuminate it at night are not installed.

The area around it is not sodded and it was supposed to be. And there is no fence on one side of it. It is supposed to be a running track but no one can remember it being used as such because of its poor condition.

Hoboken Community Developer Director Fred Bado sat in his office back in June of 1977 as he spoke to a Jersey Journal reporter about the contract the city council had awarded to Orlandini's firm, Orlando Construction Company, for the construction of the running track and some adjoining basketball courts near city hall.

The Orlando Construction Company's name had turned up in news reports when it was disclosed that the company was being investigated by the FBI in connection with phony surety bonds that had been used in the construction of various municipal projects in Union City.

Then there were reports about the company's alleged mob connections — mainly in the name of Thomas Principe who FBI sources had said was a mob hitman. Principe had been a partner in the Orlando Construction Company until 1977.

Was Bado nervous or worried about doing business with the Orlando Construction Company?

"I'm not worried," he said. "We're sure they do a good job."

See ORLANDO — Page 18.

## Port Authority to move to Hudson

By CHUCK SUTTON  
Staff Writer

HOBOKEN—The Port Authority of New York-New Jersey is considering building its new 20-story headquarters either here or in Jersey City — if a deal can be worked out to sell the World Trade Center, according to published reports yesterday.

Negotiations are underway between New York and New Jersey officials in an effort to sell the Trade Center and move Port Authority offices to New Jersey, according to a report in yesterday's editions of the Star-Ledger of Newark.

A source close to Gov. Brendan T. Byrne, who along with New York's Gov. Hugh Carey are involved in the negotiations, said Jersey City is the likely choice, but Hoboken also is in the running. The source also said the new office building could quite possibly be the largest in the state, the newspaper reported.

The Port Authority already has commissioned American City Corp. to conduct studies on possible waterfront development here and in Jersey City. The study on Jersey City's waterfront has been made public, but the study makes no mention of a 20-story office building.

However, the company's study of Hoboken's waterfront has not yet been made public.

The Port Authority only has discussed the results of the study with Mayor Steve Cappiello and members of the city's community development agency.

The closed-door meetings between Mayor Cappiello and the Port Authority has raised the eyebrows of some political and community leaders here, causing them to label the sessions as "secret" and to question the "undisclosed study."

While Cappiello acknowledged there has been discussions with the Port Authority about the possibility of an office building in the state, he said it was not mentioned in his talks with the authority about the waterfront.

## Poor mix

When Hoboken's PBA President Thomas Meehan combines a complaint about overworked one-man patrol cars and allegations of political influence in police assignments he is mixing apples and oranges.

There can be no quarrel with him on the alleged political influence charge. Appointments to police details should always be made on the basis of training and demonstrated ability for particular assignments. If such patronage practices exist they should be halted.

But Meehan suggests that the one-man radio car assignees should receive extra compensation. And that would seem to be defeating the principal aim of single-man patrols — increased productivity and economy.

Granted, in this age of lawlessness, the demands on police forces are greater. But municipalities are constantly seeking, and finding, ways to upgrade technology in crime-fighting to meet the demand.

Allowing the men to carry shotguns on their one-man patrols ought to be looked into. Perhaps, the number of calls per shift — Meehan puts them at 30 or 40 — should be analyzed to determine which types of calls should receive low priority.

The application of technology to reducing the risk to the men's lives should also be investigated. And in high-crime areas there may be a need for special measures.

But more money will not reduce the number of calls or the risk of being a policeman.

## Bado scoffs at hiring advocate for tenants

Hoboken Community Development Director Fred Bado said he won't consider the hiring of a housing advocate as suggested by two members of the agency's community advisory board, Sister Norberta and Robert Kaplan.

Bado said he's not going to hire someone to criticize the CDA's own programs.

"Why should I do that?" he asked. "It doesn't make sense."

Sister Norberta said she was very disappointed in Bado's statements and said the housing advocate is sorely needed.

"The CDA's own

of policies of rehabilitation housing have caused more harm for poor people than good," said Sister Norberta. "Families have been displaced out of the city because of the programs."

Sister Norberta said the advocate could also help poor people who go before the city's rent leveling board protesting rent increases proposed by their landlord.

Bado said he wouldn't be against an advocate if he were limited to just helping out tenants at the rent leveling board but said both the rent leveling board and the city council would have to approve of the idea.

Sister Norberta said she will continue to push for the housing advocate at the next CAC meeting which is scheduled for Thursday night at 7 p.m. at the CDA headquarters at 84 Washington Street.

## 8 CETA staffers will be laid off May 31

The first eight of 51 CETA workers in Hoboken who will be terminated because of the Reagan budget cuts will receive their layoff notices today.

Hoboken CETA Director George Crimmins Jr. said the first eight will be laid off on May 31. After that, he said, the layoffs will be staggered until the last employees are terminated on Oct. 31, leaving no more CETA workers in Hoboken.

"This is essentially the end of the public service employment program," Crimmins said. "It will have a drastic effect on municipal services."

Crimmins said the largest number — 14 workers — are in the public works division.

He said eight out of those 14 employees are in the public works department's street sweeping program and the terminations will mean an end to that program.

Other departments affected, Crimmins said, will be the parks

department where there are eight laborers; city hall's various departments where there are seven clerical workers to be terminated; and the housing inspector's office, where three inspectors will be terminated.

He said other positions that will be ended are the afternoon bus driver for the senior citizens' bus, the two parking violation officers who ride in front of the city's mechanical sweepers and give tickets to cars parked in their way, one police and one fire dispatcher and five workers in the HOPES-Headstart Day Care

Center.

"All the layoffs are going to have quite an effect on city services," said Crimmins. "I'm sure the city is not in the position to hire the people who are going to be laid off."

Edwin Chius, business administrator, said Hoboken residents are going to have to learn to live with decreased services.

Chius said it was impossible for him to say if any of the laid off employees would be put on the city payroll, but asserted the situation did not look very promising.

## Cappiello worried about meeting 'cap'

Mayor Steve Cappiello says he is seriously worried about Hoboken's financial condition as he and his aides try to trim the city's 1981 budget to meet the state's "cap" law.

The mayor says there may have to be layoffs of city employees and sharp cutbacks in services to get the budget within the 5 percent cap.

While refusing to release any figures, the mayor said the budget is currently \$1 million over the cap. "We have a serious problem," the mayor said.

But Business Administrator Edwin Chius says he's

not as worried as the mayor is. "I'm playing with the figures now," said Chius. "Our situation is not desperate. For one thing we're not near bankruptcy."

But Chius thinks there might have to be some layoffs or cutbacks in city services.

"It's just too early for me to tell," he said. "It'll be another week before I can make a determination."

Chius did admit taxpayers will face an increase in their tax rate — for the second straight year. The 1980 rate was \$111.94 per \$1,000 valuation.

## Hispanics: Meehan using 'fear tactics'

By CHUCK SUTTON  
Staff Writer

HOBOKEN—Hispanic community leaders yesterday denounced PBA President Thomas Meehan's call for shotguns in police cars this summer as whipping up a "fear campaign," using Hispanics as scapegoats.

At the same time, the community leaders issued a challenge to Mayor Steve Cappiello to come up with a program to help solve problems of mounting unemployment, a critical housing shortage, and a lack of adequate recreational facilities facing the Hispanic community.

Meehan was blasted by the mayor and other city officials last week when he said that without shotguns and special street training for police officers, the city could be in for riots this summer.

Meehan's remarks were aimed specifically at the Hispanic community.

Victor Valesquez, a staff member of the community development agency, Juan Garcia, director of the Citizens United for New Action, and Sister Norberta, a spokesperson for Por La Gente, all joined Cappiello in lashing out at Meehan's statements predicting riots in the Hispanic community and calling for the need of shotguns. They termed his statements "unnecessary" and "provocative."

"Crime is not bad in Hoboken. Meehan is coming on with a real law and order fear campaign. There has been nothing in the Hispanic community to warrant such a pointing finger," Valesquez said yesterday.

However, Hispanic leaders did acknowledge that frustrations exist within the community which could explode at any time. They urged Cappiello to come up with innovative programs that could meet the needs of the community.

Housing is a primary concern, according to these leaders.

Meehan said last week that the Hispanic population encompasses 50 percent of the community, more than what it was 10 years ago, when the city was rocked by three days of riots.

Cappiello, disagreeing with Meehan, said there are less Hispanics in Hoboken today than a decade ago.

Community leaders agree with the mayor, attributing that fact to the massive housing rehabilitation program that has literally forced Hispanics out of Hoboken.

One Hispanic leader, who asked not to be identified, said yesterday that several years ago that an estimated 2,000 Hispanics, mostly Puerto Ricans, were forced to move because of the massive relocation.

"It's ironic because the city has used statistics on the Hispanic population to get federal funds to do the relocations," he said.

Sister Norberta, who heads the Hoboken Tenants Union, a division of the community group Por La Gente, voiced a similar concern.

She pointed to the problems in the 4th Ward, where the city community development agency has used statistics to secure federal funds to illustrate the point. She contends that the least amount of federal money has been spent in this ward, an area that has a large Hispanic community.

She also described the housing projects in the 1st Ward as a "volatile" area that is "grossly overcrowded" and mostly Hispanic.

Garcia said yesterday that his agency, which is funded by the city, has been unable to accommodate Hispanic people who complain about overcrowding, inadequate or the lack of housing.

"We have people who are moving out of the city because they can't find housing," he said. "Yet, across the street are three apartments which the owners want to rent to New Yorkers because they can get higher rents."

Unemployment is another major problem facing the Hispanic community. It is more than twice the national average, according to the Bureau of Labor Statistics.

In its last reporting period, the bureau stated that Hoboken's unemployment rate climbed from 13.7 percent to 15.3 percent while the national average declined from 7.1 percent to 6.9 percent.

"I get a very uneasy feeling about the summer," Sister Norberta said yesterday. "The fact that unemployment is getting higher and higher among the adults as well as the teenagers. With all the social services cutbacks, there's nothing to do and no place to go."

Valesquez supports her concern. "We're a working class people, just like Hoboken is a working class community. Now, we don't even have CETA because of the cutbacks."

Part of CDA funds each year is allocated to recreation. There has been continuous criticism of how funds are allocated to recreational programs, and how much is funneled into the Hispanic communities.

"CDA has been working on a park across the street from the convent for over a year, and it won't be completed this year either," complained Sister Norberta.

Garcia said he has asked Mayor Cappiello to open the schools as recreational centers during the summer months. Valesquez questions why suburban New Jersey will be allowed to fill their swimming pools this summer, yet drought restrictions from the Gov. Brendan T. Byrne's office prohibits the use of the fire hydrants for summer bathing.

"It's too bad we aren't organized enough as a people to demonstrate peacefully to obtain the services our community needs," Valesquez said.

Cappiello, responding to the criticisms, said yesterday that he was unaware that the housing relocation program has had a detrimental effect on the community.

## Hoboken may not rehire 55 teachers

The 55 teachers and eight teacher aides who were given layoff notices by the Hoboken Board of Education may not be rehired.

The reason is that Councilman Robert A. Ranieri is pushing for a \$400,000 reduction in the \$4-million allocation the school board has requested from the city for the 1981-1982 school year. The rest of the City Council so far is backing Ranieri.

"The city just can't afford to give any more," said Ranieri. "We're having our own serious budget problems. We're still giving the school board \$200,000 more than we gave last year."

Schools Superintendent George Maier said the city's proposed cutback, along with an expected 25 percent reduction in federal aid, could mean that the teachers and aides issued layoff notices won't be hired back.

Maier said he won't be able to determine anything until he gets the exact budget figures next month.

The teachers and aides were issued layoff notices by the school board at its meeting Tuesday night.

If all the cutbacks go through, Maier said some special programs might have to be cut and class sizes would have to be increased. The average class size now is 24.

## Tilt!

In Hoboken, there is a pinball ordinance which requires that each pinball machine be licensed at the rate of \$15 a year... and there is supposed to be only one pinball machine to a premises.

That's a bit strange because in many other communities the pinball license rate is \$50 or \$75 a machine and the municipalities have absolutely no difficulty in collecting the fees.

Take a stroll around Hoboken and you'll find many a place with more than one pinball machine. And you'll find plenty of action at the pinball machines.

If they are a source of revenue — and there is no doubt that they are — then Hoboken should revise its ordinance so that the license fee is more realistic in the light of today's market.

And the ordinance should be further revised to permit more than one machine on the premises. After all, fees are a reasonable method of increasing municipal revenue — and every fee helps reduce the amount that must be raised by taxation.



## Ranieri asks water agency shakeup now

By CHUCK SUTTON  
Staff Writer

HOBOKEN—City Councilman Robert Ranieri yesterday renewed his attack on the municipal water department, calling for its immediate reorganization.

Ranieri charged that the management of the department used poor judgment in its report claiming the department had reduced water losses from 38 percent in the last quarter of 1980 to 15 percent in the first quarter of 1981.

It is now reported that the reductions were not the result of the department's efforts to correct what Ranieri has termed its "inefficiency" but rather resulted from the city's main water meter being broken.

Rov Haack, top administrator of the department, said yesterday there is no way the department could determine how much water it has been saving by new conservation measures because of the broken meter.

The water department report, issued to the City Council two weeks ago, showed a radical

drop in the amount of water purchased from Jersey City. In the last quarter of 1980, 7.4 billion gallons were purchased, and in the first quarter of 1981, the report showed a drop to 4.9 billion gallons purchased.

At the same time, the report showed an increased percentage of water accounted for by sale, but Ranieri yesterday disputed the figures. The dissident councilman charged that the department raised its estimated billing level in the second quarter by 25 percent to give the appearance that it was becoming more efficient.

Ranieri said there were areas, like schools, where the increases should not have been applied. One school that has been closed for three years was among those that received the 25 percent increase.

"I wouldn't call this wrongdoing, but (an indication) that there is no one with the professional judgment who could have looked at the figures and immediately recognized that something was wrong," Ranieri continued.

## Shotguns sought for cars

## PBA head warns of violence

By CHUCK SUTTON  
Staff Writer

HOBOKEN—PBA President Thomas Meehan warned yesterday that the city will see riots this summer unless corrective law enforcement measures are taken.

Those measures he said, should include shotguns for the one-man patrol cars, additional police manpower on the streets, and more police training for street situations.

Meehan filed a grievance with Public Safety Director Carmine Gallo on Monday making those requests. Gallo is out of town and could not be reached for comment.

"I can predict we're going to have riots this summer," the PBA president said yesterday. "We've got three times as many minorities as we did 10 years ago. We now have 50 percent Spanish in the town. CETA has been cut back, for these people who have been trying to better themselves. There won't be open fire hydrants

this summer for the youth to cool off under."

Meehan warned that, if a street situation develops as a consequence of these problems, it could get out of hand.

He said that, in a city of 45,000, the one-man patrol car system has led to inadequate protection and police presence that might otherwise deter crime. His grievance asked that the city put shotguns in those patrol cars as deterrents to potential problems.

The city won the right to reduce the number of men assigned to a radio patrol car to one through an arbitration decision of March 2. Since that time, the PBA has been fighting the manpower reduction.

The PBA asserted that the one-man patrol is dangerous for both the policeman in the car and the citizen. However, city officials have disputed those claims.

"When there were two men in the car, I knew I had a partner to back me up," Meehan

said.

City officials have said national statistics show that the one-man patrol car is adequate.

Meehan charged that, during the early-morning hours, only two to three policemen are available. He also stated that, on numerous occasions when two officers have to transport a prisoner to the Hudson County Jail, only one policeman is available for the entire city. Police Chief George Crimmins displayed records earlier this week that showed a commanding officer is available during the hours in question. He also said that those are low-crime periods.

Meehan differs. He said that those are prime hours for industrial, factory and shop burglaries.

"Cappiello (Mayor Steve) got elected eight years ago because of the riots. He said he'd bring more protection out into the streets. Now, where's the protection?" Meehan asked.

## Ranieri urges Cappiello to run for county executive in 1983

By CHUCK SUTTON  
Staff Writer

HOBOKEN—Councilman-at-large Robert A. Ranieri yesterday strongly urged Mayor Steve Cappiello to run for Hudson County executive in 1983 to resolve the political infighting on the Board of Freeholders, on which he sits.

Ranieri was responding to reported statements from Cappiello that he had been blocked from getting local residents jobs because County Executive Edward Clark was "playing politics."

"If there is so much of a problem with Clark and Bayonne — and a good share is purely political — my recommendation is to replace Mr. Clark," the councilman said. "We must run Cappiello for county executive against Clark."

Some freeholders have complained that Clark has been giving most of the jobs he controls to his fellow Bayonne residents.

The discord heightened several months ago, the mayor said, after the majority of the freeholders defied

Clark's wishes and voted to reinstate Dr. Anne Jerene Robbins as director of B.S. Pollak Hospital after Clark had suspended her.

Ranieri suggested that Cappiello talk the matter over with state Sen. Wally N. Sheil, county Democratic chairman, since he is popular with North Hudson Democrats.

Ranieri is running for re-election on the mayor's ticket in the May 12 election.

There has been political speculation from many quarters that Cappiello has his eye on higher office and would not finish out his third four-year term if re-elected.

The mayor was noncommittal on his future yesterday, saying, "One office at a time." Asked whether he would leave office before the end of the next term, he would only say, "The pressure of the office has become very heavy," citing economic problems and the new Reagan administration's policies toward cities.

Cappiello said the jobs he had been trying to get his city's residents were not political patronage but "equal distribution of employment."

## HOPES gets grant to aid energy fight

A \$26,270 grant has been awarded by U.S. Community Service Administration to the Hoboken Organization Against Poverty and Economic Stress (HOPES) at 916 Garden St.

The grant for the energy crisis intervention program will be used for carrying out access, community mobilization, direct services, community planning and education and alternate energy sources activities. Emphasis will be placed on delivery of activities to the elderly and handicapped. The announcement of the grant was made by Rep. Frank J. Guarini.

## Hoboken will push tool bank

The tools for Hoboken's tool bank finally arrived two weeks ago but no one has borrowed any of them yet.

So Community Development Agency officials will have a grand opening for the tool bank this Saturday to publicize it.

The tool bank at 141 Garden St. will be open all day Saturday.

Any homeowner of the First Ward will be eligible to use the free power tools.

The tool bank is part of the Neighborhood Preservation.

## Councilman calls for a debate on Hoboken water surcharges

By CHUCK SUTTON  
Staff Writer

HOBOKEN—Councilman Robert Ranieri has sent a letter to Gov. Brendan T. Byrne and the gubernatorial candidates asking why residents should pay the drought surcharges when the Jersey City Bontion Reservoir is spilling 30 million gallons of water a day.

Ranieri said he sent the letter to the candidates because he believes the issue is important enough to warrant a debate.

Ranieri said the problem lies in the state bureaucracy which has been slow to implement drought measures. He also blamed inefficient water departments as the real cause of the drought.

"The city officials responsible for this waste should be incarcerated for blatantly allowing careless waste to occur," Ranieri said.

Ranieri's letter outlined the governor's various executive orders that spelled out the drought measures. The councilman disputes the application of the orders to communities served by the Jersey City Water Authority because, he said, no "drought conditions, severe water shortage, state of emergency" exist.

"This would have been fine a few months ago when these conditions were real but the reservoir serving this area is spilling enough water a day to supply all of Hoboken," Ranieri said.

The councilman, who oversees water matters for the council, said there have been elderly people who have been hit with the surcharges because they did not stay within the 50-gallon-a-day limit.

"So what is the state going to do?" asked Ranieri. "Charge people until it's 40 million gallons a day spilling over the reservoir?"

## Bado hits back at 2 critics

Hoboken Community Development director Fred Bado hit back today at criticism of his agency by two members of his Citizens Advisory Board, Sister Norberta and Robert Kaplan.

Both Sister Norberta and Kaplan had charged the agency was violating the intent of federal regulations which call for citizen participation in the activities of the CDA.

Sister Norberta and Kaplan said Bado had not consulted them in draw-

ing up the CDA's plan for the coming year or had given a good reason for the rejection of a housing advocate they had proposed. They also said the CDA's plan was too vague.

But Bado said he didn't consult Kaplan and Sister Norberta and the rest of the CAC on the plan because there was really nothing for them to do. "We're continuing the same activities we had last year," he said.

"We don't have any money for any new activities," he asserted. Bado said the plan is as clear as possible but added that in areas where it's not clear it is because the agency is unsure, at this point, just what programs it will be running.

As far as the housing advocate goes, Bado said it is not the CDA's job to hire someone to be an advocate for poor people.

"Legal services can do that," he said.

## Hoboken PBA tension tightens

Tensions between Hoboken's Policemen's Benevolent Association and city officials grew even tauter yesterday as Hoboken Mayor Steve Cappiello ordered PBA President Thomas Meehan off his walking beat and into a radio car.

Cappiello's order came after the mayor saw Meehan talking to a Jersey Journal reporter yesterday afternoon about how low manpower was in the police department's radio car division.

"What are you doing talking to a reporter?" Cappiello asked. "You should be out doing your job walking a beat. You're going to go into a radio car right now and do a job."

Meehan said the PBA's contract with the city allows him to conduct PBA business during the day.

He said, however, he would comply with the mayor's order.

Meehan had charged that manpower in the police department's radio car division is so low that on three nights last week for periods of up to 20 minutes there was only one superior on patrol in the entire city.

Meehan said while there were three men on duty those nights, on one night two of them were called to escort a prisoner to the county jail, leaving only the one police officer on patrol.

But Police Chief George Crimmins Sr. and Public Safety Director Carmine Gallo both say that police on duty those nights waited until the department's walking patrolmen went off duty at 3 a.m. before escorting the prisoner to the county — even though they had arrested him hours before — to make good their claim the one-man patrol cars in the city aren't working and there is a

shortage of policemen. Meanwhile, Gallo said he is awaiting a ruling from the city's law department as to whether he can bring Meehan up on charges concerning statements that the one-man patrol cars and the shortage of men in the department could cause riots this summer.

"It's a totally irresponsible statement," said Gallo. "You don't predict things like that. You deal with them when they happen but I don't see any reason for it to happen."

But Meehan said Gallo was not dealing with reality.

## 2 policemen injured as patrol cars collide

HOBOKEN—Two police cars responding to a call of a street fight crashed at the intersection of Jackson and Fourth streets here Thursday afternoon, leaving one officer hospitalized.

Patrolman Walter Lebrink, 37, remained in St. Mary Hospital yesterday with head, neck, and upper body injuries. He was listed in satisfactory condition.

Police gave the following account of the accident:

Lebrink was driving his 1980 Chevrolet west on Fourth Street about 5:13 p.m. with the emergency lights and siren in

operation when the car collided with another patrol car driven by Sgt. Peter Falco.

Falco, driving north on Jackson Street in a 1978 Chevrolet, also had activated his emergency lights and siren.

Both men were taken by ambulance to St. Mary Hospital, where they received X-rays. Falco was treated for bruises of both legs, his head and neck, and released. He then returned to duty.

Both patrol cars sustained extensive damage and were towed from the scene. —Camille Kenny

## Federal OK needed to use Hoboken piers as planned

Hoboken and Port Authority officials will have to get some cooperation from the federal government before proceeding with plans for a multi-million dollar office residential development on the city's waterfront.

The need for federal cooperation was one of several items discussed last night when P.A. officers presented their tentative plans for the development to Hoboken city councilmen and state Department of Transportation officials.

According to Council President Walter Cramer, the federal government still retains title to the P.A.'s piers in Hoboken. These piers form a central part of the development.

A clause in the government's agreement with the authority allows the P.A. to use the piers only for shipping purposes, Cramer said.

Before any specific details can be drawn up, Cramer said the government would have to give its permission to use the piers for alternative purposes.

As for the plans presented last night, Cramer said he liked the concept of the development. "It all sounded very good to me," Cramer said. "But there are still a lot of 'ifs' that have to be worked out."

Last night marked the first time council members and DOT officials had seen the plans. As presented by the authority's chief planning consultant, James Alcott, the development would cover all the P.A. piers as well as the city's Fifth and Sixth Streets piers and the Erie-Lackawanna railroad terminal.

Joseph McNamara, a member of Alcott's staff, said the plans could only be described as "tentative." No definite price has yet been set, Mc-

Namara said, because details have not been decided.

Estimates of the project's cost have run from \$500 million to close to \$1 billion.

Councilman Robert Ranieri said he was happy to have been brought up-to-date on the project. The councilman had complained several times previously at council meetings that the members were being kept in the dark while negotiations were in progress.

As for the plans, Ranieri said he liked them as a project concept, but would wait to see how they shape up as they grow more detailed. He said a public presentation of the plans would be held "sometime in the near future."

The DOT representative said they would not comment on the plans at the present time.

## Hoboken tenants union planning another rally

The Hoboken Tenants Union will be having yet another demonstration outside City Hall, April 29 to let the city know it wants a revision of the rent leveling ordinance.

The demonstration is scheduled before the City Council meeting at 7 p.m., according to Sister Norberta, a spokeswoman for the Tenants Union,

which is a branch of Por La Gente, a local group working to help low- and middle-income residents in the city. There have already been three demonstrations sponsored by the tenants union.

"We want to be make sure the councilmen make sure they get our message," said Sister Norberta.

## Meehan predicts riots for Hoboken

## Cappiello irate over PBA boss's remarks

By CHUCK SUTTON  
Staff Writer

HOBOKEN—Mayor Steve Cappiello has asked the city's public safety director to determine whether PBA President Thomas Meehan broke departmental rules when he said "there will be riots in Hoboken this summer."

Cappiello, terming Meehan statements made on Thursday "very irresponsible and provocative," yesterday turned the matter over to Public Safety Director Carmine Gallo for investigation.

"These are not statements that should be made by

a police officer. His job is to keep the peace, not provoke trouble."

Meehan made the remarks Thursday in an effort to gain support for a grievance filed Monday that seeks shotguns, more street training and additional money for police riding in one-man radio cars.

The PBA has been feuding with the city about this issue since March 2, when an arbitrator awarded the city the right to reduce the two-men radio car patrols to one-man patrols.

Meehan said both the citizen and the police were facing unsafe conditions because of the lack of police

manpower. He then said there would be riots on the streets unless the corrective measures as requested in his grievance were taken.

Gullo, infuriated by the statement, said yesterday that Meehan was "inciting problems that don't really exist." The director said putting shotguns in police cars will be asking for trouble.

"We don't have to go around threatening anybody. Having shotguns when the situation here really doesn't call for it is asking for problems."

Gullo also took issue with a Meehan statement allegedly inferring that a rising Hispanic population here increases the likelihood of riots this summer.

## Hoboken fines 224 water wasters

Some Hoboken homeowners are finding out today that the city's water department has finally started complying with the state directive requiring customers who use excess water to pay a surcharge. Roy Haack, a public works official, said 224 letters are going out to residents who have violated the water rationing order by using more than 50 gallons a day per person.

The 224 customers in violation were out of a total of 1,400 customers who had their meter read, Haack said. He said all other residents in the city will have their meters read within the next two months to see if they are complying with the governor's order.

Haack said drastic action will be taken against homeowners who don't pay their surcharge bills but he declined to name the action.

## Man, 72, to be investigator for rent board in Hoboken

Hoboken Mayor Steve Cappiello has hired a 72-year-old retired senior citizen to act as a temporary investigator for the rent leveling board and to help tenants facing rent increases understand their rights. The mayor said the hiring of Ralph Coppola will be temporary because he is being paid out of CETA funds that are allocated to senior citizens. Those CETA funds are scheduled to be terminated by President Reagan. Coppola is being paid \$3 an hour.

"The city doesn't have any money to pay him out of its own funds," Cappiello said.

The mayor said he picked Coppola, who used to run a manufacturing concern in New York and a general store in Hoboken and who owns three buildings in the city, because of his extensive background.

"Ralph knows a lot about business and can check the bills landlords are submitting when they apply for hardship increases. And, being a landlord, he should know what those bills are about."

Cappiello says Coppola is a very good landlord.

Coppola said in the last 15 years only about two tenants had left his three buildings. "I like to keep my tenants," he added.

Coppola said he is learning exactly what his job will be from Bernie Van Carpels, Hoboken's rent leveling administrator, and added he expected he would like being a tenants' advocate.

The city council, meanwhile, continues to work on a revision of Hoboken's rent leveling ordinance.

The revision is expected to be made public at Monday's city council Caucus.



# Cappiello named committee head

Hudson County Freeholder Steve Cappiello, mayor of Hoboken, has been named to head a committee which will discuss the jurisdiction of county police, the sheriff and prosecutor in order to avoid any duplication of services.

Freeholder-Chairman Morris T. Longo named Cappiello to a freeholders' committee, whose other members were not immediately selected, who will meet with the prosecutor, sheriff and county police chief. One of the immediate problems, according to Freeholder Peter Mocco, will be getting county police to the county parks as soon as possible with the coming of warmer weather in order to curb disturbances.

Mocco said a freeholder committee would then sit down with the law enforcement officials to determine, "Who shall be on first?"

Cappiello predicted that Prosecutor Harold J. Ruvoldt Jr. will win his battle to get more funds from

the county for additional personnel on his staff. With that in mind, he explained, it will be more important than ever to make sure there is no duplication of efforts indicating some consolidation of county law enforcement services might be in order.

Mrs. Margaret Hallaway of Kearny, during yesterday's meeting of the freeholders warned against any "annihilation" of county police, saying the state attorney general has ruled they have full police powers.

She also warned about an attempt by Essex County to "dump its garbage in Hudson," particularly in Kearny, saying she has obtained 3,000 signatures against the proposal.

Mrs. Hallaway and Thomas Vezetti of Hoboken both deplored the fact that Freeholder Angelo A. Cifelli of Harrison will not run for re-election, but will be replaced by Joseph H. DiNardo of Kearny as the Democratic candidate for that office. Mrs. Holloway claimed Jersey City politi-

cians were responsible, but Longo replied that the "Kearny leadership did it," adding that, "Kearny has been yelling for years for a freeholder!"

Ernest Lettieri, appearing as president of the Bayonne Property Owners and Rent Payers Research Association president, asked Longo to accompany him to petition rights

on the ballot. The freeholders are studying a single bid received for making alterations on the county jail's first floor for the construction of a holding cell accommodating approximately 30 inmates in order to relieve overcrowding in the building. The \$17,428 bid was submitted by Sarno Bros. Construction Co., Jersey City.

## Juveniles suspected in 2 Hoboken fires

HOBOKEN—A gang of juveniles, who were seen congregating in a building at 80 Adams St., may have set two fires there this week which spread and gutted three other buildings, destroyed a business and left three families homeless, fire officials said yesterday.

Fire Capt. Ray Falco of the Fire Prevention Bureau said, "There's no doubt that the fires were not accidental. There were kids playing in the area and we think it was definitely set by juveniles."

Fire officials reported that there were no injuries during the blazes that occurred on Wednesday and Thursday.

Falco said the building's owner said he had chased a group of juveniles from the building 45 minutes before Thursday's three-alarm fire, which spread to two

vacant buildings at 450 and 452 Newark St.

The owner also indicated that an open doorway on the structure's top-floor apartment may have provided an invitation to the juveniles to also set Wednesday's fire.

Falco said there was a door left open that gave access to the top-floor apartment, where both the fires were set.

The one-alarm fire started at 3:15 p.m. Wednesday originated from the apartment, the captain said. Smoke and water damage from the blaze forced three families to leave their apartments in an adjoining building at 60 Adams St., he said.

There also was extensive damage done to Vetelli Veal Co., which is located on the first floor of 58 Adams St., Falco added.

## 3 Hoboken cops not guilty of beatings

By John J. Farrell

While a Superior Court jury found three Hoboken policemen not responsible for beating two civilians nearly four years ago, it awarded damages totalling \$100,000 against the city on grounds that other unidentified policemen were involved.

The jury, which deliberated nearly three hours yesterday, awarded \$50,000 each to the estate of Pedro Munoz, who died in an unrelated accident two years ago, and to Nelson Concepcion of Hoboken, a surviving

plaintiff, while clearing Patrolmen Antonio Rentas, Fred Ferrante and William Lemp of any liability. Norman J. Sweeten, who defended the city, said he would recommend to the city council that an appeal be filed.

Earlier, Ignacio Saavedra Jr., the plaintiffs' counsel, in his summation before the jury and Judge James W. Taylor, urged "liberty and justice for all," claiming police beat Munoz, weighing 125 pounds, and Concepcion, then 16, in an incident on Observer

See COPS — Page 13.

## Ranieri seeks to ease water rule

Hoboken Councilman Robert Ranieri has written to the state's Water Emergency Control Board to ask that the governor's executive order on the conservation of water be lifted for Hoboken since the Boonton Reservoir is once again overflowing.

The language of the original edict make it difficult to enforce now, Ranieri said, because the conditions that existed at that time no longer do. Yet Hoboken must fine 300 private users of water because they failed to

conserve water as specified by the governor, he said.

Ranieri said the real problem is the basic inefficiency of the Hoboken water system, which delivers for use only half the water it carries.

"We have one half the population we had when we joined the Jersey City system," the councilman said, "and one-fifth the industry. The reservoir hasn't shrunk in size. We have spent \$8.5 million rebuilding our main water trunks.

Yet our inefficiency rates have gone from 15 percent then to a maximum of 50 percent now."

Hoboken's primary problem is water lost from service lines that were not correctly shut down when service was discontinued to individual users, he said.

Ranieri urged the hiring of a water superintendent for Hoboken and said many of the inefficiencies could be eliminated with good management.

## Three arrested with LSD stamps

HOBOKEN—Three Union City residents were arrested Friday night here for possessing 62 Snoopy stamps lined with the hallucinogenic drug LSD, police said.

Police charged Kathy Bley, 20, and Patrick Donatacci, 19, both of 308 28th St., with possession of a controlled dangerous substance with the intent to sell. Majorie Bley of the same address was also arrested, but she was charged for illegally using of marijuana, police said.

According to police reports, the trio was seen leaving Rosebuds at 58 2nd St. and was observed smoking marijuana. Police say they found the LSD stamps in the jacket worn by Kathy Bley.

Donatacci said the jacket was his and told police the stamps were bought in New York's Greenwich Village, according to reports.

Hoboken narcotics detectives say they had been on alert for similar stamps laden with the hallucinogenic drug bearing the likeness of the Disney character Mickey Mouse. —Chuck Sutton

## Primary to test Cemelli, Russo

A test of strength for Hoboken Third Ward Councilman Sal Cemelli and his expected challenger in the 1983 City Council elections, Anthony Russo, will come on primary day.

In the third district of the Third Ward Maurice Fitzgibbons, the city's former teenage recreation director and a supporter of Russo, will be challenging Nicholas Calabrese, who has been a committeeman for years in the Third Ward. Calabrese is a strong supporter of Cemelli.

And in the first district of the Third Ward, Vito J. Lanzo, another strong supporter of Cemelli, will try and regain the seat he lost to Tim Calligy, a supporter of Russo two years ago. Lanzo had held the committeeman's post for many years before beat by Calligy.

Russo has made no secret that he plans to challenge Cemelli in 1983. He has asked Hoboken Mayor Steve Cappiello to remain neutral in the race.

Cappiello refused to give Russo any such commitment. Both Cemelli and Russo are currently Cappiello supporters. Russo is also the special education director for the Hoboken school system.

## Hoboken may get 'mini-Trade Center'

Construction of a "mini-trade center," probably in Jersey City or Hoboken, is New Jersey's price for going along with the sale of the Port Authority's World Trade Center in Manhattan to private interests.

A new office building to house the offices of the

authority and perhaps some private business as well is what Gov. Brendan T. Byrne has in mind for his assent in the proposed sale of the 110-story twin towers, according to a source close to the governor.

See MINI-TRADE CENTER — Page 2A.

Continued from Page 1

The source said the new building, if constructed, would almost certainly be located in Hudson County with Jersey City the likely choice, but Hoboken also in consideration.

"I've advocated that a long time ago," said Hoboken Mayor Steve Cappiello. "I hope that something like that could happen to Hoboken because of the tremendous economic boost it could give to the city."

Asked about possible opposition to such a development, Cappiello said, "I'm sure there will always be people who will object to that kind of growth, but I'm sure we would like to have any projects that develop along the waterfront, subject to the public's approval via public hearings."

Jersey City officials could not be reached for comment.

The Port Authority occupies 20 floors at the World Trade Center. The proposed New Jersey home for the agency would be considerably larger than that space, although nowhere near as large as the present structures across the river.

"At this point the deal is probably a 60-40 shot to go through," the source

was quoted as saying. "It is true that it faces an awful lot of stumbling blocks. But a lot of people still have a lot to gain from it."

New York officials seem anxious to accomplish the sale of the buildings while Byrne appears wary and willing only to accept it if he gets his price. More uncertain is how the New York Legislature would vote on such a sale of the trade center.

Negotiations with prospective buyers of the World Trade Center have already begun but the political negotiations appear to be taking a precedence over the other negotiations, the source said.

## Church will mark anniversary

The fifth anniversary of the Rev. Odel Stewart as pastor of St. Matthew Baptist Church, 721 Washington St., Hoboken, will be celebrated Sunday throughout the day. The anniversary message will be given by the Rev. John A. Stewart, pastor of Moore's Memorial Baptist Church, Philadelphia, brother of the pastor.

During his pastorate, the building of St. Matthew's Church was destroyed by fire, leaving only the facade standing. Refusing to give up, the congregation continued to meet in other quarters while rebuilding began. A few months ago, the congregation returned to its original site in a completely restored and rebuilt building which retained the front wall.

## Hoboken plans celebration

While it's a year away, plans are already being made for a three-month arts and cultural celebration next spring called Hoboken Celebration 1982.

The festival is being put together by the Hoboken Cultural Council

which has already received approval from city officials.

A spokesman said the celebration will incorporate all the visual and performing arts as well as displays by members of various ethnic social school and civic groups.

The spokesman said the celebration will be held from the beginning of April until the end of June.

The highlight is expected to be a two-day festival to be held on the city's Fifth and Sixth street piers.

All art and cultural presentations will involve some aspect of Hoboken history, art and or culture to be shown at different locations in Hoboken.

## Hoboken cops in 1-man cars want extra pay

By Randolph Diamond

The president of Hoboken's Policemen's Benevolent Association, Thomas Meehan, today demanded that policemen assigned to one-man radio cars receive extra compensation and called for an end to what he said was a widespread patronage situation in the police department.

Meehan said he wants all patrolmen assigned to the one-man cars to receive an hour and a half extra pay at time and a half and also wants them to be allowed to carry shotguns.

"The patrolmen assigned to one-man cars are answering up to 30 to 40 calls themselves on any given

shift," Meehan said. "They're doing more work and they deserve extra pay. And the shotguns are needed for protection. The patrolmen are risking their lives more than usual by having to ride in the one-man patrol cars."

Meehan said if the city doesn't agree to his conditions, he will file a grievance and possibly take other action which he would not specify.

An arbitrator ruled last month that Hoboken could put out the one-man patrol cars.

Concerning the patronage situation, Meehan said policemen are upset that they can't be put into a

See ONE-MAN — Page 1B.

## Cappiello's reign almost unchallenged

By CHUCK SUTTON  
Staff Writer

HOBOKEN—Not since 1943, in the days of political boss Bernard McFeely, has a mayoral election here been so quiet.

If you didn't live in the Mile Square City you would never know that Mayor Steve Cappiello faces Mike DeLanzo tomorrow for the city's top position.

Thirty-eight years ago, McFeely assembled a political alliance powerful enough to scare off all rivals and had to finance his own opposition ticket to give the appearance of a democratic election, said one student of Hoboken's politics.

Most politicians would be reluctant to compare Cappiello to his distant predecessor, but he too has built alliances that leave the opposition nothing to run on but hope.

DeLanzo, running with a full slate of City Council candidates under the slogan "Let's Make Hoboken Great Again," is keenly aware of the odds. He ran against McFeely in 1947.

Cappiello is running on 18 years of experience in public life. He has been mayor since 1973 and

a Hudson County freeholder since 1978.

He is a man with ambition, which both friends and foes say will lead him to resign from the mayor's chair within two years to run for Hudson County executive as the regular Democratic organization's challenger to incumbent Edward F. Clark Jr., an ally of Bayonne's rebellious mayor, Dennis P. Collins.

The expectation that Cappiello will soon move on helps hold together his followers, who hope to inherit his power and may battle each other for it if he leaves the field.

The mayor has not denied plans to seek higher office, but only asserts that he wants to stay on long enough to see the proposed Port Authority waterfront development get off the ground. He said yesterday that the development will bring in more revenue than the city's whole present tax base.

A police sergeant on leave, Cappiello was elected 3rd Ward councilman in 1963. After three days of rioting in 1972, he led a group of longshoremen marching through the streets to end the unrest. It assured him the mayor's office.

Since that time, Cappiello has taken credit for

the highly publicized "Hoboken Renaissance." While many cities have deteriorated rapidly, Hoboken has restored 25 percent of its housing, in partnership with Applied Housing Associates, a large redevelopment firm, and other groups.

The feat has drawn national attention and seems to be the running thread of many of Cappiello's political alliances. All of his running mates agree that housing is his greatest political asset.

Taxes here are high by most standards but have been stable for the last eight years. The mayor credits his administration with maintaining Hoboken's fiscal integrity, another accomplishment most cities might envy.

The \$64,000 question is the one most frequently asked here. Cappiello has raised more than \$63,000 for a campaign that has been symbolic at most. He said he was not sure what opposition he would face and planned his fund-raising long before it became obvious that he would not need such a large war chest.

DeLanzo, in contrast, has built up neither the support nor the money needed for a realistic assault on such an adversary.

See CAPPIELLO, Page 6.

## CAPPIELLO

Continued from Page 1

As when he challenged McFeely, DeLanzo makes up in enthusiasm and hard work what he lacks in money and power.

He considers himself a populist, campaigning door-to-door and claiming to represent the senior citizen, the poor and the working man.

DeLanzo is critical of the Cappiello urban success story, saying the renaissance has forced many Hoboken natives out of the local housing market. He charges that poor people and senior citizens are being forced out by excessive rents and a housing shortage.

He denounces Applied Housing as the city's second

government and says the large tax abatements it is often granted increase the local taxpayers' burden.

DeLanzo is suspicious of the multi-million-dollar Port Authority waterfront development as another corporation that will get a huge tax abatement at the expense of the individual taxpayer.

A senior citizen at 66, he calls for more foot patrolmen and two policemen in each patrol car.

DeLanzo attacks Cappiello as a part-time mayor, saying his duties as a freeholder and his work with the North Hudson Council of Mayors divert his energy from running the city.

## Checking Hoboken voting

The first of two "automatic" recounts takes place today when voting machines used in Tuesday's Hoboken municipal election are opened and rechecked by Hudson County election officials in accordance with an order issued by Superior Court Judge Thomas S. O'Brien last week — before any votes were cast. The procedure is being followed at the old Emerson warehouse with the 33 voting machines used in Hoboken's 24 districts being rechecked so Joseph T. Brady, county elections superintendent and registration commissioner, can clear the tallies from the machines so they can be used in the June 2 primary election. For a similar reason, the 190 voting machines used in 173 districts during Jersey City's election Tuesday will be rechecked tomorrow, commencing at 9:30 a.m.

## 'Hoboken board not told where to cut'

Hoboken Councilman Thomas Kennedy maintained today that he didn't tell the Hoboken Board of Education where to make its cuts after the Hoboken City Council asked the board to cut \$800,000 from the budget.

The board had announced it was laying off 55 teachers and eight aides because of the budget cuts.

But Kennedy said the council didn't tell the board where to make the cuts and said they could have been made in other areas instead of the instructional area.



# You'd hardly know Hoboken election near

By Randolph Diamond

All is quiet in Hoboken these days. City workers go about their business as usual. So do the City Council and the mayor.

If it weren't for the small sign atop the taxicab station at the entrance to the Hoboken PATH station urging voters to reelect Hoboken Mayor Steve Cappelletto and the three councilmen-at-large who are running with him an outsider would have no way of knowing that Hoboken's municipal election is only five days away.

There have been few campaign flyers distributed by the mayors team and it's almost impossible to find a political sign anywhere.

There have been no advertisements in the newspapers or even press conferences where the standard campaign promises are made.

Cappelletto and his three council runningmates — Helen Macri, Robert Ranieri and Thomas Kennedy — are considered shoo-ins to win reelection come May 12. Even the Cappelletto administration's enemies admit that apparently nothing will stop Steve Cappelletto from winning a third term.

The only ones saying they're not so sure runningmates are going to continue governing over the city are the Cappelletto team's opponents.

But the opponents seem to be running even less of a campaign than the Cappelletto team.

With little campaign money and just about no campaign organization their chances of even making a decent showing are considered a long shot at best.

But still mayoral candidate Michael DeLanzo and his three runningmates for the council-at-large — Walter Syracuse, Grace Scudellaro and Sylvia Matos — have rung doorbells around the city night after night letting residents know the Cappelletto team has opposition.

DeLanzo, a senior citizen, is a retired carpet store owner who had run in previous municipal and county elections for a variety of positions without gathering a significant following. Syracuse is a 21-year-old pressroom assistant at The New York Times, Miss Matos (the only Hispanic running in the election) is a 26-year-old secretary in New York, and Mrs. Scudellaro is a bookkeeper in New York.

Their campaign slogan is "Let's Make Hoboken Great Again" and one of their main campaign themes is that the renaissance has benefited not the native Hobokenites but the newer residents, many of whom come from New York.

They talk about the need for more cops in the streets and say rocketing rents in the city have forced many senior citizens and poor people to leave.

They talk about the high tax rate in Hoboken which may be as high as \$132.50 per \$1,000 assessed valuation this year, the highest rate in the state. And they talk about the tenements that have of hundreds of housing violations which go uncorrected.

A fourth council candidate, 19 year old Danny Attilio, was originally on the DeLanzo ticket but dropped off because he says he feels DeLanzo doesn't have any leadership ability.

The positions of Attilio, a chef at Stevens Institute of Technology, are pretty similar to that of the DeLanzo ticket.

Cappelletto and his team are running under the slogan "Proven Leadership". Few residents would agree that Hoboken is in much better shape than it was when he took office in 1973 by beating then incumbent mayor Louis DePascale.

Hoboken now is a lot different than it was in 1973. While there are still some slums, hundreds of houses have been renovated by private owners attracted to Hoboken.

Numerous multi-dwellings were

renovated using federal funds. The school system is turning around.

In fact, one of DeLanzo's criticisms of Cappelletto is that the renaissance was too successful. Poor people and senior citizens are being driven out of town because Hoboken has become too expensive a place to live he says.

Kennedy, who was elected with Cappelletto in 1977 is a 45-year-old patrolman on leave from the Hoboken Police Department. He has been a close friend of Cappelletto for years, the mayor himself being a former cop. During his four-year tenure, Kennedy has rarely disagreed with the mayor.

Helen Macri, who was appointed to the council in December to fill the term of Bernard Scrivani, who became the city's Revenue and Finance director, is the token Republican on the city council.

The mayor likes to take dare of every political faction in the city. Mrs. Macri's husband, Gene, is Hoboken Republican chairman.

Ranieri, 52, also running for his second term, has been the most outspoken member of the council and has often criticized Cappelletto's leadership. The councilman, a furniture store owner with his family still remains loyal to the Cappelletto.

## Boy roams streets while bureaucrats battle

Continued from Page 1

Reynaldo was classified as emotionally disturbed after an evaluation by the Hoboken school board's child study team in March 1980. It recommended at the time he be placed in some type of residential treatment center, according to Frank Liguori, a member of the study team. At the time, Reynaldo was attending a regular class in the Hoboken public schools.

"I shouldn't be telling you this," said Liguori. "It's confidential information. But I want some help for this kid. I got reports that he's running up and down the stris of Hoboken at 2 a.m. He doesn't look when he crosses the street. He's going to be killed if something isn't done."

Liguori says the state Division of Youth and Family Services was working with Reynaldo and his mother at the time of the evaluation and apparently recommended a placement for him in a day treatment program run by Christ Hospital's Youth Consultation Service.

From all accounts, in late March 1980 Reynaldo was placed in that day treatment program.

Martha Santiago, a DYFS caseworker, could not explain why the original board of education suggestion for Reynaldo was not followed. She said she was bound by the confidentiality law, but said bus transportation programs at the Hoboken Board of Education were part of Reynaldo's problems.

From March until September 1980, Reynaldo attended the day treatment program.

"We had to hire a special worker for him because he couldn't be kept in a group situation," said the caseworker for the Youth Consultation Service. He said if he were identified he would lose his job.

The caseworker said Reynaldo attended a full-day program but it was felt the program was too much for him so it was switched to a half-a-day in September.

"That's when the problems with the bus transportation came in," said the caseworker. "The Hoboken Board of Education wasn't willing to pay the Hudson County Vocational-Technical School, which provides bus transportation for handicapped children, for a special bus just for Reynaldo since he was the only kid from Hoboken attending the school for a half a day."

The caseworker said YCS hired a private bus company to transport Reynaldo even though she said the Hoboken Board of Education was required by law to pay for Reynaldo's busing.

But in mid-March of this year the private bus company told YCS that it wasn't profitable for it to transport Reynaldo and the youth was without transportation.

The caseworker said since Reynaldo's mother was unwilling to take her son by public transportation to Jersey City there was nothing that could be done.

"I was under the impression that Reynaldo was going to be placed in a residential treatment facility about that time anyhow," he said.

"If he hasn't been it's because the money to put him there. They're trying to cut down on expenses because those facilities are too costly."

The caseworker also said Reynaldo and his mother were referred in November of last year to the YMCA Family Advocacy Project for more intensive counseling. The Family Advocacy Project is partially funded by DFYS and tries to keep kids out of institutions by counseling them up to seven days a week.

Leon Bailey, director of the project, supported the YSC caseworker's assertions that the Board of Education was unwilling to pay extra for transportation for Reynaldo.

"He's not the only kid we have in this situation," said Bailey. "Some school boards are unwilling to pay for transportation that they are supposed to do."

When asked why the Family Advocacy Project hadn't provided transportation for Reynaldo, Bailey said they had on occasion in the last three months but that Reynaldo is sometimes hard to find.

But the caseworker at YCS, Velazquez, Reynaldo's mother and Reynaldo himself all say he has not been in school in the last three months.

Gray Dorch, who runs the Vocational-Technical School's bus transportation program, said he never had heard of Reynaldo but said they certainly would provide a bus for him if the Hoboken school district was willing to pay for it.

Meanwhile, Daniel Binetti, the Hoboken Board of Education's special education coordinator, said it was an "absolute lie" that the board of education was unwilling to pay for transportation for Reynaldo. "It's the most ridiculous thing I have ever heard. I'm going to look into it and find out what is going on."

"A kid has slipped through the cracks in the system," says Velazquez. "And no one seems to care enough to do anything about it."

## Cappelletto to appoint tenant

Mayor Steve Cappelletto of Hoboken said today he would agree to a request by the Tenants Union to appoint a tenant to the unfilled vacancy on the city's rent leveling board.

The mayor said he expects to meet with the City Council and try to solicit names from them.

Cappelletto said he has already asked Sister Norberta of St. Francis Church in Hoboken, a leader of the Hoboken Tenants Union to serve on the board, but she refused.

There are currently two other tenants on the seven man board.

## Vezzetti claims city clerk denied him petitions

Hudson County Superintendent of Elections Joseph Brady is investigating a complaint by Hoboken resident Thomas Vezzetti, who claims he was denied nominating petitions to run for mayor by City Clerk Anthony Amoryso.

Vezzetti, known as Hoboken's unofficial critic for his frequent appearances at city meetings, claims he

went to the city clerk's office several times before the March 26 filing deadline for this month's election and said he was denied the petitions by Amoryso.

The city clerk, however, claims that Vezzetti asked for the petitions in the elevator of city hall, not in his office.

Vezzetti said he had indeed gone to the city clerk's office.

The city clerk claimed Vezzetti "always asks for petitions to run for something but then he never files. He's wasting the taxpayer's money."

The only candidate opposing Hoboken Mayor Steve Cappelletto for reelection is Michael DeLanzo, an independent.

## Was Wallwork scare rerun of Hoboken hoax?

By Randolph Diamond

The hospital security director under investigation by the FBI and the state police for allegedly fabricating an assassination attempt against Republican gubernatorial candidate James H. Wallwork had previously pulled two other hoaxes, according to a high Hoboken police official, who asked not to be identified.

Those hoaxes made him at first look like a hero — just as he looked right after the reported assassination attempt when he pushed Wallwork behind a curtain on an auditorium stage to guard him from the supposed assassin.

The first alleged hoax occurred in April 1957 when Joseph B. Lancelotti, who is now director of security at the East Orange Veterans Hospital, phoned in two bomb threats to the Maxwell House coffee plant in Hoboken where he was working as a security guard, according to the police official.

Records in the Hoboken Court Clerk's office in-

dicate that Lancelotti was arrested on April 12, 1957 by Detectives George Crimmins and Harold Winrow and charged with phoning in the two bomb threats. Crimmins is now the police chief.

Lancelotti who was 21 at the time, pleaded innocent to the charges, the records indicate, but was found guilty on April 27, 1957 in Hoboken Municipal Court and sentenced to six months in jail. However, after serving a month in jail, his sentence was suspended and he was placed on a year's probation.

Lancelotti, now a Jersey City resident, phoned in the bomb threats on his second day of work as a Bureau security guard assigned to the coffee plant, according to the police official.

"He was running around the plant telling everyone to get out after the bomb threats," said the police official. "It was like he was a big hero at the age of 21, getting everyone out of the plant before the bombs went off."

See WAS — Page 17.

## Hoboken may get its own fireboats

If Hoboken can't work out an agreement to pay New York City for its fireboat service there may be an alternate solution.

Hoboken, which has no fireboats to use in the event of a waterfront fire, has been offered the use of two vessels by the American Maritime Academy, according to Richard T. Bozone, who has been named by the Academy to coordinate efforts to provide the community with such fire protection.

Rear Admiral Richard Lukeman, chief executive officer of the AMA, has asked Bozone to work with city officials including Mayor Steve Cappelletto on the proposal. Bozone is a vice president for municipal services for the firm of Mayo, Lynch and Associates, Inc., of Hoboken.

The proposal was discussed yesterday with Cappelletto and the mayor, according to Bozone, "expressed enthusiasm for the idea." Cappelletto has suggested that a meeting involving city representatives, including Public Safety Director Carmine Gullo, along with AMA officials be held within a few days to discuss

the matter.

Lukeman said the offer to the city would include a single screw, 26-foot cabin cruiser and a twin screw 34-foot cabin cruiser. Both vessels could be outfitted with pumps and fire fighting equipment and be manned by Hoboken firefighters to provide waterfront protection. Hoboken firefighters to provide waterfront protection. The vessel time insofar as vessels are concerned. The vessel would be berthed at a Hoboken pier which would have to be decided upon by the city. Lukeman emphasized that only professional Hoboken firefighters would be involved in the manning of the vessels. Bozone said he hopes to schedule a meeting within a few days with the mayor and Gullo.

New York City had been providing waterfront service for Hoboken and other Hudson County waterfront communities at no cost but recently demanded some type of compensation for its service. Hudson County mayors have yet to reach any agreement with New York City but are expected to negotiate with them shortly.

## Hoboken getting two fireboats

HOBOKEN—The American Maritime Academy, a civic group, has announced that it will give the city two fireboats to combat blazes on the waterfront piers.

Hudson County reportedly maintained fireboats estimated many years ago but eliminated them because of financial constraints. Since then, the county has relied on fireboats provided by New York City, which is also short of money.

Rear Adm. Richard Lukeman, chief executive of the AMA, has suggested that the fireboats be manned by Hoboken firefighters, who would first examine their readiness and suitability for use.

Under the AMA's proposal, firefighters from neighboring communities would cooperate to douse pier fires, as they do with those on land.

Dick Bozone, vice-president of municipal affairs for the Mayo, Lynch architectural firm and a member of the AMA, said Mayor Steve Cappelletto and the City Council will discuss the proposal next week and added that Cappelletto has expressed enthusiasm for the idea. Lukeman said the mayor suggested the idea after seeing the tall ships sail up the Hudson on July 4, 1976, but the city lacked the money to buy the boats.

Fire Chief James Haun estimated that there is no more than one fire on the city's waterfront in an average year. "We don't often have the need for fireboats, but when we do need them we really need them," he said.

"It's the only vehicle that can successfully fight a pier fire," Haun added, "since it can get under the pier and closer to the fire through the river's 'sludge-filled' waters than New York's larger boats."

"A fireman takes all the help he can get," he said.

## Was Wallwork scare rerun of Hoboken hoax?

Continued from Page 1

The second incident occurred in the early 1970s when Lancelotti was employed as a police officer for the old Lehigh Valley Railroad, the police official said.

He said Lancelotti was patrolling one of the railroad's train yards in Northern New Jersey and reported that he had a gun battle with four armed men who were trying to steal equipment from the yards. The official said Lancelotti told his superiors that nothing was taken and that the men had gotten away.

However, a subsequent investigation by Lancelotti's superiors concluded that he had made up the whole incident and he was fired from the police force, the police official said.

In the latest incident on April 24, Wallwork was shaking hands following a speech he had made during an Arbor Day ceremony in the East Orange Veterans Hospital auditorium when Lancelotti burst into the room, grabbed the candidate and pushed him behind a curtain on the auditorium stage.

Lancelotti told everyone that he

had just chased away a masked gunman who had been waiting for Wallwork in the hall and had been spotted by a patient in a wheelchair.

The security chief claimed he chased and tackled the assailant, who he said was wearing a surgical gown and a gauze mask, but said the man "broke away and we lost him."

After the incident Wallwork praised Lancelotti for displaying "great physical and moral courage."

No one besides Lancelotti said they saw the gunman. The man in the wheelchair could not be found.

On Thursday, Wallwork announced that the FBI and state police told him that there are "strong indications" that the reported attempt on his life last week was a hoax.

While Wallwork did not identify Lancelotti as the man he was talking about on Thursday his press secretary, John Buckley, did.

Wallwork told The Jersey Journal that the FBI told him that it strongly believed the whole incident was a hoax.

Lancelotti has been unavailable for comment.

A spokesman for the Veteran's Hospital in East Orange said today Lancelotti was not at work and had been sick since Thursday. The spokesman said the hospital would have no further comment at this time. Crimmins, meanwhile, refused to discuss his arrest of Lancelotti in 1957.

"All I can say is that I arrested someone named Joseph Lancelotti in 1957," he said. "I'm not at liberty to say anything more than that."

FBI and state police officials also refused comment.

However, the Hoboken police official said both the FBI and the state police had contacted Hoboken Police concerning Lancelotti's 1957 arrest in Hoboken and said that their investigation was centering on Lancelotti.

An FBI spokesman did say, however, the bureau has determined that in no way was Wallwork, a state senator from Short Hills, or his family involved in any way in initiating the whole report of the assassination.

There had been some speculation after the incident that it had been staged by Wallwork to garner publicity for his campaign.

## Hoboken firehouse may become art center

A letter-writing campaign was launched at last night's meeting of the Hoboken Recreation Commission to convince the mayor and council to convert the old Grand Street Firehouse into a cultural arts center.

Commission Chairwoman Sue Newman called for residents to "let the city fathers know" they want a center for the young and old alike.

"Once we as a community decide that's what we want to do, it would

behoove the mayor and City Council to give it to us," she said.

The city is preparing to auction off the old firehouse at Grand and Fifth Streets. It has not been used by firefighters for more than 10 years. For most of the past five years it has served the Police Athletic League and CETA youth programs.

Mrs. Newman said funding for the three-story facility would not be easy to come by, but it was not "an

impossible dream."

David Messier, executive director of the Jersey City Boys Club, was invited to speak about plans to convert the Jefferson Recreation Building into a Hoboken Boys Club.

The interior of the building has already been cleared out, according to Messier, and bids for a general contractor will be advertised by June. The projected date of completion is January 1982.

## Garbage dumped under viaduct

A truckload of garbage has again been dumped under Hoboken's 14th Street viaduct.

Everything from a tire to rotten cookies was dumped under the viaduct sometime Wednesday night, according to Patricia Mitten, Hoboken's Health Officer.

"It's a constant problem," said Mrs. Mitten. "We clean up the garbage one day and then someone else dumps it the next."

The health officer said the city doesn't know how to stop the problem

because it just doesn't have the money to post a patrolman or sanitation inspector at the viaduct all night.

"The area by the viaduct is an industrial area that is deserted at night and it's easy for the violators to get away," she said.

Mrs. Mitten said public works crews will clean up the current mess today.

"We've been delaying picking up the garbage because we were fearful it might be toxic," she said. "Workers

in the factories near the viaduct said there was a terrible smell."

Mrs. Mitten said the inspectors from the Hudson County Regional Health Commission were called in and they determined the smell was only rotten food.

Right before the viaduct where the garbage was dumped is a sign that reads "No dumping, \$200 fine."

Mrs. Mitten said apparently something more is needed than a sign but what she doesn't know.

## Wrongly shot

The state water emergency task force has rejected a Bayonne request to ease certain water restrictions while the Boonton reservoir, from which Bayonne currently is drawing water, is overflowing.

The state says that if it relaxes the rules temporarily, it will be difficult getting the city to regain the 15 percent conservation rate it has maintained for the past several months.

Among the city's suggestions was one to allow industries with storage facilities to fill them now, in effect creating a system of mini-reservoirs that could be tapped if the drought worsened later in the summer.

That would have been a better use for the water than watching it go over the spillway. That potential advantage now is lost.

Adding insult to the injury of lost advantages is the state's assumption that relaxing restrictions would send Bayonne off the path of conservation, never to return.

The state ignores the fact that the conservation rate was achieved by Bayonne at a time when other municipalities were falling far short of the state goal.

Bayonne did it on its own, through its sense of cooperation and responsibility, a sense the state is wrong to assume would disappear if the restrictions were relaxed during a period when they were not needed.



# Urban renaissance continues in mile-square town

By CHUCK SUTTON  
Staff Writer

HOBOKEN—Say the name 'Hoboken' around any official of an urban center and watch them turn green with envy. Hoboken has become a national model for successful urban renaissance.

While other urban areas continue to decline, Hoboken since 1971 has embarked on an ambitious plan to curb the tide of its urban decay. And it's working. Take a drive around this mile-square city of 45,000 and the metamorphosis is continuing.

In the shadows of the once bustling docks stands federally funded Marine View Tower residential complex. Just nine years ago this three block area had gained the notoriety of 'Barbary Coast' with more bars and taverns than stop signs. Now 173 moderate income families call the area 'home'.

Now, private developers are transforming First and Hudson St., one of the city's oldest neighborhoods, into one of its most 'private neighborhoods'. Future plans include 28 fashionable condominium units.

Nearby, across from the Shoprite Supermarket on Washington Street, other rehabilitated units are also nearing completion. The units are expected to provide housing for 383 low and moderate income families under the Section 8 federally subsidized programs.

These have been the magical ingredients for Hoboken, according to officials: private and federal financing working together for low to upper income family units, all side by side.

It is a formula that has renovated 44 of the city's housing in ten years. But the city has not been without its problems.

Some officials say maybe the housing

rehabilitation has been too successful. The vacancy rate is less than 1 per cent, making the most reasonable apartments in the private sector out of the financial reach of many Hoboken natives.

Property values have risen. A house that would have cost \$12,000 five years ago would cost \$150,000 today. Apartment rents have soared in some cases from \$250 a month to \$500 a month.

Still, the housing market represents a reasonable buy for a New Jersey suburbanite, looking for a return to the less expensive city life. Or for the New Yorker, attracted by the quaintness of the city, readily accessible via train to the New York job, or an evening at the Met.

While the job market has been dim for this blue collar community, a plan is on the drawing boards and in the talking stages that could see the New York-New Jersey Port Authority and the Federal Department of Transportation in partnership with the city.

The suggestion now calls for the three to jointly erect a city within a city estimated to cost anywhere from \$250 to \$500 million over the next ten years. Possible buildings in that water front development include an office complex, shops, a hotel, marina and parks.

One other much talked about building could be included in that package which could change the skyline and the job market - the mini-Trade Center.

With the proposed sale of the twin towers headquarters for the New York-New Jersey Port Authority is the proposal to build a smaller 20-story complex on the waterfront.

While there are other New Jersey cities which are vying for the choice real estate, many proud native Hobokenites feel the renaissance is the big plus that will attract the 'mini-trade center'.



MARINE VIEW TOWER in Hoboken is one of the newer apartment complexes that can be seen throughout the city.



IN NEW POST—Major Frank M. Wlodich, a native of Hoboken, has been promoted to the rank of lieutenant colonel and named deputy superintendent of State Police. In his new post, Wlodich, who now lives in Manasquan but still has many relatives in Hoboken, will act as superintendent in the absence of Col. Clinton L. Pogano.

## City fetes Memorial Day

HOBOKEN—The streets of Hoboken will come alive tonight with what organizers say will be the biggest Memorial Day Parade in the city's history. The event will begin at 7 p.m. at 11th and Washington streets.

The parade will include the New York Skyliners, the top-ranked senior drum and bugle corps, complemented by the Bayonne Bridgemen, a junior drum and bugle corps. Seven more bands also will wind their way through the Mile Square City, followed by baton-twirlers, cheerleaders, crossing guards, police officers, firefighters and veteran groups.

## CAMERA

### 'Focus on Hoboken' from 9 unique angles

Nine photographers explore a common subject — a city — in "Focus on Hoboken," now on display in the S.C. Williams Library of the Stevens Institute of Technology.

The show, which will remain on view on the school's Hoboken campus until June 15, features works by members of the New Jersey Photo Alliance, a loosely-knit group of semi-professional and serious amateur photographers under the direction of Summit High School photography instructor Ken Ross.

Each of the photographers offers a unique way of looking at the city in his or her photographs. For some, Hoboken is reflected in portraits of its residents, for others, abstract architectural compositions represent the city.

If "Focus on Hoboken" can be considered variations on a theme with Hoboken as the theme, then the variations — the type of photograph offered by each of the photographers — are as diverse as the city's residents and as different as its architectural offerings.

For Barbara Biene of Mendham, Hoboken is encapsulated in 12 portraits of athletes and artists. The majority of Biene's works are posed, characterized by an obvious respect for her subjects, but in "Harry De Coss, Boxer," she has captured a candid shot of an athlete that is at once dynamic and compositionally sound, with the boxer's arm — vertical in the foreground of the image — echoed in both strength and direction by a pillar in the background.

Summit's Marilyn Piatz offers six

photographs of children along with six street scenes; among them, a photograph of a young girl standing at the corner-stone of a building and an image of a Hoboken couple are particularly powerful.

Ann Kent, also of Summit, contributes photographs with an historical bent to the show, while Fran Minnock of West Orange shows exceptionally flat studies in form and line that have less to do with the city than they do with the artist's vision.

The exhibit's only color works are displayed by Larry Kramer of Highlands. Kramer's works seem ideally suited to his choice of materials — he is able to capture the city's colorful graffiti and urban walls by skillfully limiting the scope of his photographs' vision.

Frank Foca of Chatham shows urban street life from a distance, while Summit's Gerri McCann offers views of Hoboken which rely on strong lighting and odd camera angles to produce a distorted and depressing quality.

Among the more consistent thematic offerings within the show are the groups of works shown by Kathy Locovare and Ann Reed, both of Summit.

Reed's photographs concentrate on Hoboken's ornamental ironwork. Bars over a window are recorded in one image, with a dog visible on the sill behind the wrought iron. In another composition, Reed has transformed the identical front railings on a group of row houses into an almost abstract pattern of strong diagonals and serpentine shapes.

relying on strong sunlight for its stunning and essential contrast.

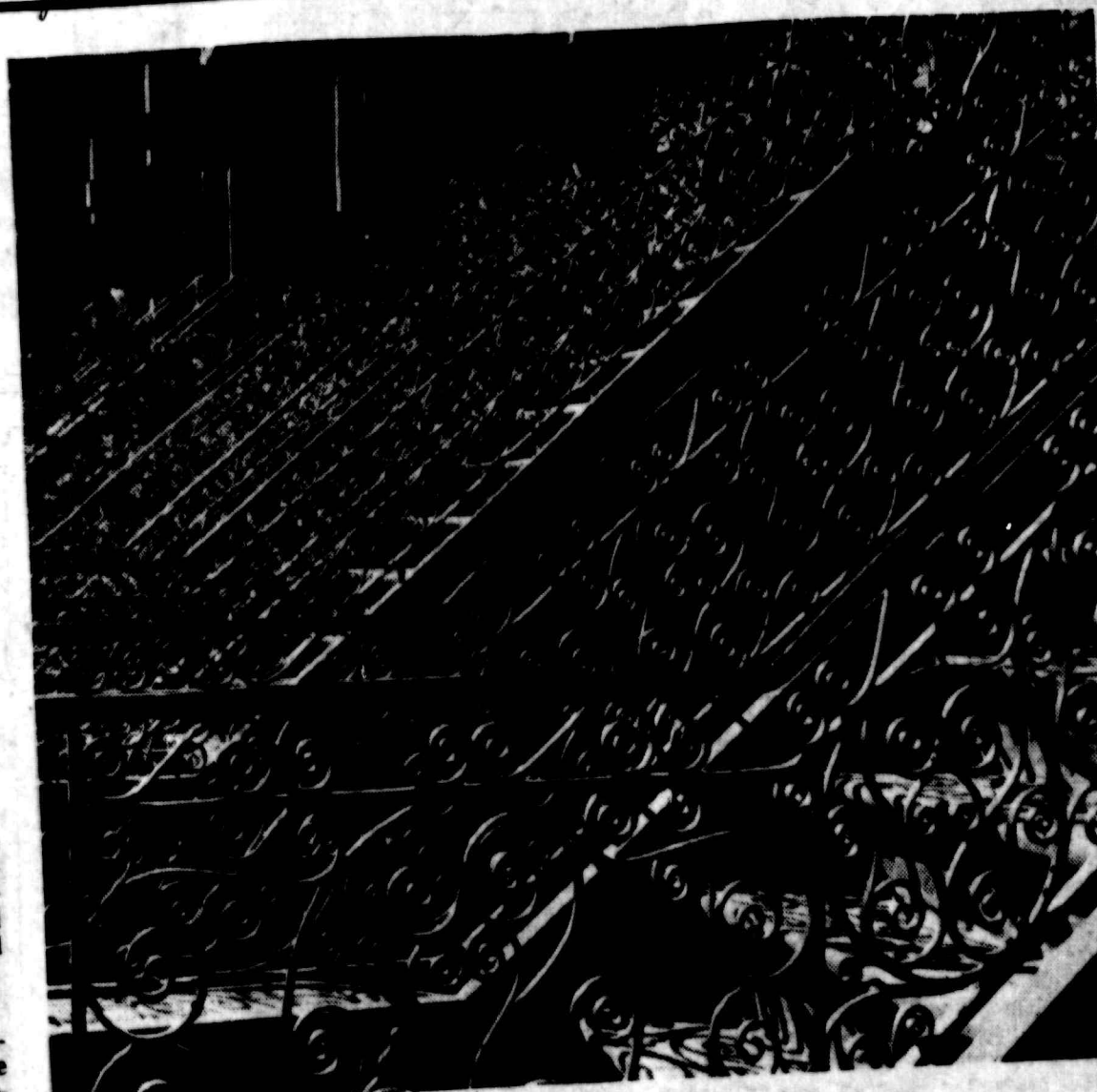
The final exhibit in "Focus on Hoboken," Kathy Locovare, displays 11 studies of isolation.

Fences, doors, stairs, windows and vehicles are recurrent images in Locovare's works. The viewer often gazes upon a wall or through a fence, and is left with a feeling of separation, of being apart from the central action contained in the photograph.

"Focus on Hoboken," because of the diversity of the offerings it contains, might have been better titled "Foci on Hoboken." Individually, the visions it contains would merit showing; together, the show represents an outstanding group effort.

The Stevens library is open from 9 a.m. to 9 p.m. on Monday's through Thursday's, and from 9 a.m. to 5 p.m. on Friday's. "Focus on Hoboken" will remain on view through June 15.

Ann Reed of Summit contributes studies of the city's decorative iron-work to "Focus on Hoboken," on display at the Stevens Institute of Technology



A sense of isolation pervades the images created by Summit's Kathy Locovare for "Focus on Hoboken," showing in Stevens' S.C. Williams Library

By Jonas Livingston

## Hoboken again puts off action on rent leveling

By CHUCK SUTTON  
Staff Writer

HOBOKEN—Differences of opinion about the proposed rent leveling ordinance have led to a postponement of the reading of the ordinance which was promised by the City Council more than a month ago. The resolution does not appear on the agenda for Thursday's council meeting.

Council President Walter Cramer could not be reached for comment, but Councilman Robert Ranieri said he declined to comment because of the "delicate balance" on the council.

A source close to the council indicated that the body may be waiting for the return of Councilman E. Norman Wilson Jr. before the council votes on the ordinance. Wilson reportedly has been ill and unable to attend council meetings.

The prime factor in the delay are the two strong interest groups who would be affected by the ordinance, tenants and homeowners. The source, who asked not be identified, said several councilmen want Wilson's vote at that meeting to avoid being a tiebreaker themselves.

The key elements in the ordinance are the 25 percent cap and the 13-month moratorium on hardship increases.

The Hoboken Tenants Union has charged that new landlords place a small downpayment on buildings, thus purposely acquiring the necessity of high mortgage payments. They say these landlords then approach the rent leveling board for increases that have seen rents soar from \$200 to \$600 a month.

The moratorium would prohibit landlords from going to the board for 13 months. However, the city's law department and several councilmen have hinted that the moratorium may be illegal.

The 25 percent cap would place a limit on how high rents can go, even with the granting of a hardship application. Sources say that this measure has been proven in court to be legal. But councilmen who represent areas with a high proportion of landlords are

apprehensive about the measure, according to an informed source.

Councilmen Anthony Romano and Nunzio Malfetti both face a difficult decision on the ordinance. While they have on many occasions said they support an ordinance providing a rent hike cap, their primary constituents are homeowners. The source indicated that during City Council votes they obtained in the hope of avoiding offending either of the two sides.

Ranieri is widely regarded as opposed to a strong rent leveling ordinance that would favor the tenants. The source labeled Ranieri the "New Yorkers" councilman, saying the councilman considers the high rents and higher assessed valuations resulting from the influx of New Yorkers, an asset to the city.

Ranieri said he does consider the increasing property values an asset, but he said a rent-leveling ordinance compromise could be, and has been, reached. He would not elaborate.

On the opposite end is Cramer, who was identified by the source as the strongest rent control advocate on the council. It is allegedly Cramer who introduced the 25 percent cap limitation. Cramer is said to also be the strongest supporter of the 13-month moratorium.

Councilman Thomas Kennedy has made the most public statements in support of a rent leveling ordinance that would favor the tenant. However, he differed with Cramer over how long a moratorium should last. According to the source, Kennedy favors a six-month moratorium.

Also in the pro-tenant camp, according to the source is Salvatore Cemelli.

Ranieri said that the source may have been somewhat accurate a month ago, but that the situation facing the council is not that "black and white." "We have the interest of all of Hoboken to serve, and it is always a matter of trying to come up with a solution amenable to all interests concerned," Ranieri said.

Slater Norberta of the Hoboken Tenants Union said yesterday that her group is trying to come up with a course of action that will prod the council to come to a decision.

## Man found in river was shot 3 times; revenge seen motive

Hoboken police have tentatively identified the body of a man, bound by a cord, that washed up in the Hudson River at about 5 p.m. Monday and believe he may have been the victim of a revenge killing.

Meanwhile, an autopsy yesterday revealed that three shots had been fired into the man's head. According to detectives, two shots, probably fired by a .38-caliber revolver, were pumped into the man's left ear and another fired into the top of the head.

Hoboken Police Lt. James Peck, in charge of the investigation, said he wouldn't release the victim's name until a conference today with New York Police on the possibility of it being a revenge killing.

Peck said New York Police recently found a man's body floating in the Hudson River with arms, wrists and knees bound by cord, and a plastic bag tied over the head just as was the body washed up at the 11th Street pier near the Maxwell House plant on Monday.

"It appears this may have been revenge," said Peck. "The two murders are very similar."

The victim has been described as white and in his late 20's or early 30's.

Police yesterday described him as about 6 feet

tall, weighing about 180 pounds. The victim had black hair and two tattoos — a cross on his left arm and the name "Mike" on his left shoulder. In addition, a gold earring was reportedly found in the man's left ear.



## Bound body found in river

Hudson County police are trying to identify a man whose lifeless body, bound by cord, washed up on the bank of the Hudson River yesterday in Hoboken. An autopsy was to be performed today. Hoboken police described the man as white, in his late 20s or early 30s.

The body was discovered at about 5 p.m. near the 11th Street pier, just below the Maxwell House plant by a plant employee.

Police said they had no idea how long the victim had been in the water, but said there were signs of decomposition.

A police official said "It's a possibility" that there were bullet wounds, but it couldn't be readily determined because of the decomposed state.

According to police the victim's arms, wrists and

knees were bound by cord, and a plastic bag was tied over the head.

In addition, a heavy piece of metal was attached to his chest, though police said it could have become entangled in the ropes while in the river. The victim was also attached by rope to a large board, which police said also could have become entangled as the body floated.

Police have theorized the board kept the body afloat even with the heavy weight attached.

Police said the victim was wearing a pair of blue, pinstriped slacks, white sweat socks and one sneaker on his left foot.

The county homicide squad is conducting the investigation. The body was taken to the Fields Funeral Home in Hoboken.

## Brian Hamill found innocent

Brian Hamill, a photographer on actor-director Woody Allen's staff, cried tears of relief after a jury before Superior Court Judge Joseph M. Thuring found him innocent of aggravated assault on Jeffrey Scarborough, a television cameraman, in Hoboken's Erie-Lackawanna Terminal, Dec. 27, 1979. The jury deliberated 90 minutes yesterday at the end of Hamill's three-day trial. Asst. Prosecutor Patrick Raviola told the jury he would prove Hamill Prosecutor Patrick Raviola told the jury he would prove Hamill guilty of landing an uppercut on Scarborough's jaw, loosening the teeth. Scarborough testified that Hamill "showed up" in the several teeth. Scarborough testified that Hamill "showed up" in the picture frame of his TV camera as he was filming Allen and Gov. Brendan T. Byrne. The governor had been visiting Allen on location for his movie, "Stardust Memories."



# St. Mary is the oldest general hospital in the state

When Hoboken was a young city of only eight years, St. Mary Hospital was formally established. Today it is the oldest general hospital in New Jersey and Hoboken's only hospital.

The hospital was founded Jan. 11, 1863 by four Franciscan Sisters of the Poor who had come to Hoboken to establish a hospital at the request of the Rev. Anthony Canvin, first Pastor of Our Lady of Grace Church. Its continuing mission is to provide for the health care needs of the residents of the city of Hoboken and the communities of Union City, Weehawken, North Bergen, Guttenberg, West New York, Secaucus as well as neighboring portions of Jersey City.

The mission of St. Mary Hospital is carried out in conformance with the philosophy of the Franciscan Sisters of the Poor and the ethical standards observed in Catholic hospitals in the U.S. in accordance with the "Ethical and Religious Directives for Catholic Health Facilities," approved by the United States Catholic Conference in November, 1971.

The mission and objectives of St. Mary Hospital have changed little in concept since its inception, although the mechanism employed to reach its objective has varied through the years as needs have changed. For instance, early records of the hospital indicate that in addition to a facility for nursing the sick and the poor back to a measure of health, the hospital in 1886 established a home for abandoned children. In 1888 care of contagious disease cases was started since there were isolation cases from ships docked at Hoboken from around the world. In May of 1929 a tuberculosis clinic was set up. In keeping with the economic conditions brought on by the world-wide depression, a St. Anthony soup kitchen was opened at the hospital in the fall of 1938 and meals for 200 to 300 poor people were provided two times each day. This kitchen for the poor, according to the records of the hospital, remained open until about 1953.

An orthopedic clinic was established in January, 1939 with referrals being made to it by the National Foundation of Infantile Paralysis and the State Crip-

pled Children's Commission. A Workingmen's House was opened in December 1940. A physical therapy unit was established in 1945, and to indicate how the mechanisms continually change although the mission does not, the contagious disease wing was renovated and converted to a 45-bed maternity building in 1955.

In 1958, an inpatient psychiatric unit was started. Records show that this was one of only 11 such units in the U.S. at that time. A Child Guidance Clinic was added to the hospital's activities in 1962.

Because of a drastic change in the economic stability of Hoboken and its environs during the late 1960s and early 70s, St. Mary evaluated the mechanisms in use for meeting its mission and objectives, and in 1973 established a Family Health Center, making physician services available to the citizenry of Hoboken without regard to their medical attention. In 1974 the hospital stepped out again, in partnership this time with the federal government, to provide increased mental health care for the area under the auspices of a Community Health Center. In that same year an

application for a Certificate of Need was filed with the state of New Jersey for the purpose of replacing the older buildings. A new acute care medical tower, completed and occupied in the summer of 1977, gave St. Mary a totally new and modern physical plant. In 1975 the hospital was successful in its quest for a Family Practice Residency program and was granted approval for the AMA to establish a graduate medical education program in Family Practice, at that time one of only five in New Jersey and the only inner city program in New Jersey.

The Board of Trustees, Medical Staff and Administration of St. Mary are constantly identifying and implementing new and imaginative approaches to meet the hospital's continuing goal of providing quality health care. Today the dedicated medical staff and employees further the tradition of excellence in a modern facility using the most modern equipment, as St. Mary continues to focus on the needs of patients and community. People serving people continues to be the St. Mary story in carrying out its unchanging mission in a changing world.

## Contributors assure trip for handicapped kids

By CHUCK SUTTON  
Staff Writer

HOBOKEN—It seems like Hudson County just opened its heart to these handicapped children. People are beautiful. Minnie Zaharsky said yesterday of the many donors who responded to the story in yesterday's Dispatch about the burglary at the Cerebral Palsy Treatment Center.

The center, at 1005 Washington St., was vandalized Tuesday morning by thieves who took \$400 the agency had raised for a June 6 outing for 35 children afflicted with the disease.

A \$2,400 check from the National Cerebral Palsy

Telethon also was stolen. It was replaced yesterday morning, however, by the state office of the United Cerebral Palsy Association. Also stolen was \$30 in coins raised through canister solicitations.

Zaharsky was unnerved yesterday by the thieves' lack of humanity. She was surprised today by the "generosity of so many. A man met me at the door at 8 a.m. and handed me \$25 and said, 'This is for the children.' I asked him for his name and address. He told me a 'thank you' is enough for me," Zaharsky said.

A senior citizen came to the office yesterday on her way to play bingo. She wanted a canister so she could collect donations for the clinic from her bingo-playing colleagues.

The Acme Lock Co. of West New York called to donate \$50. Artie Henry, one of the owners, said he gave the money because in his business, he's seen a lot of people "ripped off by crime and didn't want to see the children hurt."

Thanks to the efforts of the many contributors, Zaharsky said yesterday, the field trip to Asbury Park will take place on June 6 as planned.

The United Way of Jersey City offered to pay for the entire cost of the trip. Hoboken Mayor Steve Cappiello, who pledged to give any campaign contributions left after the recent mayoral campaign to charitable groups, also offered to pay for the excursion.

The donations have come in from "the big and the small," Zaharsky said. They came from a retired municipal judge, a \$100 check from The Kennedy Club and a \$100 check from a retired physical therapist who already is donating his skills to the clinic at its Jersey City operation.

Volunteers also have come to the office to help sort through the financial records the vandals had left strewn all over the floor in their search for money.

"This has been the most money we've ever collected," Zaharsky said. "What can I say but thank you."

## Hoboken back in water with donated fireboat

By late next week Hoboken will again have its own fireboat to battle minor fires that erupt on the city's waterfront.

Mayor Steve Cappiello yesterday accepted the donation of a 24-foot cabin cruiser from the American Maritime Academy in West New York for use as a fireboat. The mayor said the city should take possession of the boat by late next week.

Hoboken has been without a fireboat since last summer when vandals destroyed the city's 20-foot cabin cruiser.

Carmine Gullo, Hoboken's public safety director, said the 24-foot cruiser will give the Hoboken fire department much more capability to fight fires that the 20-foot cruiser allowed.

"Pumps aboard the 24-foot cruiser will give us the capability to pump 1,000 gallons of water a minute at a fire as compared with 300 gallons a minute on the 20-foot boat," Gullo said.

In addition Gullo said the new

boat can accommodate up to 16 firemen at one time while the 20-footer could accommodate no more than five.

For the last year Hoboken had fought minor waterfront fires from the shore.

"We're glad to have a boat again," Cappiello said. "You don't have as much control fighting a fire from land as you do from sea."

Cappiello cautioned, however, that Hoboken being given a fire boat still does not give the city the ability to fight major waterfront fires.

For big fires, we're still dependent on the New York City fireboats," the mayor said. "And that means we still have to work out an agreement with New York City."

New York has told officials of Hoboken as well as other Hudson County waterfront cities that it will no longer provide free fireboat service as it did in the past.

Preliminary negotiations between the Hudson County cities and New York City started last month on a cost schedule for fireboat service.

## Firefighting equipment missing

By CHUCK SUTTON  
Staff Writer

HOBOKEN—Several pieces of essential firefighting safety equipment were either missing or not working in a nine-story public housing senior citizens highrise when The Dispatch did an inspection this past week.

The inspection at 220 Adams St., without advance notice to any city officials, showed that two floors are without fire extinguishers, and 18 stairwell fire hydrants are without what Fire Marshal Falco describes as "first aid equipment" — the first line of defense against fire for maintenance personnel until the fire department arrives.

Also, despite the passing of a state law in January mandating smoke alarms, no alarms have yet been installed in the building.

Falco, who is in charge of the city's Fire Prevention Unit, said yesterday that the missing appliances constituted a violation of the city's fire prevention maintenance code.

Falco said he was surprised to learn of the building's condition, explaining that the building had not yet had its yearly inspection. He acknowledged that the equipment missing is necessary to hold off a fire until the fire department arrives.

Walter Syracuse, 21-year-old former candidate for councilman, upon learning of the conditions of the senior citizens highrise, visited Deputy Fire Chief Edward McDonald.

McDonald said following that meeting that he had dispatched a fire captain to the building to conduct an inspection. He said the violations were not considered major, so the management will be given seven days to correct the violations.

According to the state Housing Inspection Office of the Department of Community Affairs, there are no state laws requiring the firefighting equipment in the

building. The building was built prior to the adoption of state codes in 1977 and falls under the category of "existing conditions."

The only equipment the state would require, therefore, is AC current-operated smoke detectors in the hallways, which have not been installed.

Falco explained that each fire cabinet is supposed to have a hose with a nozzle attached to the hydrant. There were no nozzles in any of the cabinets, while in nine of the cabinets, the 1½-inch fire hoses were missing.

Falco explained that it has been fire department procedure that whenever there is a fire in a highrise, the department does not rely on the equipment in the cabinets. "We have to carry our own hose into these highrises because you never know the condition of the equipment in the cabinets. Besides that, our equipment is more efficient at fighting a fire."

Falco added that the fire equipment in the cabinets are primarily "first aid" until the fire department arrives. "On the other hand, it is good if the equipment is there for the management to use."

Executive Director of the Housing Authority, J.A. Caliguire, said last week that the reason the "first aid" fire hoses were not maintained was as a result of an agreement with the fire department that they would

bring their own equipment into the building. He refused to explain why the fire extinguishers were not available on two of the floors.

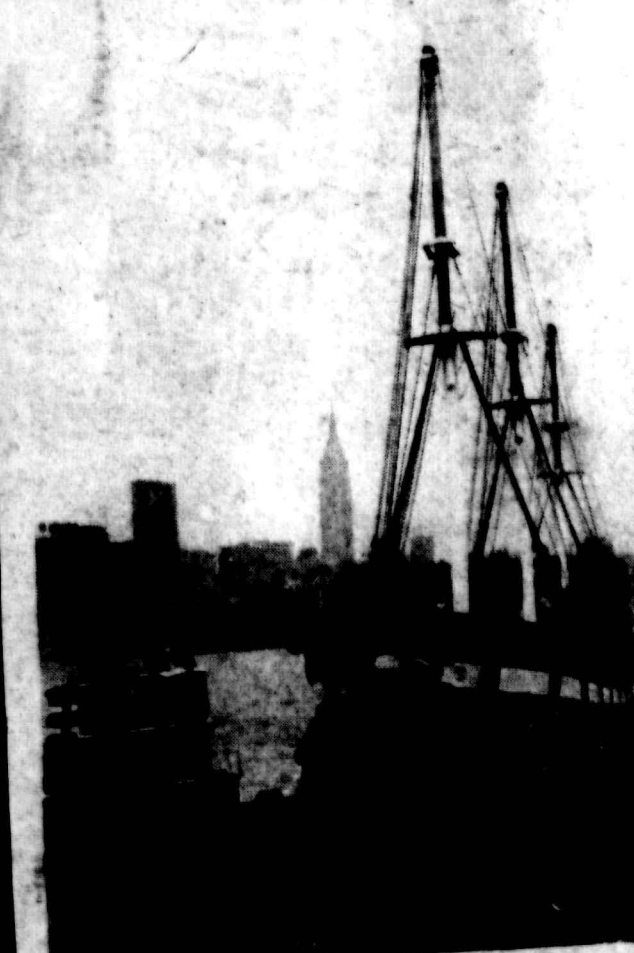
After several minutes of questioning, the director grew angry asking, "Is The Dispatch in the inspection business?" and told the reporter that he should never have entered the building without his permission. He then refused to answer any more questions.

## On The Waterfront

As the warm sun rapidly heats up the blood and the pioneering spirit of the perennial summer adventurer — driving him to the open road and new horizons of mountain lakes and sandy shores — like the old walrus, we could speak of many things.

But for now let's put aside the shoes and the cooling wax and turn to the ship part — for balmy weather and gently breezes are calling the at-heart sailors just as sure as destiny beckoned Captain Ahab to his rendezvous with the great white whale.

White canvas dots the Hudson against the towering cliffs of glass and concrete of Manhattan, wakes of brackish green and brown criss cross everywhere on the river. From the shores, the sound of the rivet gun, the chipping of paint and the hiss of the spray gun echo across the waters.



THE 19TH CENTURY WAVERREE arrives at Bethlehem Steel Corporation's shipyard, Hoboken.

Amidst it all is the sound of Hoboken, albeit modest, creating its own "Navy," thanks to the generosity of the American Maritime Academy Commander Richard Lohman, and the efforts of Mayor Steve Cappiello and Richard T. Bonomo, Jr.

Several months ago, Rear Admiral Richard Lohman, who is vice president for municipal services for the Hoboken firm of Mayo, Lynch & Associates, Inc., to oversee arrangements for providing the city with a vessel. Since there are occasional fires along the city's waterfront and waterways, a vessel, manned by local firefighters and equipped to handle waterfront blazes, was deemed invaluable by Lohman, who several years ago had discussed the idea with Cappiello.

Nothing came of the idea until Lohman appointed Bonomo, an honorary member of the AMA to coordinate the efforts leading to the proposal reaching fruition. Immediately contacting Cappiello, Public Safety Director Carmine Gullo and Hoboken Fire Chief James Hume, plans were set in motion to carry out the concept of giving the city its own "Navy."

Over the next week, the AMA is expected to turn over to the city title to the vessel. In turn, Bonomo says, the city will equip the boat and within a very short time, Hoboken can boast of a fireboat... something no other Hudson County city can do.

At the same time, the Waverree, the last remaining 19th century full-rigged sailing ship berthed on the United States' east coast has arrived at the Bethlehem Steel Corporation's Hoboken shipyard. Owned by the South Street Seaport Museum in New York City, the majestic lady of the sea will undergo major reconstruction work there during the next five weeks.

## Police seek husband in spouse's stabbing

By CHUCK SUTTON  
Staff Writer

HOBOKEN—Surrounded by friends and relatives, a tear-eyed Wanda Quinones described the stabbing tragedy yesterday which left her 36-year-old mother dead and her stepfather as the suspect-at-large.

Aida Reyes, of 813 Willow St., died at St. Mary Hospital at 2:50 a.m. yesterday of multiple stab wounds, according to police, who say they have a warrant out for the arrest of Reyes' estranged husband, Hector Alarín.

Police also have taken into custody two material witnesses in connection with the stabbing — Carmen Liberan, 32, of 811 Willow Ave., and William Rivera, 45, of 264 1st St. — and they are being held on \$1,000 bond.

16-year-old Wanda Quinones sat at the family table and gave her account of the incident that she said had been described to her by an eyewitness. Her 7-year-old sister, Aida, sat crying in the arms of a relative.

Around the block at 260 9th St., according to Quinones, her mother was about to enter the Biolo Bar at around 1:30 a.m. yesterday when the stepfather drove up. He called to her, saying he wanted to speak to her. He parked the car and returned to where Reyes was waiting outside the bar.

According to Quinones, her mother and Alarín argued. "Then he brought a knife out of the car and grabbed my mother by the hair," she said, her movements illustrating what happened. "Then he began to stab her in the chest."

As the woman struggled, Alarín allegedly began to stab the woman in the back. Quinones said her mother had about 10 stab wounds in the upper part of her body.

None of the Sunday afternoon patrons of the Biolo Bar would talk about the incident. A woman stood outside the bar describing the incident to a dozen or so people. But the group would not comment on the incident to a reporter. On the pavement, three pools of blood were encircled by police chalk.

Police reported that when they arrived at the bar at 1:47 a.m. at 260 9th St., they found the unconscious victim on the ground, bleeding from multiple stab wounds.

An ambulance took the victim to St. Mary Hospital where she was pronounced dead at 2:50 a.m.

The doctors did all they could, she was bleeding all over," the grieving daughter said. "The more blood they tried to give her, the more she would bleed. They did all they could to save her."

## NAACP wants trial in Hudson

Continued from Page 1

But Breslin said the two new witnesses that the NAACP produced were not eyewitnesses. And the key witness, he said, gave a completely different statement to the prosecutor's office than to the NAACP. He said he doesn't know which statement is true.

"First, this witness tells us that he saw Stancil fall in. Now he's quoted saying these boys with him actually picked Stancil up and threw him in the river," Breslin said. "I

don't know which statement is true. That's why I want a jury to decide."

Drayton said the reason the key witness first said he saw Stancil fall instead of saying he was pushed was because he was afraid.

"He's a student from another country and has had some immigration problems," Drayton said. "He didn't want to get involved because he figured he would get in trouble."

Drayton also claimed that the two new witnesses had a clear view of Stancil being pushed.

## Hoboken NAACP wants Stancil case to end in Hudson trial

By Randolph Diamond

If there are any indictments in the death of Fairleigh Dickinson University student John Stancil, the Hoboken Chapter of the NAACP will ask that the trial be moved to Hudson County.

Eugene Drayton, president of the Hoboken NAACP, said today he is confident there will be an indictment based on new information the chapter's lawyer, Arthur Bailen, has forwarded to Bergen County Prosecutor Roger Breslin.

Breslin on Monday announced he was reopening the case based on new information received from Bailen quoting a witness who said that two students who were with Stancil, a Hoboken resident, threw him off a footbridge that links the Fairleigh Dickinson University campuses in Teaneck and Hackensack on April 20.

The prosecutor's office at first called it an accident after interviewing 20 witnesses, including the witness who has now changed his story. Drayton said Bailen forwarded information about three witnesses who said they saw Stancil, 18, pushed from the bridge, not just the one Breslin mentioned.

The Jersey Journal is withholding the names of the two students who were with Stancil at the time of his death. The Hoboken chapter of the NAACP will not release the names of its three witnesses who say that Stancil was pushed into the river.

Breslin said on Monday that since one witness had completely changed his story he was going to bring the whole case to a grand jury.

"I don't know how he could say that," said Drayton. "A private investigator the NAACP had hired got three people to say Stancil was pushed. How much more does Breslin need?" Drayton said it's "obvious" justice wouldn't be done if the case is not moved to Hudson County.

See NAACP — Page 25.

## 42 units will march in Hoboken

Hoboken's Memorial Day parade will take place tonight and will feature 42 different marching units.

"It's going to be the best parade we ever had," said William Van Wie, a spokesman. "We're going to have it at night on purpose to let the public view it."

The parade will start at 7 at First and River streets, then go west on Newark Street and will proceed up Washington Street to 11th Street.

The Hoboken firemen will lead the parade followed by the Hoboken High School Band and the police department.

Other units that will participate in the parade include the Boys and Girls Scouts of Hoboken, the Hoboken Recreation Department, the Calabro School and the Connor School, and the Bayonne Bridgemen.

## Hoboken kids lose out again

Jerry Rush, 13, will have to wait yet another six months before he can participate in the supervised sports activities that will be held in Hoboken's downtown recreation center at Second and Jefferson streets.

Peter Beronio, Hoboken's Community Services director, said the renovation of the recreation center is going to take an extra six months which means the center won't be reopened until February.

"There's nothing else for us teenagers to do in this city except hang out and make fun of the old people," said Rush. "I wish they would reopen this recreation center already."

Beronio says the roof of the center was in much poorer shape than expected and will have to be completely replaced and the gym floor was in such poor condition that it had to be removed.

The recreation center had originally been scheduled to reopen early this summer but delays in hiring a contractor delayed it until October. The center, which was the city's only major indoor recreational facility, has been closed for over a year because of its deteriorating condition.

Hoboken has signed an agreement with the Boys Club of Jersey City which will operate the recreation center once it is renovated.

## Cappiello assures bus trip

Hoboken Mayor Steve Cappiello has rescued a vacation bus trip for 35 children afflicted with cerebral palsy.

Cappiello said today he will give \$400 to the Hudson County United Palsy Center in Hoboken to replace the \$400 taken by thieves who broke into the center in the Elks Building in Hoboken sometime early Wednesday morning.

Minnie Zaharsky, executive director of the non-profit agency, had said the money stolen was going to be used for a summer bus trip for the handicapped children to Asbury Park.

The mayor said he believes he has \$400 left over from his campaign funds to give to the center but said if he doesn't, he will take the money out of his own pocket.

"It's important that these children have the bus trip," he said.

In addition to the \$400 in cash, the thieves took a \$2,400 check and \$30 in coins that had been collected in canisters placed in stores in and around Hoboken as well as ransacking the office records.

## Layoffs loom in Hoboken

Business Administrator Edwin Chius says layoffs loom for Hoboken municipal employees even if the Hoboken City Council doesn't make any cuts in the city's budget. And one city councilman says certainly the budget will certainly be cut.

Hoboken Councilman Robert Ranieri said today the city is facing its "worst financial crisis since the days of the depression" and there is no way the council will let the taxpayers be hit with the \$25 tax increase the budget currently calls for.

The city's budget now stands at \$19,307,000, up 1.9 million from 1980 and taxpayers are being asked to pay \$4,822,000 of the school boards budget, which is up \$675,000 from the year before.

Chius said it's impossible for him to say right now how many employees would be laid off if the council passed the budget as it stands, but he said there definitely will be some layoffs.

Ranieri said the council has no choice but to make further cuts because many homeowners just could not afford a \$25 tax increase.

A budget hearing has been scheduled for June 3 at 10 a.m. in the city council chambers at which point Ranieri says further budget meetings will be scheduled.

## \$65,475 total raised for Cappiello campaign

Hoboken Mayor Steve Cappiello's campaign committee has raised an additional \$4,000 for his re-election drive to bring the total so far to \$65,475, according to documents filed with the state.

In addition, another campaign committee formed to raise money for the mayor's re-election as a freeholder this year has taken in another \$2,115.

Hoboken's Business Ad-

ministrator Edwin Chius, who is treasurer of the municipal campaign committee, said a total of \$31,684.94 has been spent on the mayor's drive so far, aiming at Tuesday's election.

Chius said most of that was spent on food and liquor for the mayor's \$125-a-plate and \$50-a-plate fundraisers and food and liquor for a recent senior citizens' party the mayor held.





88-5/15/81

Counselor Debbie Wojtowicz discusses the use of some tools with a client at the St. Mary Hospital's Community Mental Health Center After-Care Program.

## Program is trying to help ex-mental patients cope

By Randolph Diamond

Victor studied the nails carefully before deciding which was the right one for a cabinet he was making.

After a minute he nailed it successfully earning a cheer from his counselor.

Meanwhile, John was in another room writing an article about a picnic for the weekly newspaper.

Victor and John (not their real names) are adults who have spent much of their lives in mental institutions. They are now participants in the St. Mary Hospital Community Mental Health Center's After-Care Program.

The goal of the program is very simple, according to Barry Spodak, its director.

"We want to break the cycle of institutionalization these adults have been going through and stabilize them."

Spodak says most of the activities in the after-care program at the Hoboken

hospital are designed to give adults a chance to interact.

"We have current events discussions, group therapy, field trips, clients interviewing people for the newspaper, all things that will get the clients to interact."

Another emphasis is on teaching skills such as cooking, how to make a budget and how to find an apartment.

"These skills are needed to make it on the outside," said Spodak. "And many of the clients in the program don't have them."

The clients meet in a two-story private house on Second Street recently renovated by the hospital after it received a \$45,000 grant from the state to do so.

Debbie Wojtowicz, one of the program's two full-time counselors, said the fact that the program is located in a house helps create a family atmosphere.

"It's like a home for the adults who come here," she said.

Spodak says the house is a great improvement from the little room the program previously used in the hospital's mental health center.

"It was depressing," said Spodak. "The space was so small it almost like seemed it would have been better for the clients if they were back in the hospital. At least they had some room to move there."

Going back to the hospital is one thing Victor says he doesn't want to do.

"All we did was lie in our beds," said Victor. "There were no real activities."

Victor says what he likes best about the after-care program is the wood-working group and the newspaper group.

Every Monday the adults who attend the after-care program cook lunch for some of the staff members.

"They're taught responsibility by making people lunch and they also get an opportunity to interact with the staff members," said Spodak.

## Counseling for Hispanics 'going better'

The new director of Hoboken's embattled Hispanic counseling center, Ralph Mercado, says he is succeeding in getting the center back into shape. Mercado, a 25-year-old resident of Jersey City, says he was shocked when he recently took over the directorship to find that very little counseling had taken place previously.

"The kids hung out here but after

See Editorial CAREFUL On Page 12.

talking to them it appears there was very little counseling done," Mercado said. "The records were also non-existent."

Mercado is the third director in the agency's two years of existence. "He says the teens have been through so many different directors and counselors, by the time they have developed trust in one counselor, the person is gone."

Mercado revealed that the center has been through seven counselors in two years. Mercado and a newly-hired counselor, Sonia Cruz, currently make up the agency's counseling staff.

On Monday, Peter Beronio, Hoboken's Community Services director, revealed that the city was evaluating whether to continue funding the counseling agency because of the large turnover in employees. The city funds about a fifth of the agency's \$75,000 budget, the rest coming from the state division of Youth and Family Service.

However, sources indicate if the city were to cut off its funding share DFYS would consider doing the same. Mercado said now that he's in charge, all 60 clients are receiving at

least one hour of individual counseling a month and some are receiving much more than that, he said. He said a full arts and crafts and tutoring program has been started.

"Before I came it appears all that was discussed in the groups were plans for outings and other matters like that," he said. "The groups are supposed to be therapeutic."

Anna Burgos, the former director, said Mercado's statements about her tenure are "complete lies."

"If there were problems with the counseling then how come no one from DFYS ever told me there was," she asked.

Ms. Burgos has admitted the record-keeping in the agency wasn't up to par, but said Juan Garcia, the agency's executive director, had said he would help her with them, but never did.

Garcia, who fired Ms. Burgos last January because he says she couldn't relate to the clients or DFYS staff, denies her charge.

She blames Garcia for all the counseling agency's problems. So does the counseling center's first director, Rosa Valasquez.

Garcia said "These people who were fired are saying bad things about me because they are angry. I don't expect them to live me after I got rid of them."



NO SHAKE — Ned Osterhoff as Jack, left, refuses to shake hands with his brother Ernest, played by Ray Schultz. Jack's ward Cecily, played by Rochelle Mewman, enjoys the encounter. The three appear in the Renaissance Theater Company's production of "The Importance of Being Earnest", an Oscar Wilde classic, at 8 tonight, tomorrow, Sunday and May 21, 22 and 23 at the Stevens Theatre, Fifth and Hudson streets, Hoboken. There will also be 3 p.m. performances this Sunday and May 24.

## Rent rules still stalled in Hoboken

The introduction of Hoboken's rent leveling ordinance has again been delayed for another two weeks.

The ordinance, which council members have been revising since last November, will not be ready for introduction at tonight's city council meeting.

While members have reached agreement on the revisions, Councilman Robert Ranieri says they want more time to double-check the agreement. Ranieri said the soonest the ordinance could be introduced would be the next council meeting in two weeks.

The two revisions the council members have reportedly agreed on are a 13-month ban on hardship rent increases for new landlords and a 25 percent limit on the hardship increases.

## They live in fear of boy burglars

By Randolph Diamond

Despite the arrest of four teen-agers for allegedly burglarizing five apartments in the Church Towers apartment complex in Hoboken, residents in the middle-income project say they are still in fear of more burglaries.

While police were not commenting officially as to how the youths, who were between the ages of 16 and 18, gained entry to the apartments, residents said they heard the teens had obtained a pass key.

Hoboken Detective Commander Patrick Donatelli admitted that there was no forced entry into the five apartments that were burglarized last week but

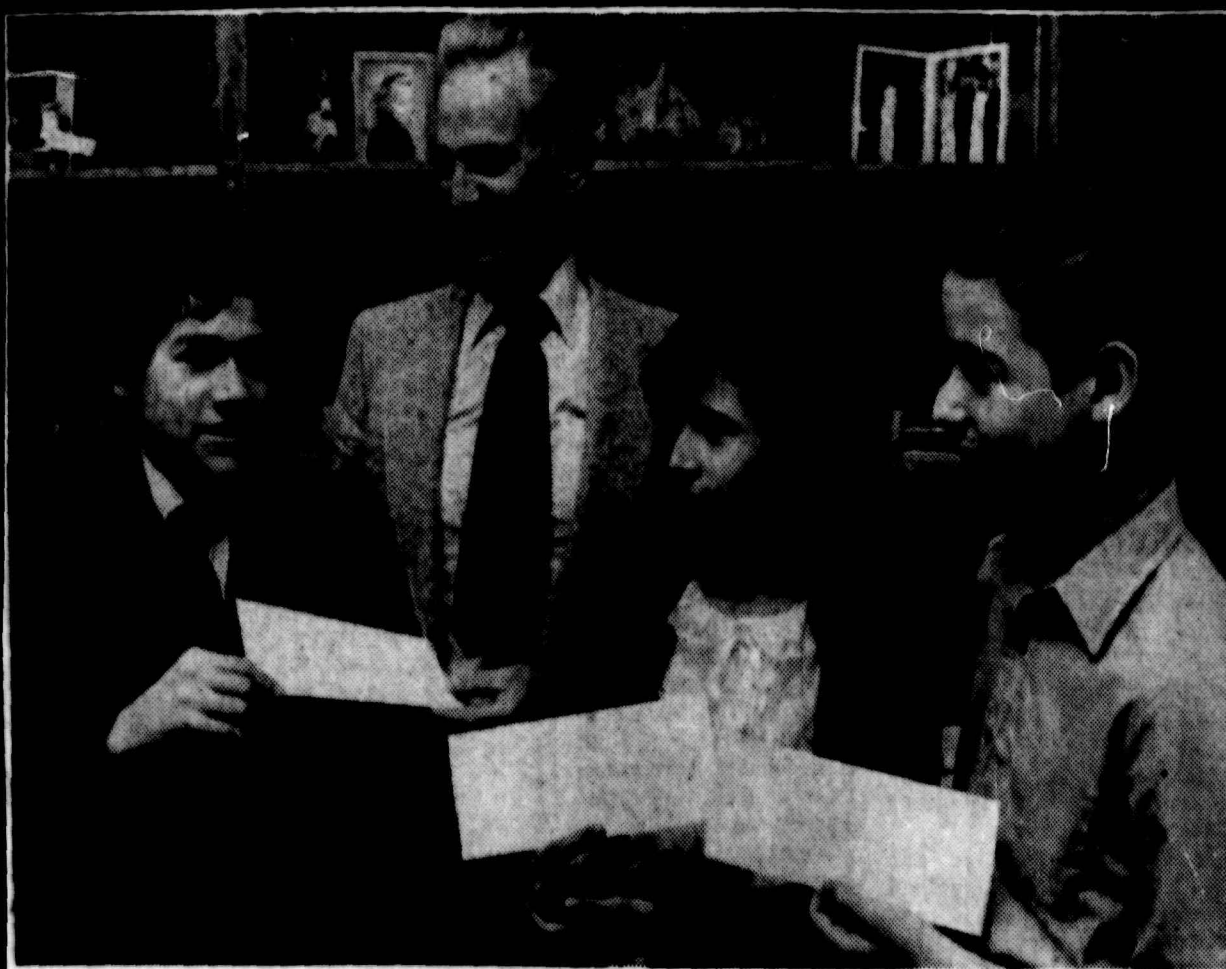
declined comment when asked if a pass key were used.

"If these youths could obtain a pass key then I'm sure other people have the key," said 68-year-old Rosa Servilla, who said she has lived in the project for 14 years. "Everyone is really scared that the burglaries will continue."

Other tenants agreed with Mrs. Servilla.

"I have a feeling there are a few of these pass keys around," said one resident. "I'm just so afraid my apartment is going to be next."

Roger Levy, president of YAN Management, the company which runs the project, refused comment on the burglaries.



MATHEMATICAL WINNERS — Dr. George Meier, superintendent of Hoboken schools, presents awards to the top three winners of the Hoboken Metric Poster Contest, which placed emphasis on the metric system. From left are Julie Sevilla, first-place winner; Nancy Ortiz, second-place winner, and Carlos Garcia, third-place winner.

## Cappiello win confirmed

Mayor Steve Cappiello's victory in Hoboken's municipal election Tuesday has been confirmed, according to an "automatic" official recount of the voting machines at their storage place in the Emerson Warehouse, Jersey City. There was no change in the results, announced Joseph T. Brady, Hudson County superintendent and registration commissioner, who is conducting a similar recount of Jersey City's municipal election results today. Brady, who got an order last week from Superior Court Judge Thomas S. O'Brien to open the machines before a normal 15-day waiting period, is clearing them so he will have enough machines for the June 2 primary election.

## 7 candidates seek 3 Hoboken council seats

By CHUCK SUTTON  
Staff Writer

HOBOKEN—Seven candidates will contest for three positions at large on the City Council in tomorrow's election.

Incumbents Thomas Kennedy, Helen Macri, and Robert Ranieri on Mayor Steve Cappiello's "Proven Leadership" ticket will face Sylvia Matos, Walter Syracuse and Grace Scutellaro on challenger Mike Delanzo's "Let's Make Hoboken Great Again" slate.

Independent Danny Attilio quit the DeLanzo ticket to make a run on his own.

The "Let's Make Hoboken Great Again" ticket is a combination of political veterans and newcomers.

Scutellaro will celebrate her 45th birthday after the elections this week. The bookkeeper ran for council in 1975 and 1979 with a moderate vote in each contest.

She has centered her campaign on the housing issue, charging that federally funded housing programs have been the private domain of Applied Housing Associates, a private redevelopment firm. She calls for letting more small contractors take part in the program.

Matos, 28, is the first Hispanic to run for the council. A secretary for a footwear company in New York, she said she is running to represent the city's 18,000 Hispanics. She is

critical of the city's record in hiring Hispanic firefighters and has stressed improving the school system in her campaign.

She has proven to be a valuable asset to the DeLanzo ticket, drawing its most significant endorsement, from the Caribe Social Club.

Walter Syracuse, a 21-year-old assistant pressman for The New York Times, accuses the Cappiello administration of neglecting recreation. He says the city devotes only 2 percent of its land to recreation when the federal government requires 10 percent. This puts the 10,000 children under 12 in danger, he said yesterday.

He said the danger of the property tax rate rising to \$132 per \$1,000 of assessed valuation also spurred him to run.

Attilio is a 19-year-old chef at Stevens Tech. He has been active in the Young People's Action Organization, which sponsors the Miss Teenager Beauty Contests.

He says he has an equitable solution to the conflict between landlords and tenants here but would not wish to disclose it at this time.

Robert Ranieri, 52, is the dean of the candidates on Cappiello's "Proven Leadership" ticket. First elected to the council in 1973, he runs his family's furniture store.

Ranieri, who has a reputation for fiscal management, is both an outspoken critic and ally of the mayor. He recently denounced Gov.



Photo by Chuck Zoeller

MAYORAL CANDIDATE Michael P. Delanzo, standing, and his "Let's Make Hoboken Great Again" slate; Sylvia Matos, left, Walter Syracuse, center, and Grace Scutellaro.

Brendan T. Byrne for ordering surcharges on water use "when the drought conditions no longer exist."

Ranieri says he is proud of the city's housing renaissance and has been active in drafting urban policies for national organizations of city officials.

Kennedy, 45, is a patrolman on leave and considered one of Cappiello's most loyal supporters. Elected in 1979, he is serving his first term on the council.

He has earned a reputation for taking sides with tenants in the controversy about the rent leveling ordinance.

Macri, the lone Republican in the non-partisan election, assumed her seat in December to serve out the term of Bernard Scrivani, now city revenue and finance director.

She is a strong supporter of the trend in housing rehabilitation. Like other members of her ticket, she supports the planned multi-million-dollar development of the waterfront.

## Hispanic teen center may lose funding

Garcia served as acting director of the counseling center for six months in addition to his executive director's position and then in June 1980, hired Ann Burgos as director.

Mrs. Burgos, a sociology graduate from the University of Puerto Rico, had been living in the United States for three years at the time of her hiring but did not speak fluent English even though most of the center's clients used English while at the agency.

Despite her lack of English ability, Garcia said Ms. Burgos was an excellent counselor in whom he had full faith and confidence. He further stated that it didn't matter that Ms. Burgos didn't speak English, that the counseling could be done in Spanish which would help youth in the program identify with their native culture.

In January, Garcia fired Ms. Burgos, claiming she was hired temporarily and that because of her language problems she was not really able to relate to the kids in the program or officials of DYFS.

Moreover, Garcia said Ms. Burgos kept almost no records of counseling contacts, breached client confidentiality by telling problems of some youths to other youths and did little counseling.

Ms. Burgos denied Garcia's charges and made charges similar to those of Ms. Valasquez.

She admits her record-keeping wasn't up to par but said Garcia promised to help out with the records, something she said he never did.

Ms. Burgos said that at least 120 hours of individual counseling were administered each month while she

was director to the 60 teenagers enrolled in the program — in excess of the required 105 hours.

"If Juan didn't think I was doing a good job, why didn't he tell me something was wrong?" asked Ms. Burgos. "I never heard anything was wrong until the CUNA board met in December and told me I was fired."

Garcia admits he lost partial track of the program because he was so busy running the information and referral service, which he said has helped at least 100 Hoboken residents with all types of problems. But he maintains he gave Ms. Burgos numerous warnings.

Shortly after Ms. Burgos was dismissed, the center's bookkeeper, Marie Vargas, was fired. Garcia said he fired her because DYFS auditors found the center's records to be sloppy.

But Ms. Vargas counters that Garcia didn't supply her with the proper information to maintain the record.

The new director of the counseling center is Ralph Mercado, 25, and Garcia said he has full faith that Mercado is the right person for the program.

## Cops, firemen fight over parade

A dispute has risen over whether police or firemen will lead Hoboken's annual Memorial Day parade with each group saying if it doesn't lead it won't participate.

The policemen have traditionally led the parade but some firemen say they want to reverse it for once. "That's ridiculous," said Thomas Meehan, Hoboken PBA president. "The police in a city always lead a parade. It's always been that way everywhere. It's tradition."

But, a ranking fire superior, who asked not to be identified, said firemen in Hoboken don't care about the tradition.

"Why should the cops always be in front of the parade?" he asked. "It should be the firemen for a change."

A meeting is expected to be held this week between the police and fire chiefs to try and iron out the situation.



## Behind closed doors, Council balks at paying garbagemen

The Hoboken City Council last night voted to table a resolution to pay a Newark garbage collection firm due to unsatisfactory service after the panel barred a reporter from an earlier session even though it had not been advertised as closed to the public.

A notice dated May 15 that was mailed to local newspapers and posted on the City Hall bulletin board stated that the start of last night's caucus had been switched from 7 p.m. to 5 p.m. and that the topic of discussion would be the proposed rent leveling ordinance and the city budget.

Nowhere on the letter sent by City Clerk Anthony Amoroso did it state that the meeting was closed. But when the reporter arrived at City Hall at 5 p.m., he found the front doors locked.

Using a back entrance, he found the councilmen meeting in the clerk's office. Council President Walter Cramer then walked in and said the meeting was being moved to the council chambers and informed the reporter that he was not invited.

Ranieri reported that there was informal debate on the two issues and even though general progress was made, there was no final determination.

The garbage problem was tabled for further study. It involves a \$68,250

monthly payment to LaFera Construction Co. for the removal and collection of trash for the period of April 15 to May 14.

"There is a general dissatisfaction for the service LaFera provides," Ranieri explained. "They distribute as much garbage as they collect."

The councilman said he has received continuous complaints from Willow Terrace residents who say the firm doesn't pick up their refuse. He said that LaFera claimed that its trucks cannot get through the narrow street there. As a result, said Ranieri, the collectors were only picking up bags on top of barrels and leaving the rest.

Public Works Director Andrew Amato called LaFera and told them "to shape up" but Ranieri said the phone calls continue to come. The only solution, he said, is to "stop paying."

"You're not coming in," shouted Cramer after the reporter asked why the meeting was closed. "I'll have the police arrest you if you do."

The reporter pointed to the notice on the bulletin board and again asked why the meeting was closed. "I told the city clerk that it was a closed meeting," Cramer said. "It's not my fault he forgot to put it in."

"He's (the reporter) right in assuming that the letter of notice didn't say the meeting was closed," Councilman Robert Ranieri explained later. "But the intention of the council president was to have a closed caucus."

Ranieri explained the councilmen needed a quiet work session where they could debate informally and added, had the reporter been allowed to attend the meeting, "it would have been a rather austere, formal caucus."

He said this would have forced the council to schedule another closed caucus in five days and therefore set it behind schedule.

In other business, Ranieri said the council received a formal communication from city bonding attorneys Kraft and Hughes confirming that temporary notes totalling \$2.3 million approved by the council at last month's meeting are valid and legally binding obligations on the city.

The money will be used to open the David Rue School and to make various repairs on other city school buildings.

The council announced that a public hearing will be held tomorrow at 7 p.m., before the regular council meeting, concerning an ordinance to notify of the city's version of the uniform construction code.

## Hoboken rent law ready for May 20 introduction

By CHUCK SUTTON  
Staff Writer

HOBOKEN—The final draft of the controversial rent leveling ordinance got a nod of approval last night during the City Council's closed caucus meeting.

The ordinance, five months in the works, is scheduled to have its unofficial reading at the open caucus meeting on Monday night, and its official reading at the council's Wednesday night meeting.

The ordinance will have no surprises. It had been expected for some time that it would contain the 13 month moratorium on hardship increases for new owners and the 25 percent limitation on hardship increases.

The Hoboken Tenants Union and other groups have charged that landlords were circumventing the present law by purchasing a building with a low down payment and thereby acquiring a high mortgage. The high mortgage was then used as the basis for requesting increases that in some cases doubled the rent of the units.

Mayor Steve Cappiello, in the past, had taken issue with the local real estate community for allegedly promoting this practice as part of its sales promotion for Hoboken real estate.

The new law is considered a compromise that gives concessions to both the landlord and the tenant.

Landlords will be permitted to increase the rents by 7.5 percent each year. When the landlord can show that his present rent does not yield a reasonable profit, the rent leveling board can grant additional increases. The new local law would also allow liberal pass along of the cost of capital improvements to tenants.

Unlike the case of some other ordinances in Hudson County, two- and three-family buildings will be covered by the ordinance, and a penalty will be levied against the owners of those buildings when they do not obtain advance permission for rent increases.

Sister Norberta, spokeswoman for the For La Gente community organization and the Hoboken Tenants Union, had recently blasted the City Council for "waylaid the ordinance," supposedly to avoid generating extra controversy during the election campaign which ended Tuesday. But the ordinance is still expected to have some opposition from both sides.

The Hoboken Tenants Union would like to see monitoring of buildings under rent control. Representatives of the HTU have said, at past council meetings, that a housing inspector should advise the rent-leveling board on the condition of houses where hardship and capital improvement increases are being requested, to ensure that they are necessary.

The new ordinance makes no mention of such a position.

The Hoboken Tenants Union hopes the new ordinance will slow down the skyrocketing rents that have in some cases shot from \$300 a month to \$600.

On the other hand, the landlords are expected to have their say on the proposed ordinance. Most of the opposition, according to one councilman, comes from unorganized landowners who reside in the various councilmen's neighborhoods.

However, there is a new landlord group whose members are expected to be at Wednesday night's council meeting, led by the Rev. Hugh H. Hothorn. That group in the past has voiced opposition to the 13-month moratorium, the 25 percent hardship limit, and the 7.5 percent annual increase.

## Another delay

It has been demonstrated again — this time in Hoboken — that public officials should do a lot of checking before they do any talking.

The downtown recreation center in Hoboken was scheduled to open early this summer, after extensive repairs.

That was the first announcement. Then there was a prolonged delay in getting a contractor and the opening was scheduled for October. The next estimate for the opening was late summer.

Then it was discovered the gym floor had to be removed and the roof was in worse shape than it appeared. So the recreation center won't open until February.

Let's see what happens between now and February. The first thing that should happen is that whoever is doing the talking should first do a little checking up so he knows what he's talking about.

## Aftermath

It was not exactly a surprise that Mayor Steve Cappiello was reelected mayor of Hoboken.

The opposition was merely token and, despite the frequently absurd bumbblings of the administration, the residents did not seem to be especially upset by the way the city is being run.

However, it will be interesting to see if Mayor Cappiello has any new approaches to some familiar problems. The city still needs recreation space, modernization of its sewer system, professional supervision of its water system, road pothole control, cleaner streets, and—despite the well-publicized housing revival — there is a crying need for slum elimination.

The mayor should accept his easy victory as an invitation to solve the city's problems and not as an acceptance of them.

## Cuban hero honored as man fasts in Castro jail

By JIM DWYER  
Staff Writer

HOBOKEN—As Jose Oscar Rodriguez, a Cuban political prisoner who has spent most of his life in jail, entered the 20th day of his hunger strike yesterday, more than 1,000 people crowded into Our Lady of Grace Church here for a Mass in memory of Pedro Luis Botel, who died during a hunger strike in Cuba nine years ago.

Rodriguez, known as "El Napoleonicito" or "The Little Napoleon," began the 20th day of his hunger strike in Boniato Prison in Havana, according to Rodolfo Pardo, director of the World Committee "Pedro Luis Botel."

"Twenty days ago he started. I am afraid to say it, but I think it will be his last strike," Pardo said. Rodriguez is being held in Boniato prison, in the Orient province in Cuba, he said, on charges of political subversion. Pardo said Rodriguez was transferred to the prison from a hospital early in January.

His hunger strike coincides with the annual Mass in memory of Botel, who died at the age of 41 in El Principe, Havana on May 26, 1972. The Mass perhaps is the largest annual gathering of North Jersey Cubans.

Pedro Botel is the symbol of the resistance in Cuba, said Pardo. "He never surrendered his ideals. He died because he did not allow himself to be



Clara Avran Botel  
Her son died in a Castro jail

indoctrinated. The Mass is for his memory and the political prisoners in Cuba, particularly Rodriguez.

Botel, who was a student leader at the University of Havana, fought along with Fidel Castro against the regime of Fulgencio Batista. But after the revolution, Botel split with Castro over the introduction of communism and was jailed for 12 years. Pardo said.

Pardo said Botel's death in 1972 was hastened by beatings.

Botel's mother, Clara Avran Botel was part of a long procession that began yesterday's services. Avran emigrated to the United States late in 1979 at the age of 74. She presently is living in Texas, but plans to move to Florida to be near other exiled Cuban nationalists.

## Choices

Mayor Steve Cappiello won't say if he is going to reappoint all his department directors when he takes office for a third term in July.

The mayor has said that this is going to be his last term in city hall. It would be a good beginning of that final term if he did not give priority to politics in the dismissal process.

No one expects the mayor to choose his political enemies to be department directors, but he certainly should not concentrate on keeping his political friends in office.

There can be no doubt that effective leadership has been missing in many Hoboken departments and, at times, that lack of leadership has reflected unhappily on the mayor.

With the many problems Hoboken is facing, the city can ill afford directors who are picked primarily because of their political talent, alliances or past performance.

## Small turnout seen in Hoboken

By CHUCK SUTTON  
Staff Writer

HOBOKEN—A light voter turnout is expected today at the end of a relatively quiet campaign.

Sister Norberta of the For La Gente (For the People) community action group said controversial issues like the rent leveling ordinance have been waylaid to ensure a quiet campaign.

"I'm not accusing anyone of anything. I'm just saying that it appears the politicians have planned the campaign logistically to avoid issues," the sister said yesterday.

Incumbent Mayor Steve Cappiello faces challenger Michael Delanzo for the top spot, and three at-large seats on the City Council go before the voters today.

Robert Ranieri, Thomas Kennedy and Helen Macri are the incumbents on Cappiello's "Proven Leadership" ticket. Opposing them are Sylvia Matos, Grace Scudellaro and Walter Syracuse on the "Let's Make Hoboken Great Again" ticket.

Danny Altilio is seeking one of the at-large positions as an independent.

The City Council has been criticized on several occasions by the the Hoboken Tenants Union, part of For La Gente, for dragging its feet on the controversial rent leveling ordinance.

There are other lingering issues that confront the city. The city budget, usually presented to the council by mid-May, was not given to the council until its last meeting and will not get a public hearing until sometime in June.

Edwin Chius, business administrator for the city, said waiting for budget legislation in Trenton delayed the city's budget.

The school board's budget, which is waiting for City Council action, also promises to become an active issue after the election, several observers have said.

City Council President Walter Cramer said Friday that the council will be meeting two days after the election to discuss the final draft of the controversial rent leveling ordinance and the school board's budget.

## Rehab rents are doubled

Continued from Page 1  
Sal Santaniello, Hoboken's Housing and Neighborhood Development Coordinator whose agency approved Pini's application before it went to HUD, said last December he questioned the spending of federal funds to renovate Pini's buildings in

the first place since federal dollars were not needed to spur landlords to renovate their buildings in that area. But Joseph Cicala, the coordinator of the program at the time the loan was approved, said the renovation work in the area in 1979 was not so evident as it was a year later.

## Landlord doubles HUD-approved rent in nine rehabs

All nine apartments renovated by a Hoboken landlord with nearly \$200,000 in federal loans have been rented for \$550 each despite the owner's claim in his loan application that the rents would be \$280 a month.

Although a rehabilitation specialist with the Newark area office of the federal Department of Housing and Urban Development had said last December that a review would be conducted to see if the "spirit and intent" of the guidelines for the low-interest loan program had been violated, no such investigation has yet taken place.

Joseph Pini, the landlord, had stated in his application that the rents would be almost half the amount he is now charging for the units at 330, 332 and 334 Washington St. He was subsequently given \$197,000 at three-percent interest for the rehab work.

The program is designed to provide housing for low- and moderate-income families.

David Okun, the HUD specialist, said he never got a chance to talk to HUD lawyers about the case before his transfer to another division last month because he was inundated with work and did not have an opportunity to handle it.

He said that even considering inflation, he did not understand how Pini could be charging so much for the apartments.

Pini may have gotten around a HUD waiver guaranteeing the rents at \$280 for the rehabilitated apartments because at the time the guarantee was required only of landlords renovating more than three units in a building.

Although Pini finished a total of nine units, they were in three adjoining buildings and he may have thus sidestepped violating the law.

In December, Pini told The Jersey Journal he would be asking a minimum of \$300 for the five-room apartments.

He said that he had spent approximately \$100,000 more than the \$200,000 he received from HUD to renovate the buildings because of inflation and he could certainly justify the \$550 a month rents to HUD if he was asked to do so.

The area where the three rehabilitated buildings are located, between Third and Fourth Streets, has seen much rehabilitation during the past few years, much of it with private capital.

See REHAB — Page 3.

## Schools, organizations share Cappiello funds

The financially-troubled Academy of the Sacred Heart in Hoboken will receive the largest amount of the 27 institutions and organizations to share in the \$15,000 left over from Mayor Steve Cappiello's re-election campaign.

Edwin Chius, business administrator, who is distributing the checks, refused to reveal the exact amount. However, a reliable source said it was about \$2,000.

Chius said most of the contributions will be for \$300. The other Catholic schools in the city, will be getting about \$1,000 each.

Chius said those schools are St. Ann's, St. Francis, St. Joseph's, St. Peter and Paul, and Our Lady of Grace.

Chius said the mayor felt those schools had the greatest financial need.

Chius said the Volunteer Ambulance Corps and Jersey City Red Cross will also receive amount checks greater than \$300.

Others receiving checks are the Hoboken High School Band and Chorus, the Joint Memorial Committee, the Police Athletic League, Elks Crippled Children's fund, Holy Innocents Church, the Hudson School, Mustard Seed School, Mount Olive Baptist Church, Jaycees, St. Paul's Episcopal Church, St. Matthew's Trinity Church,

Memorial Day Nursery, Hoboken Chapter of Deborah, YMCA, Hoboken Cultural Council, Holy

United Church, Hoboken Renaissance Theater Company and the Boy and Girl Scout troops.

## City to move on violations of water-ration

Hoboken's water department, troubled in collecting surcharges imposed on residential customers for violating the governor's water rationing order, is planning to get tough.

Only 10 of 300 surcharge bills have been paid. The fines paid total \$1,000, according to Dorothy Walters, the city's water department billing supervisor.

Mrs. Walters said the 300 bills amount to approximately \$100,000.

The supervisor said the city would take action by the end of the month against delinquent customers by having the city's water accounts collector contact the homeowners. If the homeowners refuse to pay, Mrs. Walters said the water department would contact the state attorney general's office.

Mrs. Walters said the water department has sent surcharge bills to 600 customers but she said half of the bills were rescinded because they never filled out or claimed they never got response cards asking how many people were in each household. Without those cards, the water department assumed there was one person in the household.

Mrs. Walters said that 75 percent of the water customers in the city have had their meters read to determine surcharges. The remaining 25 percent of the city's 4,000 residential water customers will have their meters read by the end of the month, she said.

## Cappiello easy winner despite small turnout

By CHUCK SUTTON  
Staff Writer

HOBOKEN—The lowest voter turnout in 40 years gave incumbent Mayor Steve Cappiello a 5-1 landslide victory over Michael Delanzo yesterday.

Out of 17,850 registered voters only 7,000 people went to the polls to return Cappiello and his running mates to office. The mayor won his third term in office with 5,787 votes. His challenger garnered 1,157.

The highest vote-getter among council candidates was incumbent Thomas Kennedy with 4,862 votes. He was followed by incumbents Robert Ranieri with 4,813 votes and Helen Macri, who tallied 4,851 votes. Independent council-at-large candidate Daniel A. Altilio polled 1,073 votes while Grace Scudellaro collected 1,057 votes. Walter Syracuse received 831 votes and Sylvia Matos tallied 773.

Election day was highlighted by the presence of several state troopers requested by Delanzo to inspect seven polling places where Cappiello campaign literature was alleged to be placed illegally on the tables where voters sign the registry books.

The total votes cast yesterday were less than the 8,500 Cappiello received by himself in his 1979 mayoral victory over Councilman Anthony Romano.

It was a lightweight campaign by any standards that didn't spark much voter interest, according to both sides.

The race pitted Cappiello's "Proven Leadership" ticket against Delanzo's "Let's Make Hoboken Great Again" slate.

The significance of yesterday's election, according to one observer, wasn't Cappiello's victory over Delanzo, but the vying for power within the Cappiello camp to see who will become Cappiello's successor once he ascends to a higher political office.

The observer described the election as a "primary" with future mayoral hopefuls testing their strengths.

It has been reported that Cappiello will not finish out his newly-acquired term of office as mayor, but may seek the county executive's seat, state senate or Congress.

In the council-at-large battle, there were charges that the Hudson County method of "bullet voting" was being encouraged by some candidates on the Cappiello slate who wanted their supporters to vote just for them, and not the entire ticket, the source said yesterday. "Bullet voting" gives one candidate a better showing than others on the same ticket and an inference of greater political power.

## Ranieri rips Cappiello on \$25 tax increase

By CHUCK SUTTON  
Staff Writer

HOBOKEN—The housing authority's announcement that it can no longer afford to make an annual contribution to the city underscores the growing rift between Mayor Steve Cappiello and Councilman-at-large Robert Ranieri.

Ranieri, who gained re-election on Cappiello's slate last week, blasted the mayor for "putting the burden of a \$25 tax increase on the backs of the people."

In a terse statement, Ranieri yesterday charged that it is the mayor's policy

that is being implemented by the housing authority in its refusal to pay an annual contribution to the city in lieu of taxes.

"The director of the housing authority was appointed with his influence. The commissioners were appointed with his influence. Their policy, in effect, is his policy," Ranieri said.

He added, "I would suggest he meet with them in executive session and tell them this is Hoboken 1981, and it is very expensive to provide services to public housing. It shouldn't be \$15,000 from the housing authority. It should be \$115,000."

On Wednesday, Cappiello voiced anger at the housing authority's May 15 letter

informing him that the autonomous municipal agency would "not be able" to pay its annual \$15,000 fee in lieu of taxes to the city.

Ranieri angrily pointed out that Cappiello, as mayor, submitted a budget with a \$1.5 million increase for 1981. Ranieri said that Cappiello also is a member of the Board of School Estimate which submitted a budget calling for a \$650,000 increase for the schools.

Ranieri also noted that Cappiello is a member of the Hudson County Board of Freeholders that he said has called for a \$200,000 increase in the amount to be raised by county taxes.

The mayor could not be reached for a response to Ranieri's charges.

The housing authority, as an autonomous agency, enjoys a tax-exempt status on the property it owns. In the letter to the mayor, Executive Director Joseph A. Caligiore cited rising fuel costs and federal laws preventing the agency from raising rents for the authority's alleged inability to continue the annual payments.

The money contributed to the city from the housing authority's rental revenue goes toward the costs of Hoboken's garbage collection, police, fire, and other municipal services.



# Church Towers will change all locks at project

The management of the Church Towers middle income apartment complex in Hoboken will install new locks on all of the project's 400 apartments to alleviate residents' fears about burglaries, Roger Levy, manager of YAN Realty, which manages the complex, said today.

Levy's action came after police arrested four teen-agers between 16 and 18 and allegedly found a passkey in their possession. The youths had allegedly burglarized five apartments in the complex.

Residents at the project had told The Jersey Journal on Tuesday that they were afraid other passkeys were around.

Levy said the locks are being changed because of the residents' fears but he declared there were no other passkeys around. Patrick Donatucci, Hoboken detective commander, supported that statement, saying that he expected no more problems at the complex.

"We have solved the case," said Donatucci. "The residents of Church Towers have nothing to worry about."

How did the four youths get the passkey in the first place?

A police source reports that the management office at the complex gave the key to a family which recently moved into the project. The office was unaware that it had given out a passkey.

One of the family's children tried the key on his friend's apartment one day "for fun" and found out it opened," it was said. "Soon they were in the breaking-into-apartment business!"

But Levy denied that management had given the family the key. He said he had no idea how the youths had obtained it.

Meanwhile, Levy said he could not find any record of a woman who identified herself as Rosa Servilla to The Jersey Journal.

Ms. Servilla had told The Journal that she and other residents of the project lived in fear because of the burglaries.

However, friends of the woman say her name is not really Rosa Servilla but that she was afraid to give her real name because she felt Levy might try to evict her.

## Hoboken, Jersey City to elect mayors

By Peter Weiss

There may be fewer registered voters in Jersey City than at any time since the mayor-council form of government was instituted 20 years ago, but that has not deterred the largest field of candidates for office from entering the contests for mayor and council which may be decided tomorrow.

There are six candidates in tomorrow's Jersey City mayoral election. Five of them are running with full slates of nine candidates each for City Council, and

See Editorial: VOTE — On Page 24.

the other has five council running mates. There are also seven independent candidates for ward council seats.

There are also contests for mayor and council in Hoboken, but the campaign there has attracted very little attention with Mayor Steve Cappiello considered an overwhelming favorite for a third term. His lone opponent is Michael DeLanzo.

The polls in both Jersey City and Hoboken will be open from 7 a.m. to 8 p.m.

Seeking to succeed Mayor Thomas F. X. Smith in Jersey City are, in order of ballot position, Councilman

Anthony Cucci, State Sen. Walter Shell, Councilman Gerald McCann, Police Capt. James Cowan, Lincoln Park superintendent William DeNoble and attorney Michael Bell. All but Bell are running with full slates of council candidates. In past elections there have never been more than three full slates.

In both the Jersey City and Hoboken elections, a candidate needs more than 50 percent of the votes to win on the first ballot. If that does not happen, the top two finishers for mayor will meet in a runoff on June 16. That rule also applies to the City Council races.

But in Hoboken, with only two candidates for mayor, it is not a factor this year.

Twice in the five regular Jersey City elections since the mayor-council form of government began, runoffs for mayor have been required. However, neither time was the first-place finisher in the first balloting seriously challenged.

The Jersey City elections have added importance in that Smith is running for governor this year, and the outcome should have an effect on his chances in the June 2 Democratic gubernatorial primary.

The prediction of most observers is that between 55,000 and 60,000 people will vote in the Jersey City election. There are nearly 90,000 registered voters, a drop of some 10,000 since the 1977 municipal election.

## Vote!

Tomorrow is municipal election day. In Hoboken and Jersey City the polls open at 7 a.m. and close at 8 p.m.

In Hoboken, there is only token opposition to the administration slate, but in Jersey City there is a hotly contested campaign for mayor and for the nine city council seats.

Some people will vote on the issues, some will vote on personalities, some will vote on political club affiliations, some may even vote out of fear for their job.

Each vote has the same value and, when they are added up, Jersey City will have a new mayor and a city council and, under normal circumstances, the city will have to live with them for the next four years.

To win election, a candidate must have a majority of the votes cast. If not, there will be a runoff election to choose between the two top finishers for each position.

There should be no one sitting on the sidelines in this election. If you are eligible to vote, get out there and vote.

## Eastern Supply's bid bonds to Jersey City called 'phony'

By Ronald G. Leir

Eastern Supply Co. of Hoboken submitted phony bid bonds, with bid proposals to Jersey City on at least eight different occasions dating back to 1978, according to Joseph Daley, city purchasing agent.

And in six cases where Eastern was awarded contracts, totaling more than \$50,000, five of the performance bonds submitted by the company were found to be invalid, Daley said.

For those reasons, Daley has ruled,

"the city can no longer consider Eastern Supply Co. a responsible bidder."

Daley notified Robert Botti, an Eastern sales representative handling the company's Jersey City account, of his decision yesterday.

"I think Bob Botti is the innocent party here because he, as we did, took the company's representations in good faith," said Daley.

Botti, who serves as a member of Union City's board of commissioners, said

he was "very disappointed" in Daley's verdict. "I felt our track record and the merchandise we supplied to Jersey City indicated that Eastern was not an irresponsible bidder."

Asked about Eastern's bonding procedures, Botti replied: "The bonding is a management question. I'm not part of management. All I can say is that I've always given good service to Jersey City."

When asked about a signature purporting to be that of Robert C. Botti con-

tained in an Eastern bonding document, the commissioner said: "If it's there, it's not mine."

Phone inquiries to Eastern's Hoboken office were referred to a Newark attorney, Alfred C. DeCottis, who couldn't be reached immediately for comment.

According to Daley and an aide, E. Meehan, all of the bond documents examined by the city were culled at random from among a batch of materials sub-

poised by the U.S. Attorney's Office in Newark. The city purchasing office retained photocopies of the subpoenaed paperwork.

In eight instances, they said, the fake surety bonds Eastern furnished with its bid proposals made use of stationery containing the letterhead of the International Fidelity Insurance Co. of Newark.

See EASTERN — Page 27.

### New Fire Boat

HOB. Pictorial 6/4/81



HERE COMES HOBOKEN'S "NAVY" — Inspecting a 24 foot vessel which the American Maritime Academy will donate to Hoboken for use as a fireboat, to be equipped and manned by the city are, Fire Chief James Huan, Richard T. Bozzano,

chairman of the project and a local businessman; Mayor Steve Cappiello and Public Safety Director Carmine Gullio. In the foreground is American Maritime Academy Director Admiral Richard Lukeman. (See related story in Pressroom on Page 18).

## Vandals' mischief fails to sink minesweeper at 5th Street dock

By Randolph Diamond

Roman Ryba breathed a sigh of relief yesterday afternoon as he stood by the old minesweeper he owns, which is docked at the Fifth Street pier in Hoboken. Ryba had been up for over 48 hours pumping water from the 1954 warship after someone opened the ship's eight sea cocks, flooding the craft.

"It was definite sabotage," said Ryba, a contractor. "They took a little scrap iron from the ship but

Picture on Page 18.

their main intent seemed to be not to get the scrap iron but to open up those sea cocks."

The vandalized minesweeper along with another Ryba owns, have both been docked at the Fifth Street pier for over a year. Ryba has been taking them apart to sell the scrap iron.

The vandalized minesweeper had been in danger of tipping over after it was flooded. The city's fire

department helped pump the water out of the ship.

"It would have been a big mess if the minesweeper had tipped," said Carmine Gullio, Hoboken public safety director. "We would have had to call the Coast Guard for help."

Gullio said he believes whoever vandalized the minesweeper gained entry to the Fifth Street pier by boat since the dock is guarded by a 10-foot-high fence and there were no signs of forced entry.

Ryba said he has no idea who sabotaged his minesweeper but adds he has developed many enemies in his years as a contractor because he is honest.

"If I found out who did this I would strangle them," he said.

Ryba has been no stranger to controversy recently. Last month a Jersey City sanitation inspector was indicted after Ryba had charged that the inspector had solicited a \$400 bribe from him after his truck driver had dumped some clean fill in a lot at Grand Street and Pacific Avenue.

Ryba said he was just doing a favor for a friend who owned the lot by dumping the fill.

## Builders shun Hoboken project

No developers have submitted proposals to do rehabilitation projects on Hoboken's tenement houses this year under the city's Neighborhood Strategy program and none are expected to apply by the May 30th deadline, Fred Bado, Hoboken Community Development director, said today.

While Bado said there are federal allocations for the rehabilitation of over 100 apartments, no developers have applied because of a change in federal regulations.

Bado said the U.S. Department of Housing and Urban Development first told Hoboken that it could expand the current Neighborhood Strategy boundaries to include a new section which essentially consists of the area from Newark to First streets and from Willow Avenue to Madison Street.

The new section was asked to be included because

CDA officials had run out of buildings to rehabilitate in the existing NSA area. But Bado said HUD then changed its mind and told the CDA it couldn't expand the area.

Bado said then HUD changed its mind again and told the city it could expand the area if it showed it had planned the change before the end of March.

Bado said the CDA finalized the change in the middle of March and has submitted the proper documentation to HUD.

"We expect an answer from HUD next month as to whether we can expand the boundaries or not, but in the meantime no developer wants to commit himself to a project when he's not sure he can do it," Bado said.

The CDA director said he is hopeful that HUD will allow the CDA to carry over the subsidies for the next fiscal year so they will not be lost forever.

## Willow Avenue repaving vs. angle parking at issue

A debate is expected at Hoboken's council meeting tomorrow at 10 a.m. concerning the abolition of angled parking on two blocks of Willow Avenue, requested by the county road department.

Hoboken had applied for state funds, administered through the county, for the repaving of Willow Avenue between 11th and 13th Streets. The county said to qualify for the funds, the angled parking would have to go, according to a letter read at last night's council caucus.

Councilman Robert Ranieri said the council would discuss the request, but pointed out the street is wide enough to accommodate two lanes of traffic in both directions as well as angled traffic. At least 40 percent or more of the parking there would be

lost, he said.

In other business expected at the meeting, Comptroller John F. Erback has requested the issuance of \$1.45 million in bond anticipation notes. The council is scheduled to vote on that resolution which will formalize the sale of the bonds, Ranieri said.

A public hearing on an ordinance establishing the positions of assistant sub-code officials will be held with a final vote on adoption to follow. There are currently four sub-code officials concerning the building, fire, plumbing and electrical codes.

## Copter lands at stadium to pick up child

HOBOKEN—A State Police helicopter landed in the middle of John F. Kennedy Stadium yesterday to transport a newborn infant from St. Mary Hospital to the pre-natal clinic at United Hospital in Newark.

The helicopter landed at 4 p.m., just before the beginning of the baseball game between Weehawken and Hoboken high schools.

Damien Santos, the father of the child, told Dispatch Sports Writer Mike Spina that his child was being rushed to the special clinic because of a congenital heart condition. Santos said his wife, Mary, just had given birth to the child by Caesarean section.

A hospital spokeswoman said the decision was made to transfer the child to the clinic after the condition was discovered. She said that while the transfer was normal procedure, the helicopter was called in because of rush-hour traffic.

A team of doctors was waiting for the Santos child's arrival and was not available to comment on the infant's condition.

The pre-natal clinic at United Hospital is the only facility of its kind in the state. The unit has special equipment to handle infants up to four weeks old and also has a staff of trained specialists. —Chuck Sutton



PAYING TRIBUTE — The Patriots' marching band color guard leads the evening Memorial Day parade along Washington Street in front of Hoboken's City Hall as spectators line the parade route.

## Hoboken board fails to set rent law

By CHUCK SUTTON

Staff Writer

HOBOKEN—For the second time this month, the City Council failed to produce a rent leveling ordinance.

Council President Walter Kramer had promised that the ordinance would be ready for its first reading at the council's first meeting in May, and sources on the council said early last week that the ordinance could be read at last night's meeting.

Although the ordinance was not on the agenda, it dominated much of last night's session, which

saw the return of Councilman E. Norman Wilson. He had been out for several months because of a protracted illness.

Both landlord and tenant groups came prepared to do battle over the ordinance. On the council itself, there was an exchange between 4th Ward Councilman Louis Francome, speaking for the landlords, and 6th Ward Councilman Nunzio Malfetti, speaking for the tenants.

At one point, Kramer showed the frustration of the council in hashing out the controversial ordinance. He interrupted a spokesman for the

landlord group, saying, "We've heard these same arguments over and over. Do you have anything new to add?"

The frustration of the council also was evident last night in its dealing with the city's municipal law department. At several points while voting on resolutions, members of the council complained that the law department was taking too long to verify the legality of its resolutions, often holding up the business of the council.

Following the meeting, Councilman Robert Ranieri blasted the law department's delay as Mayor Steve Cappiello's tactic for tying the hands of the council, "making us all puppets."



## Hoboken's tax rate will rise by \$23 if budget's not cut

By John Kampfe

The Hoboken City Council has until June 3 to slash Mayor Steve Cappelletto's municipal budget which, in its present form, would mean an increase of \$23 per \$1,000 assessed valuation on resident's tax bills.

According to Councilman Robert Ranieri, the budget now stands at \$19,307,922 for 1981 as compared to 1980's \$17,832,531. The mayor asked for an additional \$1,461,000 for the city while the Board of Education, on approval of the Cappelletto-headed Board of School Estimate, requested \$671,120 and the county wants about \$200,000, said the councilman.

The 1980 tax rate of \$109.50, with an increase of \$15 for municipal purposes, \$6 for the board of education and \$2 for the county, would be expanded to \$132.50, said Ranieri.

"The mayor emphasizes that he is quite willing to work with the council to reduce the burden that will be imposed on the taxpayers and rent payers," he related.

Ranieri said the council will concentrate on the municipal budget and the request of the Board of Education because those are the two areas it has the authority to cut. The council can't cut the county share.

With regard to the school board needs, Ranieri said that body has a surplus of \$600,000. The councilman said he will suggest to his colleagues that the board apply the surplus to its needs.

"I can take \$6 off the tax rate without affecting one (teaching) position," said Ranieri. "The board has such loose controls on the line items in its budget, it would have no problem balancing its figures."

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## 19 people homeless in Hoboken

By CHUCK SUTTON

Staff Writer

HOBOKEN—A family of 19, who had been living in a condemned building here for the past 10 months because they could not find housing, found themselves homeless this week when the city evicted them as "squatters."

Maria Rosario, a mother of four children, and her two sisters and their 12 children were living in a building condemned by the city in July because, according to Rosario, the family could not find another place to live.

The family has been staying at the American Hotel at 80 River St. for the past three nights, paying \$180 a night. Rosario said yesterday that their welfare allotment is running out, with no hopes of finding an apartment.

Sister Norberta of the Hoboken Tenants Union denounced the family's plight as "deplorable" and as an example of the housing nightmare that faces city tenants.

"It's sad that the city allowed the building to deteriorate, and the only solution they can offer is to put these people out. My sincere hope is that something can be done for these people."

Various city agencies have been notified and are trying to help the family.

The Citizens United for New Action is looking for a place for the family to live. Mayor Steve Cappelletto's office has been contacted along with the welfare department, but the family says the prospects are not good.

The condemned structure at 603 First St. was taken over by the city after the landlord failed to pay his taxes, the family says, adding that the city then let the building deteriorate.

Fire Department Capt. Ray Falco confirmed yesterday that the apartment building was under city ownership. He said the building was condemned last July and the families were told to move.

But after looking around for a new place to live, Rosario, who spoke on behalf of her family, said they decided to return to the building, where they had been living until Tuesday's eviction.

Falco said he received a phone call last week from a resident who complained about the condemned structure. The caller said the building was a health hazard and if it was condemned, why were people still living there, the captain said.

Falco, who admitted that the city was aware that the family lived there, called in other city officials, who decided the building had to be vacated immediately.

## Murder suspect to be retried

By CHUCK SUTTON

Staff Writer

HOBOKEN—A 31-year-old Bronx man accused of slaying his ex-wife in front of a bar here Sunday was scheduled yesterday to appear for a retrial June 15 on charges of slaying the same woman, Aida Reyes, in August 1979.

Hector Algrin is now being held in New York City, where he surrendered to authorities Monday. As Hoboken detectives processed extradition papers there yesterday to bring him here to face the murder charges, Hornstein revoked his bail on the 1979 charge.

Algrin was tried on those charges May 4 in Hudson County Superior Court before Judge J. Leonard Hornstein. That trial ended in a hung jury, the judge said.

During the first trial, Assistant Prosecutor Guy Gregory requested that Hornstein revoke Algrin's bail after he allegedly threatened to kill Reyes if she testified against him. Hornstein said yesterday that he denied the motion since the threat could not be substantiated at the time.

Assistant Hudson County Prosecutor Paul Pzscale said court records show that Gregory made the request after Algrin allegedly told Reyes privately, "If you testify against me you will be playing with fire."

A court source indicated that Algrin's first trial ended in a 11-1 decision in favor of acquittal. The prosecutor's office said yesterday that it decided to request a retrial in spite of the hung jury.

In the 1979 case, Hornstein said, Algrin

and Reyes had argued because Reyes left their daughter at home with her daughter, then 15, while she was at a local bar at 1:30 a.m.

The two left the bar and went to their apartment, where Reyes was stabbed during a scuffle. Hornstein said the question before the jury was whether Algrin picked up the knife and went for Reyes or she picked up the knife and went for him.

Hornstein said he ordered Algrin not to go near Reyes or their daughter until the case had been retried.

Police report that Reyes was found at 1:47 a.m. Sunday in front of the Bio Bar here, bleeding from multiple stab wounds after an altercation with Algrin. She died at 2:50 a.m. at St. Mary Hospital.

## Ex-husband held in street slaying

A 31-year-old Bronx, N.Y. man, wanted by Hoboken police in connection with the fatal stabbing of his former common-law wife, is being held by New York authorities on a fugitive charge.

Hector Algrin surrendered to New York City police Sunday morning after Hoboken police issued a homicide warrant for him following the murder of Ida Reyes, 40, several hours earlier, police said.

Algrin and Reyes had a dispute early Sunday in

front of 280 Ninth St. that escalated into a fight and a stabbing, police said. The woman was found lying in front of the building bleeding from multiple stab wounds and was rushed to St. Mary Hospital where she died an hour later.

The victim was born in Puerto Rico and lived in Hoboken for many years. The funeral will be tomorrow in Puerto Rico. Las Americas Funeral Home, Jersey City, is handling the arrangements.

## Hoboken welfare staff before grand jury

By Randolph Diamond

All 10 employees in Hoboken's welfare office were called before a Hudson County grand jury investigating welfare fraud in the city on Wednesday and were asked to sign their names and write a sentence so the jury could identify their handwriting. It was learned today.

James Farina, Hoboken's Health and Welfare

director, confirmed the workers were called before the grand jury. Farina said he believed the workers were asked for samples of their handwriting because the grand jury is investigating whether any of the workers falsified clients' names to welfare checks and then cashed the checks themselves.

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## Hoboken welfare staff before grand jury

Continued from Page 1

Farina said he did not have any information of that practice but he admitted there had been rumors going around the city about it.

Farina said the welfare records were subpoenaed as part of the investigation by the Hudson County prosecutor's office.

Hudson County Prosecutor Harold Ruvoldt Jr. refused to comment on the investigation but acknowledged it has been going on.

According to Hoboken police officials, the prosecutor was asked to look into the welfare department two

months ago by them and by Mayor Steve Cappelletto because the state Division of Public Assistance had said the police department could not look into welfare records.

A special police department welfare investigation unit had been formed last year and had led to the cutting of 300 recipients from the welfare rolls, which then totaled 1,200. However, the state said police couldn't look at the welfare records.

Farina had said the welfare department didn't have the money to hire its own investigators to supplement the one investigator it did have.

Investigators from the prosecutor's office have been in the welfare department offices in Hoboken just about every day over the last two weeks sifting through records.

"The department offices have been a madhouse," said Farina. "The staff is busy all day just showing them the records."

"They must have some information about fraud by some of the employees," said the official. "Otherwise they wouldn't have asked them for their handwriting."

## Developers are lining up on Hoboken waterfront

By Randolph Diamond

While the Port Authority of New York and New Jersey's plan to redevelop the Hoboken waterfront has yet to be disclosed, a number of developers have met with the authority and expressed interest in it.

Bud O'Mally, director of regional development for the Port Authority, admitted today that the Port Authority has been talking with developers, some of whom had expressed strong interest in it.

While O'Mally refused to name any of them, Hoboken Mayor Steve Cappelletto said that Port Authority officials had told him one of the companies interested in developing the Hoboken waterfront project is the Rouse Corporation, which has done waterfront redevelopment projects in both Boston and Baltimore.

The American Cities Corporation, a subsidiary of the Rouse Corporation, was given \$250,000 to explore the authority's plan for Hoboken waterfront development.

O'Mally said he expects the plan to be formally presented to the public at a meeting next month in Hoboken at which time, he said, their views will be solicited.

Bits and pieces of the plan have already been released by Cappelletto as well as by the Port Authority in the last few months, though no overall presentation has been made.

Announced so far are the construction of 600 residential units and a 400-room hotel on the sites of Port Authority piers A, B and C and the rehabilitation of the structure that runs the entire length of the piers to house stores, restaurants and possibly offices. The Port Authority piers run from 1st Street to 4th Street.

A marina is also slated to be put in near one of the Port Authority piers. At the Fifth and Sixth Street piers, which are city-owned, the Port Authority has revealed that it wants some type of open space.

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## May lift water rules on Boonton customers

By Mary Fitzgibbon

Customers who get their water from the Boonton Reservoir, including Jersey City, Hoboken and Bayonne, just might get a reprieve at last.

Representatives of the New Jersey Division of Water Resources and the Department of Environmental Protection will meet in Totowa today, according to

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John Krempa, Jersey City water supervisor, to decide if water conservation restrictions can be lifted from the reservoir.

State Drought Coordinator Paul H. Arbesman had given the Jersey City Water Department "discretionary" authority to relax its emergency

restrictions for its customers two weeks ago so long as its Boonton Reservoir spilled over its capacity.

The order was to be in effect, according to James Staples, a spokesman for Arbesman, whenever rain caused a reservoir overflow.

Rainfall had reached over 3 inches in some areas as of 8 a.m. yesterday, while another heavy midday rainfall added another probable half-inch to the total, according to a spokesman for the Jersey City Water Department.

This rainfall gave both the Boonton and Split Rock reservoirs a "combined storage capacity over 91 percent," according to Krempa.

He said the Split Rock reservoir, which feeds into the Boonton Reservoir, is at 74 percent capacity while

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## Show interest in waterfront

Continued from Page 1

The waterfront area that runs from Sixth Street to 11th Street has also been cited by the Port Authority as an open-space area but that land is privately owned. Neither the Port Authority nor Cappelletto has specified how that land could be obtained.

O'Mally said today that the apartment units would be condominiums selling for whatever the market would bear.

He said that while the Port Authority's proposal is somewhat vague, there is a valid reason for it.

"We want to see what the developers want," he said. "Maybe they only want a 200-room hotel instead of a 400-room hotel. We're just going to present the possibilities of what realistically can be done."

O'Mally said the stores and restaurants slated for the piers' headhouse might resemble Fisherman's Wharf, a major San Francisco attraction. He said he believes such a complex could put Hoboken on the map as a similar tourist attraction.

Before the plan can proceed, Cappelletto said, approval must be obtained from the National Maritime Administration which helped fund the building of the Port Authority piers in the 1960s.

The Port Authority accepted the funding with the stipulation that the now-vacant piers could be used only for maritime purposes.

"I've been told by the NMA that getting a variance would be no problem but that was a year ago and we still don't have the waiver," Cappelletto said.

Cappelletto said that he will be talking to Senator Bill Bradley tomorrow in Princeton to ask him to help expedite the waiver.

After the Port Authority plans are presented to the public, Cappelletto said a committee comprised of himself, city council members and Port Authority officials will meet with interested developers to hear their proposals.

O'Mally said the Port Authority strongly believes the whole plan will become a reality.

"We think the time for this project to happen is right," he said.

## Special task force to check fire safety throughout Hoboken

By Randolph Diamond

A special task force has been formed by Hoboken's building inspector to make fire safety inspections of all industrial and commercial buildings in the city.

Alfred Arezzo, Hoboken building inspector, said the task force which will be comprised of himself, a fire inspector, and the city's electrical and plumbing inspectors. He said he created it because of concern over the conditions of the industrial and commercial buildings.

"A lot of the buildings have companies or factories that move in and out. Because of that there needs to be constant inspection for building violations," he said.

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## Cramer wants cops in parks

Hoboken City Council President Walter Cramer said today he will demand that police be assigned on a permanent basis to Hoboken's parks at night this summer.

Cramer said he will set up a meeting with Police Chief George Crimmins Sr.

Last summer, Cramer said he received many complaints from residents about gangs of teenagers drinking in the parks at night.

"Our residents were afraid to go in the parks at night," said Cramer. "We don't want a repeat of that."

Crimmins had said last summer that he didn't have the manpower to put a cop in each of the city's three parks though he said patrolmen would make tours of the parks as part of their regular duty.

Crimmins was not available for comment today.

## Water rules may be lifted

Continued from Page 1

the Boonton Reservoir has been overflowing to make up the combined total.

Meanwhile, as of 7 a.m. yesterday, the Hackensack Water Company's four reservoirs had risen from a combined 68 percent of capacity to 75.9 percent and was expected to reach 80 percent storage capacity, explained a spokesman.

Yet, water restrictions were still on for Hackensack's customers which include the North Hudson municipalities of North Bergen, Weehawken, Union City, Secaucus, West New York and Guttenberg.

Rainfall for the month of May, says Jerry Nissen, an assistant to Krempa, has so far equaled the expected total for the entire month.

## NJ restaurateur wins tax fight

NEWARK (AP)—The Internal Revenue Service has lost in its attempt to collect \$500,000 from a Hoboken restaurateur who claimed he failed to report income from a 1964 gambling operation.

Martin Casella of Secaucus proved to a federal jury that the government's claim he supervised a numbers operation in Union City and Hoboken was false, defense attorney Lawrence S. Horn said yesterday.

Casella had filed a civil suit against the government asking that the claim be dropped and that \$2,300 he already paid be returned.

A federal jury Wednesday directed the government to return the money and cancel a \$215,000 assessment that had grown, with interest, to \$500,000.

IRS agents had testified Casella's restaurant, Marty's Mile High Tavern, was a base for a numbers operation in 1964.

"We had to prove that the government was wrong in its assessment," Horn said. "We met that burden."

The restaurant now is known as Casella's, he said.