

## Cappiello gains expected victory

By Randolph Diamond

The re-election campaign of Hoboken Mayor Steve Cappiello and his three city council running mates ended in victory last night, as expected.

Cappiello won his third term easily, polling 6,007 to DeLanzo's 1,169. DeLanzo, a 66-year-old senior citizen who had virtually no political organization, had been considered a long shot.

Cappiello's three council-at-large running mates, Robert Ranieri, Thomas Kennedy and Helen Macri, trounced DeLanzo's three running mates and an independent.

Ranieri polled 5,033, Kennedy, 5,084, and Mrs. Macri 4,868.

Of DeLanzo's three running mates, Grace Scutellaro had the biggest showing with 1,044 votes. Walter Syracuse came in second with 841 and Sylvia Matos received 778.

Independent council candidate Daniel Atilio received 1,084 votes. Only 7,000 of Hoboken's 17,000 registered voters went to the polls in what city clerk Anthony Amoroso said is the smallest turnout he can remember in his 40 years of work for the city.

Cappiello credited his team's victory to the renaissance that has been going on in Hoboken during his eight

years in office.

DeLanzo stayed in his apartment all last night and refused to talk to reporters. But both Syracuse and

Mrs. Scutellaro said they blamed DeLanzo for their poor showing, saying that he had done almost no campaigning.

## New York computer firm moving to Hoboken

By Randolph Diamond

Arbat Systems, a major computer software company specializing in designing banking and communications computer systems, will be moving its corporate headquarters from New York to Hoboken Monday, making it the first major company to move to Hoboken in at least 30 years.

The company now employs 75 persons at its headquarters on Hanover Square in New York and will be expanding to 100 employees shortly after it moves to the fourth floor of the Hoboken's Marineview Plaza

Office Building, according to William Moody, Arbat's vice president.

Hoboken Mayor Steve Cappiello says he sees Arbat's move as an exciting development.

"A large company has decided in favor of our city as opposed to New York," he said. "We are going to have a company contributing to our tax base not only by paying taxes but just by the fact that they are going to have 100 employees in our community every work day. They are going to eat in our restaurants and shop in our stores. And hopefully some of the employees will be Hoboken

residents who need jobs."

Moody said Arbat decided to choose Hoboken because of the high rents and lack of space for expansion in New York.

"Our costs in Hoboken will be about half of what they were in New York," said Moody. "But we will only be 10 minutes by PATH train from New York, where most of our major clients are."

Moody said the renaissance in Hoboken has made the city a very attractive place to work in.

While most of its current employees live in New York, Moody says he will give preference to Hoboken resi-

dents for new positions in the company.

"We want to contribute to the city as much as possible," he said.

Moody said Arbat last year did \$8 million worth of business. The company lists among its clients some of the largest banks in Germany, England, Switzerland and the United States. Among them are Barclay's Bank, Lloyds Bank International and the Swiss Bank Corporation.

Moody said Arbat will occupy 16,000 square feet in the Marineview building. The company's move fully rents out the

office building, which was completed last year. The five-story building, which will be renamed Arbat Plaza, was Hoboken's first new office building in 50 years.

Cappiello said he feels Arbat is just the kind of company Hoboken wants to attract.

"It's a software company that uses the new technology in a way that does not pollute the environment or create a lot of noise," he said. "We have to face the fact that, even if we wanted them, the days of the large industrial companies' moving to Hoboken and other cities around here are over. We

have to attract companies like Arbat that use new technologies.

But with the space filled in just about all of Hoboken's office buildings Cappiello says the city should concentrate on attracting a developer to build an office tower or two in Hoboken.

The mayor said he feels the building of an office tower might be much more important to the city's economy than the construction of new luxury apartments.

"We're talking about an office building bringing in a whole tax base here," he said.



SEWAGE HAS BEEN spilling into the cellars of stores between Sixth and Seventh streets along Washington Street in Hoboken because of deteriorating pipelines.

## Shopkeepers crying foul due to sewer problems

By CHUCK SUTTON

Staff Writer

HOBOKEN—Something is rotten in this city.

Shoppers who frequent the stores along Washington Street between Sixth and Seventh streets will tell you it's the odor of sewage that has been backing up into the basements of the shops for the past few months.

Sixth Ward Councilman Nunzio Malfetti says it's City Hall that "is rotten" for what he says is its refusal to take measures to provide an immediate remedy to the sewage malady.

"The problem is no one wants to lift a finger to help these people. The mayor came down and told me to pass a resolution in the City Council. Then that was voted down. The whole thing is a big run around," Malfetti said angrily yesterday.

The controversy centers on who is responsible for the maintenance and repair of the sewage line.

To the best of anyone's recollection, a common sewage line was built behind the structures on that block sometime between 70 and 100 years ago. Usually sewer lines run in the street in front of the buildings that the line services.

The city contends the sewage line is built on private property and, therefore is the responsibility of the property owners. The property owners along that line claim the sewer lines are the responsibility of the city.

Meanwhile the stench persists.

According to an elected official, the city is hesitant to clean the line because of the possible costs involved. If the line is made of clay, it could be broken and may require replacing the entire sewer line.

Complicating all this is the fact that most of the property owners, as the property changed hands, were unaware the sewer line was there and have built additions over the lines.

City Business Administrator Edwin Chius claimed the problem occurred once before — about 10 years ago.

The property owners then agreed to have the line

cleaned. They called a private contractor, who did the job. But (the contractor) had a hard time getting the group to pay," Chius said.

The issue had come to a head about three weeks ago when the sewage was so bad in three of the buildings that the city Health Department issued summons to the owners to remedy the health hazard.

The owner of one shop retaliated, by calling the state Department of Environmental Protection, to force state action on the city.

All parties are scheduled to appear in Municipal Court on June 10 with the hope of remedying the odious problem.

"The least the city could do is fix the situation now, and then go to court. The smell is so bad that some of these people may be losing money in their shops," Malfetti said.

None of the property owners would give any official statements yesterday. But several property owners told how customers would not enter some areas of their shops because of the foul odor. One tavern owner said he paid \$400 just to remove the sewage from his basement.

"I've got every penny I have tied into this place. I only bought it two years ago. What am I supposed to do?" the owner of a boutique said. "I'll wait until after the court date, then if the city doesn't come through, you'll really get a story," warned the incensed businessman.

There are other areas of the city with similar sewage problems due to similar common lines, Chius said. But he claimed the problem was heightened because the line was not maintained.

Chius said a solution may be in the offing. "The DEP wants us to build the new sewer line and access the residents."

"If it's done right it could cost \$500,000," Chius estimated.

"We're just looking for a way to solve this problem. We'll give them a chance to make their offer, then we'll go from there," the boutique owner said.

## Guarini proposes transfer of piers to Hoboken

Rep. Frank Guarini has introduced legislation to transfer federally-owned Piers A, B and C in Hoboken to the city.

The piers are now leased to the Port Authority under a tri-party agreement among the Port Authority, the mayor and city council of Hoboken and the Maritime Administration of the federal Department of Commerce.

The piers were heavily used transporting troops and equipment during World War I, a Guarini spokesman said, but saw a gradual decline in use and after World War II almost total abandonment.

The Port Authority transformed the piers into a modern marine terminal between 1953 and 1956, after the tri-party 50-year lease was signed in 1954.

American Export Lines operated the piers until 1974, Guarini's spokesman said.

"There is little if any likelihood," Guarini's spokesman said, "that the terminal will again be useful to the War Department for marine terminal purposes in view of the fact that there are more than adequate container facilities and a first-class passenger terminal readily available in the Port of New York."

Pier B's lower deck was destroyed by fire last winter and only "very minor" marine operations and

some maintenance functions are now handled at the piers.

The Port Authority's lease allows the authority to use the piers only for marine terminal or connected purposes.

Guarini's bill to transfer ownership to Hoboken has been referred to the Committee on Merchant Marine and Fisheries and has received the support of Rep. Mario Biaggi, committee chairman, and Sen. Bill Bradley.

"The return of the piers to the City of Hoboken," Guarini said, "should result in future viable use of the waterfront, which is one of New Jersey's most valuable assets."

"Mayor Steve Cappiello and the Hoboken City Council all involved in Hoboken's rebirth, I am sure will make productive use of this waterfront area, which is also in the New Jersey State Hudson River Waterfront redevelopment plans."

## Extra cops guard firemen in Hoboken

By Randolph Diamond

The Hoboken Police Department will send extra manpower to guard firemen responding to fires following an incident in which firemen were attacked with stones by a group of teenagers this weekend.

Hoboken Fire Chief James Houn made the request of the police department following an incident on Sunday in which the firemen were stoned by teenagers as they were fighting a fire at the Andrew Jackson Gardens Housing Project on Marshall Drive.

"This is not the first time this has happened to the men," said one high-ranking fire official who asked not to be identified. "The men are afraid to fight the fires."

Hoboken Police Chief George Crimmins Sr. said the safety of the firemen is number one priority and he would make sure there are adequate police present in the future to prevent rock-throwing incidents.

## Council delays rent control law

The Hoboken Council last night removed a new rent control ordinance from the agenda of tomorrow's meeting.

The council will meet on the ordinance at a future meeting.

In other business, Councilman E. Norman Wilson proposed that no further payments be made to the Pini contracting firm for work on the Fifth Street Pumping Station until the plant is in working order.

Wilson contends that the work has been "dragging on for more than three years." He asserted that the original contract price of \$84,000 for the facility has escalated to \$200,000.

## Hoboken pupils work at JCSC

A group of elementary and junior high school students from Hoboken spent a day in the geoscience laboratories of Jersey City State College as the culmination of a five-week study of oceanography.

The 29 students from Kealey and Leinikau Schools used data to chart a profile of the ocean floor from Cape May to Europe. They later looked at core samples taken from different ocean depths to get a sense of what the ocean floor actually looks like.

The college aided the public schools in the project by volunteering the assistance of its staff and the use

## 6 months' search, 6 months' work — job is ending



John Hutchens pushes a city street cleaning wagon along Washington Street in Hoboken. Cutsbacks in CETA funds are causing him to lose his job.

By Randolph Diamond

When John Hutchens got his CETA job six months ago sweeping the streets of Hoboken he was ecstatic. It wasn't that it was the best job the 37-year-old Hutchens ever had but as he put it, "it was a job."

After six months of looking for employment — any type of employment — and with a wife and two small children to feed and his unemployment checks about to run out, Hutchens was grateful to sweep the streets of Hoboken.

But that job, which was scheduled to last a year and a half — in which time Hutchens thought surely he would find a better permanent job — is ending June 30 after only six months.

Hutchens got the bad news Thursday. He was a victim of President Reagan's cutbacks in the Comprehensive Employment and Training Act program.

While Hutchens will be eligible for unemployment again, the checks are even less than the minimum wage he was taking home sweeping the streets of Hoboken.

"We've just been getting by on my \$125 a week take-home pay now," he said. "With two small children age 4 and 6, to feed, I don't see how I could get by on less."

But what really bothers Hutchens is that he is ready and willing to work — but there seem to be no jobs.

Life has not been easy for Hutchens. Born deaf in his left ear, his parents never sent him to school because they felt he was not capable of learning. Consequently he cannot read or write.

But Hutchens, a Hoboken native, remembers his grandmother telling him that as long as he was willing to work hard, there would be a job for him. It was the American way, she would tell him.

But in the last 20 years Hutchens has held a number of jobs with each one ending in a layoff. It's not that his employers don't consider him a good employee.

See JOB — Page 6.

## Cappiello sees bond issue to cover repairs

Hoboken Mayor Steven Cappiello said he will talk to city council members about introducing a bond issue to repair the city's decaying streets and sewers.

"We don't have the money in the general budget to pay for such expenses, but we need to do it," said Cappiello. "It has to be a priority."

The mayor said a number of sidewalks, especially in the city's parks, are in very poor shape and added the condition of the city's sewers in many parts of the municipality was a disgrace.

"Our sewers really need to be cleaned out," Cappiello said.

Cappiello said he could not estimate how big the bond issue would be. "I'm going to have to talk to the various department directors first to find out what our priorities should be," he said.

## City clears trash pile on viaduct

By CHUCK SUTTON

Staff Writer

HOBOKEN—The public works department started to clean up garbage dumped illegally over the Hoboken viaduct yesterday.

The pile, 40 feet long and 3 feet high in some places before the department's men started work, is a recurring problem for the city, a public works department supervisor said. Illegal dumpers have been using the viaduct as a dump and local residents are complaining that it is a health hazard.

"All this garbage is a health problem," Walter Syracuse, a Hoboken resident who reported the heap, said yesterday. "There have been large rats seen in the area."

Roy Haack, a supervisor in the public works department, agreed that the heap is a recurring problem for the city.

When asked about the viaduct last week, Haack said his department was aware of the problem and was preparing to correct it. He added that the Hudson County Department of Roads had removed the piles last year and the city had removed rubbish from the area earlier this year.

Notebooks and newspapers in the pile, however, dated to 1978.

"It's possible that a dumper just recently dumped old garbage under there," Haack said. "Once we clean it up, wait three months and the pile will be just as high."

"I went out to check the area a few nights ago, when it was real hot, and the stench was unbearable," said Syracuse, who recently ran unsuccessfully for councilman-at-large.

Edwin Chius, municipal business administrator, said the area is susceptible to illegal dumpings because it is isolated. The area is industrial and the streets that lead to it aren't paved.

One possible solution, Chius said, would be to pave the streets, making the area more open to public traffic and less secluded.

## Citizens group raps Hoboken planning

By Randolph Diamond

A Hoboken community group supporting primarily recreational use of the Hoboken waterfront, today accused the Port Authority and the city administration of deciding the future of the waterfront without involving the public in the planning process.

Greg Malia, a spokesman for CIVIC (Citizens Involved for the Viable Improvement of Their Community) said its members were disturbed to learn last week that the Port Authority was already meeting with developers on its waterfront plans, even though the plan has not yet been released to the public.

Malia said CIVIC members were also upset to read that a public hearing was to be held on the Port

Authority plan next month, before Mayor Steve Cappiello would appoint a committee made up of city administrators, city council members and the Port Authority to hear the various developers' plans.

Malia said CIVIC wants the immediate formation of a waterfront advisory group made up of citizens so that the residents have adequate input to the development of waterfront plans.

"Mayor Cappiello promised us last March that he would form such an advisory group," said Malia. "And we are still waiting for the formation of it."

Malia said CIVIC also wants numerous hearings on the waterfront development plans, not just the one

See HOBOKEN — Page 6.

Continued from Page 1

the Port Authority has tentatively scheduled for next month.

Malia said while CIVIC is concerned with development of the waterfront for primarily recreational purposes, it is wrong to assume the group is against development of the waterfront.

"We just want the public to be involved in what happens," he said. "It's our waterfront."

Malia said the plans released so far — which call for the construction of a 400-room hotel, 600 condominium units, and a Fisherman Wharf-type development with a marina and stores and restaurants — would have the effect of driving most of Hoboken's poor and middle-class residents out of the city.

"There's been a lot of concern about the gentrification happening right now because of the new residents moving in from New York."

said Malia. With the planned complex, he said, Hoboken "will become a city for the rich."

Malia said CIVIC supports the building of primarily offices or facilities for light industry on the waterfront, which he said would benefit Hoboken by providing jobs.

Cappiello, meanwhile, admitted that he had promised CIVIC he would establish the waterfront advisory group and said he decided not to do so after talking to Hoboken Community Development Director Fred Bado.

The mayor also said the citizens will have adequate time to give their input at the public hearing this month and at future ones.

Port Authority Planning Director Bud O'Malley said the Port Authority has been keeping the mayor and the city council fully involved in its plans for Hoboken and therefore feels it is meeting its obligation to keep the public advised.

## Job ending after only 6 months

Continued from Page 1

George Crimmins Jr., Hoboken's CETA director, says Hutchens is just the best CETA employee he has ever had, doing his job faithfully seven hours a day and never goofing off.

Despite it all, as Hutchens walks up and down Washington Street sweeping, he still manages to bring a smile to his work despite his impending layoff.

"You've got to look forward to the

positive things in life," he said. "There's no point in looking backwards to the negative." That's what my family taught me when I grew up. And that's what I believe."

Hutchens said he prays that if he keeps on looking and looking another job will turn up eventually.

"I wouldn't go on welfare, never," he said. "As long as I'm capable of working I'm going to work. It's the American way."



# Hoboken plans to avert violence

By CHUCK SUTTON  
Staff Writer

HOBOKEN—The public safety director, police and the fire chief met yesterday to map out plans to avoid a replay of trouble during the weekend at housing projects that might have developed into a major incident.

According to fire department reports, youths set seven fires during the weekend in and around the projects on Marshall Drive and around Jackson Street. When firefighters responded, the youths pelted them with rocks.

At one point, the youths began to open the cabinets of the fire trucks to steal equipment. One firefighter's ax was taken.

When police were called in to provide protection for the firefighters, the situation grew potentially explosive. Public Safety Director Carmine Gullo, sensing the potential for trouble sent both police and firemen out of the area.

"If it hadn't been for the director's quick action,

we would really have had a problem on our hands," said one firefighter.

The problem started at 11 p.m. on Saturday with a small rubbish fire in the ball park at Fourth and Jackson streets.

Thirty minutes later, the fire department responded to a second fire in a dumpster bin in the rear of the projects at 655 Sixth St.

Two hours later, a second dumpster behind 400 Marshall St. was set on fire.

Then at 12:45 a.m., a potentially more serious fire was set at 360 Marshall Drive in the elevator shaft of the seven-story brick project that houses 49 families.

The following night, there was the same pattern of fires. But on Sunday, youthful troublemakers began to congregate around the firefighters as they responded to alarms and started pelting them with stones.

At 4:26 p.m., firefighters responded to a report

of two scrap autos burning at Hoboken Auto Body Repairs, 620 Jackson St. At 5:57 p.m., a false alarm was given for 540 Marshall Drive and responded to by fire apparatus.

It was at the second fire on Sunday that the violence began.

As firefighters fought a small rubbish fire at 320 Marshall Drive, they observed several other small fires a short distance away. When firefighters attempted to extinguish the blaze, several packs of youth began to open the fire truck cabinets.

On the other side of the firefighters, according to reports, young rowdies began to pelt them with stones. A police backup unit responded and the crowd grew a little larger. It was at this point that Gullo sent all uniformed personnel away from the scene.

The small rubbish fires, according to firefighters, just burned themselves out.

# Dancer 'guilty' of harassing cop with gesture may sue

The lawyer for Paul Kadetz, a ballet dancer who testified yesterday in Hoboken Municipal Court that he was beaten by three PATH patrolmen after he made a gesture to one of them last March at the Hoboken PATH station, said her client is considering a civil suit against the Port Authority.

Lynne Stewart said the action is being considered to stop what she says is the harassment of gays who use the PATH trains by the Port Authority Police. Kadetz, a Jersey City resident, is an admitted homosexual.

Ms. Stewart's comments came after Municipal Court Judge Rudolph Naddo found her client guilty of harassment and disorderly conduct and fined him \$25 stemming from the

incident on March 26th at the Hoboken PATH train station. PATH Patrolman Frank Simmons claimed he was making a routine patrol of the station when Kadetz, who was aboard a PATH train, made an "obscene gesture."

Simmons said he boarded the PATH train and asked Kadetz to get off but that Kadetz refused and started hollering at him so he tried to arrest him.

Simmons said he and two other Port Authority plainclothesmen, Vincent Guglielmo and Raymond Kile, eventually got Kadetz off the train after a long struggle.

Kile testified he thought Kadetz was about to hurt him in the struggle so he punched Kadetz in the face.

The motorman and conductor of the PATH train backed Simmons' account.

But Kadetz said he was minding his own business when Simmons started staring at him. Upset that he was being stared at, Kadetz said he made the gesture, at which time he testified that Simmons entered the train and along with Guglielmo and Kile dragged him off and beat him.

Kadetz said he never offered any physical resistance and was not told he was under arrest.

Ms. Stewart said numerous gay persons have complained to her about harassment by cops on the PATH trains but she said most of them are afraid to come forward.

A Port Authority spokesman dismissed the charge as "ridiculous."

# Hoboken cutting funds for Hispanic youths

By Randolph Diamond

Citing organizational, administrative and management difficulties, Hoboken Community Development Agency Director Fred Bado has decided to cut off \$12,500 of the \$20,000 per year it gives to Hoboken's Hispanic Youth Counseling Center.

The \$12,500 being cut is the amount allocated in salary to Juan Garcia, executive director of Citizens United for New Action, the parent community organization that runs the counseling center. He is also the information and referral counselor for the center.

The Hispanic counseling staff has been plagued with staff firings and resignations since it started operating two years ago. Garcia has fired two of the center's directors and there has been a large staff turnover.

The agency receives the bulk of its \$75,000 budget from the State Division of Youth and Family Services.

Carlos Wesley, Hoboken field representative for the agency, said the state will continue funding the agency because of assurances it has received from the CUNA board of directors that there will be no more staff changes without the state agency's first being consulted.

Bado said his agency will continue to provide \$7,500 a year in funds, provided that the CUNA board of directors "take a more constructive independent role in order to be a viable force in the operation of the Youth Counseling Program."

Bado said previously the CUNA board has been too strongly controlled by Garcia and that he wants it ex-

panded to include other individuals in the Hispanic community who are not aligned with the executive director.

Garcia refused comment on Bado's action except to say, "We will deal with this matter in due time."

Bado said the \$12,500 being paid to Garcia was for him to provide information and referral services for the counseling agency but there seemed to be a misunderstanding on Garcia's part that he was receiving the money to serve as executive director of CUNA.

Bado said the two positions were actually a "conflict of interest" since Garcia was essentially supervising himself.

The CDA director also said the information and referral service component was originally supposed to be for youths and their families who utilized the center to other community resources. But there was little evidence that those using the counseling agency were those getting the referrals.

He also said the two counselors in the center were involved in working for the information and referral service when they should have been doing just counseling.

A memo obtained by The Jersey Journal and dated April 20 supports Bado's statements that the counseling staff was involved in the information and referral component of the program.

In the memo, staff counselor Sonia Cruz tells Garcia that it is impossible for her to handle any more information and referral cases because she is too busy with her counseling work.

Ms. Cruz has refused to comment.

# Unemployment office to stay in Hoboken

Hoboken residents who have been gathering petitions urging that the local New Jersey employment office not be closed, received assurances from Assemblyman Thomas A. Gallo yesterday that the office at 86 River St. would remain open.

Acting on reports that the Hoboken office was on a list of locations to be shut down, Gallo yesterday conferred with state Labor Commissioner John Horn and received assurances that the local office would not close.

"It's also my expectation that it will continue to remain open to service the needs of the community," said Gallo.

Gallo said he emphasized to Horn that the Hoboken office is now processing 3,000 unemployment claims was handling a work load of nearly 6,000 persons during the winter season.

"It's a busy office and its closing would inconvenience thousands of Hoboken residents," said Gallo.

Gallo recalled that when the office was closed in 1973 Hoboken residents had to report to Jersey City to have their unemployment claims processed. There they encountered long lines and had to wait hours to be serviced. Gallo was among those who succeeded in getting the office reopened in 1975.

The assemblyman said, "We don't want to see this situation be repeated and I immediately contacted Commissioner Horn and received his assurance." Horn confirmed the office would remain open.

# Controversy over decontrol

Hoboken Health and Welfare Director James Farina said today he was extremely concerned that a vacancy decontrol clause in Hoboken's revised rent leveling ordinance would lead to the wholesale eviction of elderly and poor from their Hoboken apartments.

"Knowing that if he gets his apartment vacant he can raise the rent to whatever he or she wants, a certain group of landlords will do whatever they have to get a tenant out," he said. "I'm totally against such a clause."

It was revealed at Wednesday's

Hoboken City Council meeting, to the surprise of both landlords and tenants in the audience, that the revised ordinance contained the decontrol clause. The revised ordinance is expected to be introduced at the June 17 city council meeting.

Despite Farina's objections, Hoboken Mayor Steve Cappiello said he favored the decontrol clause.

"I don't see anything wrong with a landlord getting whatever he can for an apartment he's renting," the mayor said. "I just don't want to see anyone evicted by a landlord so he can get the apartment vacant. We can't allow that to happen."

Farina said evictions were il-

legal, but many of the elderly and poor could easily be intimidated and would be afraid to complain to the authorities.

# Fire code violations being corrected

By CHUCK SUTTON  
Staff Writer

HOBOKEN—Fire code violations found in the housing authority's senior citizen highrise at 220 Adams St. are being satisfactorily corrected, according to city Fire Marshal Ray Falco.

Falco, who heads the Fire Prevention Bureau, said yesterday the housing authority management has been cooperating in an effort to correct the violations that included missing or inoperative essential fire fighting equipment.

The Fire Prevention Bureau inspected the building following an inspection by The Dispatch.

The Dispatch inspection discovered two floors were without fire

extinguishers and 18 stairwell fire hydrants were without what Falco described as "first aid equipment"—the first line of defense against fire until the fire department arrives.

The fire department's inspection found additional violations: a water hydrant was blocked by shrubbery; a pin in a slide bolt in the recreation room was defective; a padlock was on the door leading to the roof; and there was no elevator key in the elevator.

"We have met with the executive director of the housing authority and all of the violations listed in the summons have been complied with," Falco said yesterday.

According to Falco, the housing authority has ordered the nozzles for the fire hoses, along with wheels used to turn on the hydrants in the stairwells.

"These are stock items and they should be delivered pretty soon," he said.

Most of the hoses, wheels and nozzles were missing from the stairwells. The housing authority has also ordered new fire extinguishers for floors where they were missing, and has inspected the other extinguishers to ensure they are operable, Falco said.

Falco added that while the housing authority will not be required to have the state-mandated smoke alarms immediately, they will be required by the next state inspection.

"The building itself is a fire safe building," Falco said.

# Cappiello won't block rent bill

By Randolph Diamond

Hoboken Mayor Steve Cappiello today called "unconstitutional" a clause in the proposed revision of Hoboken's rent leveling ordinance that limits hardship rent increases to 25 percent.

But the mayor said he still supports city council members in their move to enact the ordinance. He said, however, that he believes the clause would be knocked out by the courts if challenged by landlords.

"It's probably a stop-gap measure," he said. "But we should try and do something to help the tenants."

Cappiello said he also believes another clause in the revision, which bars new landlords who buy buildings with five or more units from obtaining a hardship increase for 13 months, may also be unconstitutional.

The mayor said he believes the 25 percent limit is unconstitutional because a landlord may be hit with unexpected costs, such as emergency repairs or the price of oil going up, and will have no recourse.

He said in the past, rent leveling and rent control ordinances have been knocked down by courts in other communities where it was found the landlord had no way to get a fair return on his property.

The mayor said the 13-month ban on hardship increases also looked illegal but said he wasn't sure about it since it could be argued that a landlord could obtain a reasonable return on his property after the 13 months if there was no clause limiting the hardships to 25 percent.

City Council President Walter Cramer, who originally proposed both the 13-month ban on hardship rent increases for new owners and the 25 percent limit, was unavailable for comment yesterday.

Previously, Cramer, who is a lawyer, said he felt the 13-month ban and 25 percent limit on hardship increases were legal.

See CAPPIELLO — Page 4.

# Hoboken tenants shocked to find law permits vacancy decontrol

By Randolph Diamond

To the surprise of both landlords and tenants attending yesterday's Hoboken City Council meeting, it was revealed that Hoboken's revised rent-leveling ordinance contains a clause allowing for vacancy decontrol of Hoboken apartments.

Hoboken City Council President Walter Cramer made that revelation during an exchange with a landlord who asked him why there was no vacancy-decontrol provision in the rent-leveling ordinance.

Cramer said he was personally against the clause but that it's being supported by a majority of city council members.

Cramer said he couldn't remember which council member introduced the vacancy-decontrol ordinance but informed sources say it was Councilwoman Helen Macri, the only Republican on the council. Mrs. Macri immediately left at the close of the meeting and was unavailable for comment by phone.

Cramer said he is against the clause because he said he feels unscrupulous landlords will use it to drive poor and elderly tenants out of their apartments so

they can jack up the rents for the new apartments. Ramona Pignaturo, a spokeswoman for the Hoboken Tenants' Union, said she was "shocked" at the decontrol provision and she said she will be conferring with leaders of the union today to plan a course of action.

Terri Ratti, Hoboken's Senior Citizens Program social worker, said the vacancy decontrol will have the effect of "letting landlords do openly what they are now doing secretly."

"None of the senior citizens and poor people in the city will be safe," Mrs. Ratti went on. "Some landlords will do anything to get their tenants out and raise the rent."

The city's rent-leveling ordinance currently permits a 7½ percent increase for landlords unless they can show they are not making a reasonable return on their investment, defined as 11½ percent in which case they can apply for a hardship increase.

See LAW — Page 33.

Continued from Page 1

City officials have admitted that many landlords are now violating the rent-leveling ordinance by renting apartments to out-of-towners, mostly from New York, who are content to pay the going rate because it is cheaper than their previous rent.

Individual council members refused comment on the decontrol clause until after a meeting tomorrow at 7:30 p.m. in the city council chambers. It will be open to the public although they will not be allowed to speak.

Meanwhile, a spokesman for the Hoboken Property Owners' Association, Hugh Hothorn, said landlords are still not happy with the rent-leveling ordinance even with the vacancy decontrol provisions.

Hothorn said the association is still against other proposed revisions in the ordinance, including a 12-month ban on hardship rent increases for new landlords and a 25-percent limit on the amount of such an increase during any 12-month period. Those provisions only apply to landlords

with five or more residential units. Eight landlords spoke at yesterday's meeting all essentially echoing Hothorn's thoughts.

Allen Richards, a landlord who owns a 10-unit building at 816 Willow Ave., said the two new hardship provisions would have the effect of stopping landlords from fixing up their buildings.

Richards, using his building as an example, said since he purchased it in December, has spent over \$40,000 to renovate it and has incurred an additional \$7,000 in maintenance costs even though he only receives \$16,000 a year in rents.

Cramer, however, said if landlords can't afford the money to renovate the buildings without a hardship increase, they shouldn't purchase the buildings.

"You don't buy something you can't afford," he constantly said as the landlords spoke.

Council members now say they expect the new rent-leveling ordinance to be introduced at the June 17 meeting.

# Decontrol, 11.5% rent hike in new Hoboken ordinance

By Earl Morgan

Vacancy decontrol, 11.5 percent hardship rent increases and registration of apartments will become a fact of life for landlords and tenants in Hoboken if a new rent control ordinance is adopted.

The city council met last night in a "working session" to iron out details and agreed to remain the present 7.5 percent annual increase landlords receive.

The new ordinance will allow landlords who can show they are not making a profit on their investment to receive an increase of up to 11.5 percent of the current rent.

Under the new ordinance, landlords will be allowed to exempt apartment that are voluntarily vacated by a tenant from control in setting the new rents and will be able to charge whatever the market can

bear "without regard to rentals paid by the previous tenant."

Once the new rent is set, though, the apartment is subject to the rent ordinance.

The council also stipulated that provisions to protect tenants from being harassed by a landlord into moving and would require all landlords to "register" their apartments with the city.

The new ordinance would fine landlords found in violation from \$100 to \$500.

The law includes stipulation that would allow the increase for dwellings of five unit or more, the property having been owned by a landlord for a minimum of one year.

The stipulation does not apply to buildings with four units or less.

The council also moved to change

the provisions of the old ordinance dealing with substantial rehabilitation. Formerly, a landlord only had to invest 50 percent of the assessed value of the property into rehabilitation to qualify for a rent increase. The new ordinance would require a 100 percent investment of assessed value before a rent increase could be granted.

"What the council is trying to do with the new ordinance is protect the tenants and also protect the real estate market," Councilman Robert Ranieri said.

"The council worked very hard to reach consensus on this matter. There are no heroes or villains involved here."

The ordinance is expected to be placed on the council agenda next week. If approved, public hearings on the ordinance would be held next month.

# Vezzetti recommended for public safety post

In a move that has surprised city officials, Hoboken City Council President Walter Cramer has recommended the city's unofficial critic, Thomas Vezzetti, for the post of Public Safety Director.

The move was surprising because the city's current public safety director Carmine Gullo, has indicated that he would like to continue to service as director during Mayor Steve Cappiello's third term.

Cramer said his endorsement of

Vezzetti should not be seen as a vote against Gullo, but rather his view that a non-fireman or policeman should be public safety director.

Gullo is a fireman on leave from his position.

In a letter to Cappiello, Cramer said, "I feel that just as the president of the United States appointed a civilian over the military as the Secretary of Defense, so also should you appoint a civilian to supervise the police and fire departments."

Cramer said that he has known Vezzetti all his life and finds him a hard-working individual and a man of integrity.

Vezzetti told The Journal Journal today he would accept the position if it was offered. Cappiello has said he won't name his department directors until June 15.

Vezzetti is usually present at school board and city council meetings. He has been working as a security guard at the city garage.

# Sewage plant workers face action on early quitting

Hoboken Public Works Director Andrew Amato is considering suspending eight sewage plant employees who left work early on Friday.

Amato said Superintendent Roy Haack arrived at the plant at 2:30 p.m. Friday to find that eight of the plant's 11 daytime shift employees had already gone home.

Amato said Haack docked the

workers. "I don't know the full facts of the situation yet," said Amato. "But I will talk to Haack about it today to find out if further action is warranted against the men. This can't be allowed to happen."

Haack was unavailable for comment yesterday. But Councilman-at-large Robert

Ranieri said he was very disturbed that eight men had all left early at once.

"What I want to know is how often this happens," said Ranieri. "I have a feeling that this may not be an isolated incident."

However, Amato said he doubted the men left early often, saying "I would know about it if they did."



## Welfare overhaul promised

Hoboken has a new welfare director and he says he'll have the problem-plagued office in shape within 90 days.

The Hoboken Board of Local Assistance has named Robert Drasheff, a 27-year-old Hoboken resident, as welfare director to replace the center's former director, Mary Costello, who retired.

Drasheff, currently a public information officer for the Hudson County CETA program, is a close friend of Hoboken Health and Welfare Director James Farina.

John Link, chairman of the Local Assistance Board, said there were no political overtones to Drasheff's appointment.

"He was the best qualified of a number of candidates we interviewed," he said. "And he has some excellent ideas about getting the office in shape."

Drasheff said he plans revamping of the office to cut down on what city officials have said are acts of fraud by a number of welfare recipients. City officials have openly admitted that because the welfare department has only one investigator, a number of recipients illegally are able to obtain welfare.

Drasheff said his first course of action would be to switch the current system in which clients are assigned to one caseworker, who is the only person who sees the client, to a system in which any number of caseworkers will be assigned to a client.

By doing this Drasheff said he could convert some of the centers' nine caseworkers into investigators.

"I'm going to put them out in the field to stop the fraud," he said. "It's going to take a little time but I plan to get this office in shape."

The Hudson County Prosecutor's office has also been conducting an investigation into welfare fraud in Hoboken. Part of that investigation has focused on the welfare staff and all of the center's staff members have been called to testify before a grand jury.

There are approximately 1,200 welfare recipients in Hoboken. That number had been cut to around 900 by a special Hoboken Department unit that investigated welfare fraud last year. But then the state Division of Public Assistance said policemen could not look at welfare records and the number of recipients promptly rose to 1,200 again.

## Attorney, Cappiello at odds on rent rule

The attorney for Hoboken's rent leveling board said today he feels the 25 percent limit on hardship rent increases and the 13-month ban on such increases for new property owners are legal.

West New York Attorney Barry Sarkasian said prior court decisions have upheld a percentage limit being imposed on hardship increases.

"I can't say for sure if our percentage limit will hold up in court, but there have been other instances when the percentage increases have been upheld," he said.

While a ban on hardship increases for new owners has never been tested in court, Sarkasian said he felt it was legal because after the 13-month period proposed in the Hoboken ordinance an owner will be able to apply for a hardship increase.

Yesterday, Hoboken Mayor Steve

Cappiello had said he felt the 25 percent limit on hardship rent increases was unconstitutional because a landlord could be hit with unexpected expenses above the 25 percent. He said he believed the clause would be knocked out if challenged in the courts.

The mayor said he also felt the 13-month ban might also be unconstitutional.

Hoboken City Council President Walter Cramer said he was shocked at the mayor's statements.

"I've talked to Mr. Sarkasian and he doesn't see anything wrong with the clauses," said Cramer. "The mayor has never told me or the council he felt the clauses were illegal. I wish he would have talked to us about his objections."

Cappiello was unavailable for comment today.

## Hoboken's sewage plant goes back to work today

Hoboken's sewage treatment plant is scheduled to be in partial operation today for the first time in two years.

Roy Haack, sewage plant superintendent, said the repairs to one of the plant's three settling tanks are complete and that the tank should be in operation later today.

"Barring any unforeseen problems the plant should finally be working today," he said.

Haack said the plant's second settling tank should be in operation

within three weeks, with the third one ready by mid-July.

Hoboken officials ordered the plant repairs approximately 18 months ago after the U.S. Environmental Protection Agency threatened to fine the city \$50,000 a day if it didn't get the plant into operation. While the plant has not been in operation, untreated sewage has been spilling into the Hudson River at the rate of 10 million gallons a day.

## Action by savers urged

The president of a Hoboken savings and loan has urged savers to write their congressmen and tell them to support federal bills authorizing savings and loan associations to offer one-year certificate accounts on which the first \$1,000 of interest would be tax-free. John H. Wessling of Haven Savings said it is expected that new accounts would generate \$80 billion nationwide in savings, enabling associations to provide home loans to prospective buyers at affordable rates.

## Tenant advocate raps decontrol

One of the leaders of Hoboken Tenants' Union, Sister Norberta of St. Francis Church, said today if vacancy decontrol becomes part of the city's new rent leveling ordinance, the eviction of some poor and elderly is inevitable.

While Mayor Steve Cappiello says

landlords who evict tenants just to get their apartments decontrolled wouldn't be eligible for the decontrol, Sister Norberta says it's not so simple.

"Many of the elderly and the poor residents in the city are unaware of their rights," she said. "If a landlord

harasses them enough, they would just move without telling anyone what was going on."

Sister Norberta said some unscrupulous landlords wouldn't be afraid to harass their tenants to get apartments empty.

"Some landlords, knowing they

could make a bigger profit if they got their apartment empty, would not stop at anything," she said.

Hoboken's rent leveling ordinance now allows for a landlord to raise the rent 7½ percent when an apartment becomes vacant.

## Hispanic unit tells city to pay director

The board of directors of Hoboken's Hispanic Youth Counseling Center has issued an ultimatum to city officials: Restore \$12,500 in funding to the center or else.

Members of the board would not specify what that "or else" meant but Mayor Steve Cappiello said the city would not bow to any threats.

"We don't deal with people like that," he said.

Cappiello said he would meet with the board of directors today but would stick by Community Development Agency Director Fred Bado's decision to cut off the \$12,500.

The funds paid the salary of Juan Garcia as information and referral counselor at the center. Garcia is also executive director of CUNA, the parent organization that sponsors the counseling center.

Bado said he thought it was a conflict of interest for Garcia to hold both positions and also cited organizational and management problems at the center.

While the counseling center has only been in operation for two years, it has already had two directors and a staff changeover of seven counselors.

The center's first two directors and a number of counselors were fired by Garcia, who claimed they were not dedicated.

The fired directors and counselors, however, have made 10 inter-charges against him. Garcia has denied those charges.

Cappiello refused comment on the board ultimatum. "He doesn't want to talk to you," said his secretary. "If he has anything to say he's going to tell the community about it not you."

## Cappiello wants firefighters to take on some police duties

By Randolph Diamond

Hoboken Mayor Steve Cappiello yesterday used the occasion of the swearing in of the city's 16 new firemen to announce to the shock of many of those present that he wants firefighters to also do police work in the near future.

The mayor, in a speech before about 100 friends and relatives of the new firemen, said he was calling for establishment of a public safety officer program where firemen ride in patrol cars and do police work in addition to their fire duties.

The mayor told The Jersey Journal he hopes to have the public safety officer program implemented by Jan. 1 and that he will meet with the City Council shortly to discuss his program plans with that body.

The mayor said the public safety officer program he is thinking of implementing would be similar to Clifton's, in which firemen act as back-ups for the police. But he said he has not ruled out the possibility of having police do fire duties—which is not being done in Clifton.

Criticism of the proposed public safety officer

program came swiftly, as both police and fire union leaders vowed they would fight the plan to the end.

"It wouldn't work in Hoboken," said Michael Bavaro, president of the Hoboken local of the International Association of Firefighters.

"Many of our city's buildings are in poor shape, and when a fire breaks out we need a coordinated approach with all the men arriving at once, not men arriving in different patrol cars."

Bavaro also said many of the city's firemen are disturbed by the proposal because they don't want to carry guns.

"They became firemen to fight fires, not to fight crime," he said.

Thomas Meehan, president of the Hoboken Policemen's Benevolent Association, said he didn't think the proposal would get off the ground.

"In an urban area like Hoboken, I think it is not feasible to have officers do both police and fire work," he said. "We're completely against this, and we're not going to give the city any help."

See CAPPIELLO—Page 31.

Continued from Page 1

Cappiello said the union president's reaction to his proposal was not a surprise.

"The union leaders are trying to protect the status quo," he said. "The public safety program is workable. It has worked in Clifton, and it can work here."

Cappiello dismissed as "ridiculous" Bavaro's statements that the program would not be effective.

"First of all, I would rather see firemen riding around in patrol cars in a particular sector getting an alarm to fight a fire than firemen sleeping in a firehouse," he said. "Who is going to be more alert? I would say the fireman riding around in the patrol car!"

"Second," he went on, "in Clifton the men in the patrol cars usually arrive before the fire trucks. There is a better response time. And the men who arrive can coordinate the response to the fire by communicating by radio with the men on the fire truck and letting them know what to expect."

In Clifton, four men are assigned to each piece of fire equipment—two who stay with the equipment in the firehouse and two who ride in a patrol car.

Cappiello said the need for the public safety program is dictated by economic realities, that the City of Hoboken just doesn't have the money to keep doing business as usual.

"We must have more productivity," he said. "The City of Hoboken has no other choice."

In his speech, Cappiello told the new firemen that if any of them had become firemen to "sleep 24 hours in the firehouse and then get three days

off, you should quit right now. I'm going to insist that you're kept out of the firehouse and put out on the streets."

Expressions of shock could be seen on many faces in the audience gathered for the ceremony, including a number of council members, as Cappiello made his speech.

City Council President Walter Cramer said after the speech that he preferred that a fireman remain a fireman and policemen remain policemen, but said it appeared the city had no choice but to start the public safety program.

"It looks like that's an economical reality," he said.

Cappiello appointed 14 public safety officers six years ago. They were to participate in a joint fire and police communications program. But after strong opposition from both the police and fire unions the mayor backed down and the men were let go.

But Hoboken Councilman Robert Ranieri, who helped the mayor organize that program six years ago, noted that times are now different.

"We made some mistakes back then," he said. "We made them public safety officers without really telling anyone we were going to do it. There was no really well-organized plan. But this time the mayor will have a plan that everyone will know about. And the economic realities which weren't his back then will force us to implement it."

There was one light moment during yesterday's ceremonies. It came when Cappiello handed out the firemen's badges.

"I know you're all not getting the number you want, but I hope it will bring you luck when you play the numbers," he said.

As the audience laughed, Cappiello corrected: "I mean the Pick-It."

## Hoboken weighs decontrol scheme

By CHUCK SUTTON  
Staff Writer

HOBOKEN—City Council members revealed yesterday for the first time that they are considering vacancy decontrol as part of the controversial rent control ordinance that has reached the final drafting stage.

In yesterday's morning council session, even though the 1981 budget calling for a possible \$25 tax increase per \$1,000 of assessed valuation was given its first reading, only one resident cared enough to speak on the budget.

Other speakers were primarily concerned with the rent leveling ordinance, which has been the subject of the public portion of City Council meetings since March. The last few meetings have been dominated by a landlord group headed by Dr. Hugh H. Hothorn, which has been lobbying against the ordinance. The vacancy decontrol proposal, according to one council member, may be a result of those lobbying efforts.

The new section calls for an apartment to come under decontrol once it has been voluntarily vacated. The landlord would then have the right to set the rent without regard to the rent paid by the previous tenant. The only stipulation is that the owner must register the apartment.

Council members said after the meeting they had not had a chance to study the decontrol proposal.

Councilman-at-large Robert Ranieri was skeptical about the usefulness of the decontrol addition.

"Can you imagine if a landlord gets \$100 from some of his tenants, then one moves out and he can then get \$300 for the same apartment?" Ranieri asked yesterday. "He could conceivably make things difficult so that the others would 'voluntarily leave' and he could get the higher rents," he added.

Most of the speakers were unaware of the vacancy control, but many addressed other portions of the proposal that they say will place an undue hardship on the city's landlords.

The main opposition from the landlords centered on the 12-month moratorium before a new landlord can go to the rent leveling board for a rent increase. The proposal also limits the increase to 25 percent.

"Most of the buildings in Hoboken are 70 to 100 years old. They no longer will do with the smaller repairs. They need major repairs that will cost the landlord," according to Carlyle Morris, a professional restorer from Brooklyn who has bought several pieces of property in Hoboken.

His sentiment was echoed by Richard Allen, who is also a landlord. According to Allen, because of the age of the buildings, there are a lot of hidden costs to a new owner, who would need immediate relief, as opposed to waiting a year.

Council President Walter Cramer responded by saying that it is responsibility of the investor to be aware of the cost before he makes the investment.

Cramer defended the council's proposal by pointing out that the ordinance will only apply to new property owners.

"The Hoboken people are being frozen out of the housing market. You don't see Hoboken houses advertised in local papers, only in the New York papers. The Hoboken people put us here, and they're the ones we're going to protect," Cramer said.

The council scheduled an open meeting for tomorrow to work on the ordinance. Public comment will not be permitted at the meeting.

The council scheduled a closed meeting on the budget for Monday.

## Teen recreation program

The Hoboken Community Development Agency in cooperation with the Hoboken Recreation Dept. and the Board of Education, announces a Teenage Summer Recreation Program to be held at Hoboken High School.

The program will be available to all teenagers between the ages of 15 to 19 every Tuesday, Wednesday, and Thursday evening from 6 to 10 p.m.

July 7, 1981 through Aug. 13. The schedule of activities will include swimming, volleyball, drama classes, basketball and jazz dance class.

All teenagers interested in joining the program are required to register on July 6 from 6 to 9 p.m. at the Hoboken High School gymnasium entrance. For further information contact Nancy Quagliari 420-2224 or Mary Ellen Gallo 420-2232.

## Hoboken Council lets tax rate rise \$25

The Hoboken City Council won't be making any major cuts in the administration's \$21-million budget for 1981, meaning that property owners will see an increase of approximately \$25 in the tax rate from last year, which was \$111.50 per \$1,000 assessed valuation.

The council made the decision not to make any major cuts in the city budget or its share of the school board budget during a closed meeting Monday night.

"We just didn't see any place to make cuts," said one councilman who asked not to be identified. "If we made cuts we would have to lay off a major number of employees, and the city or the school system just can't afford to do that."

The councilman blamed the tax increase on inflation and increases that couldn't be controlled, such as an arbitrator's ruling giving pay-rises to policemen and firemen and mandated increases in the city's pension fund.

The councilman said the council might make a few minor cuts at Monday night's city council caucus, but he said they would have no real effect on lowering the tax rate.

"At most maybe we could shave a dollar or two from the \$25 rate, but that's about it," he said.

See HOBOKEN TAXES—Page 18.

Continued from Page 1.

Another councilman, who also asked not to be identified, said there was a feeling among council members at Monday night's meeting that the administration was trying to let the council do the dirty work.

"They wanted us to make the cuts so we would look like the bad guys," said the councilman. "Well we're not falling for that. We're going to send the budget right back up to them. If they wanted cuts, then they should have made them already."

Mayor Steve Cappiello was unavailable for comment.

Hoboken's current tax rate is already one of the highest in the nation. However, most of the city's homes are assessed at only a fraction of their value.

## Hoboken library summer schedule

The following is the Hoboken library summer schedule: The library will be closed on Saturday, June 20 through September 5. Weekday hours will be: Monday, Tuesday, Thursday, 9 a.m. to 7 p.m. Wednesday and Friday, 9 a.m. to 6 p.m. beginning June 29 through September 3.

## Seminar topic: Hudson opportunities

By WILFREDO FERNANDEZ  
Staff Writer

HOBOKEN—Facing declining county population, decreasing per capita income and increasing unemployment rates, political leaders met yesterday with about 100 members of the Private Industry Council to discuss a series of economic development opportunities available to Hudson County.

Sen. Bill Bradley, Rep. Frank Guarini, D-14th, and representatives from state, county and federal offices met at Stevens Institute of Technology for an all-day seminar to mull over opportunities available to local businesses in what one speaker categorized as a "depressed urban area."

To address these problems, speakers pointed to a number of programs available to the area such as the Urban Development Action Grant.

Peter Amari, an economic development specialist for the U.S. Department of Housing and Urban Development in Newark, said UDAG is the ideal link between the federal government, local government and the private sector.

Hudson County is categorized as "potentially

eligible" under this program, Amari said. Few companies would consider moving into an area without assistance from the city. This assistance comes in the form of a UDAG grant that loans this money at a favorable interest rate.

In order to be completely eligible, the county must submit a form proving it has met housing and equal opportunity guidelines.

North Bergen, Amari said, has taken advantage of the grant twice in the last three years.

In 1978 a UDAG grant for \$2.75 million was approved for the road resurfacing and office building construction.

In 1980, the township received a \$640,000 grant that allowed a firm to extend a distribution warehouse center.

The amount of money available under the UDAG grant ranges anywhere from \$10,000 to \$10 million, Amari said.

A spokesman for the Small Business Administration said the agency could assist county businesses with loan guarantees financed through banks in amounts up to \$500,000 to purchase inventory and working capital.

John Morn, commissioner of the state Department

of Labor and Industry said his department has been successful in their use of community development representatives that plan and conduct site tours for prospective companies.

The Office of Business Advocacy is effective in cutting bureaucratic red tape, especially in dealing with environmental and government restrictions that often deter companies from moving into the area, Morn said.

The speakers urged Private Industry Council members to take advantage of the many services offered.

According to a Hudson County Fact Sheet distributed at the conference, the county has suffered a 50,000 decrease in population since 1970, a per capita income 18 percent below the state average and major losses in electrical goods and machinery.

However, the county does boast large increases in medical and health services.

Bradley criticized the Reagan budget plan and predicted a severe deficit in the federal budget by 1984. He urged government leaders to fight for increased assistance to local communities.

The Private Industry Council represents over 30 local businesses and larger firms with offices in the area.

Continued from Page 1

hour shift.

Anticipated retirements will also help in financing the new firefighters in the budget. The average salary of a retiring firefighter is \$21,000 while a new firefighter starts out at \$12,000.

Chius said the new firefighters' salaries will not increase the budget, already projected to rise 5 percent. "We'll still be short on the number of firemen, but this is what we can afford and adequately provide protection for the city," Chius said.

"We've been able to work out this plan, and it's good that what we would have paid in overtime in six months, we can hire these men for the entire year."

See FIREMEN, Page 22

## Hoboken hires 16 new firemen, half minorities

By CHUCK SUTTON  
Staff Writer

HOBOKEN—The public safety director announced yesterday that he will hire 16 new firefighters this week, half of them members of minority groups.

Public Safety Director Carmine Gullo said some have opposed hiring the minorities, but he would not indicate the origin of the opposition.

Mayor Steve Cappiello refused to comment on the situation saying he "would prefer not to get involved."

They told me I couldn't move the minorities

up on the civil service test, but I did, and it's legal," Gullo said.

Currently, the Hoboken Fire Department has only one minority group member, city officials said. In 1982, Hoboken became the first New Jersey city to have a black fire captain, but since that time relatively few minorities have been hired.

The lack of minority representation in the fire department was the campaign issue of Sylvia Matos who ran for councilman-at-large. She criticized the Cappiello administration for the lack of sensitivity towards the city's Hispanic population.

According to the 1980 census, close to half of

Hoboken's population is hispanic.

Some community members question the city's financial ability to appoint new firemen, given the city's tight fiscal situation. However, Edwin Chius, city business administrator, explained that enough would be saved on overtime cost to pay for the salaries.

Letters to the new firefighters were sent out on Friday. Most have already responded and they are scheduled for physical exams today and are prepared to report for their first tour of duty as firefighters tomorrow.

Gullo said Capt. Tony Mosca has been assigned as the drill instructor for the new firefighters.

Mosca will be responsible for training the new group in raising ladders, hose operations, the Scott air pack and other firefighting procedures.

The hiring of the firemen will bring the department to 131 men, the highest in two years. Retirements had reduced the ranks to 115.

Both Chius and Gullo said the overtime cost for the next six months because of vacations is \$140,356. The cost of hiring 16 new men, eliminating the overtime caused by vacations, would be \$107,077.

The average firefighter earns \$10.26 an hour, while overtime is \$15.39. It costs the city \$369.36 to call in one firefighter for overtime on an eight-



# Hoboken to Seek Safety Officers

By SANDRA GARDNER

**D**ESPITE heated opposition from policemen and firemen here, Mayor Steven Cappiello is going ahead with his plan to create public safety officers, which would make firemen function as police officers as well.

"We must become more and more ingenious about the way we get the services we need, to make our city safe," the Mayor said, because "there's less and less money available."

Mayor Cappiello — a former police sergeant and long an advocate of the public safety officer concept — plans to

create the rank through the City Council Wednesday.

"At a recent conference of mayors in Trenton," Mr. Cappiello said last week, "Senator Bradley warned us not to expect any help from Federal sources in 1981 or 1982. I would be negligent if I did not attempt to do something that would offer the city services."

The Mayor said he felt that Federal budget cutbacks, together with his large measure of public support — he was re-elected in May by a 640-1 margin — would let his plan become a reality, despite the opposition of police and fire unions.

"If the City Council gets pressured by the unions," Mr. Cappiello said, "I

will use counter-pressure. I will go before the public."

Walter Cramer, president of the nine-member Council, said that he was "in favor of public safety officers — reluctantly."

"It's being forced upon us by economics," he added. "We can't afford to have firemen sitting in the firehouses, which is where they are 90 percent of the time. It's not going to be a popular thing."

A public safety officer is a fireman, who, when he is not fighting a major fire, functions as a policeman, riding in a radio patrol car and carrying both

firearm and pistol. He is trained in both police and fire procedures.

In some of the more than 200 cities in

the United States that have experimented with the concept, the role-reversal works the other way, too: Policemen are trained in firefighting procedures.

Public safety officers are sent to county or state police academies to qualify as regular police officers; sometimes, the training is supplemented by a city's own police force. In the case of policemen-turned-firemen, policemen would receive fire academy training.

At this point, Mayor Cappiello's plan calls only for retraining firemen in police work. Because of the difficulty in trying to implement both changes at once, it does not include retraining policemen in fire work.

"One step at a time," the Mayor said.

Hoboken is a city of 45,000 people squeezed into one square mile of mostly multi-family brick and wooden buildings.

According to Fire Chief James Houn: "The most important fact is that these five-story, 10-family buildings are attached. There are no spaces between them, and this would cause extension of fires."

"Also, to be effective, a fire unit has to be a cooperative, coordinated one. You can't have two men doing what four should be doing while waiting for the other guys to show up."

Michael Bavaro, president of the Hoboken Firefighters Union, said:

"We took the job because we wanted to be firefighters, not policemen. There's no way that any firefighter would want to be a public safety officer. We are totally opposed to the plan — to a man."

As for the shortage of funds, Mr. Bavaro asserted:

"If people get elected, they have to come up with the responsibility of fund-

ing the services, not doing away with them."

Patrolman Thomas Meehan, president of the local Patrolmen's Benevolent Association, said:

"We did an audit on the city's books from 1979 to '80, and there's money for policemen there. The city is very solvent. We need more men out on the streets. I've been told that we're not going to get any new patrolmen for this year, the following year, or the year after that."

"This is just a ploy by the city to push us to accept firemen, but we will fight it with every resource that we have."

Police Chief George Crimmins said he had "some reservations" about whether public safety officers would be a help.

"Police work is police work," he said, "and fire work is fire work. But it's going to be a political decision."

Hoboken has 150 firemen and 135 po-

licemen. In 1980, there were 2,600 fire responses of all types, including 546 involving buildings, 800 false alarms and 700 emergency calls.

Police reports in 1980 showed a decrease in violent crime and an increase in nonviolent crime over 1979. There were 234 murders, manslaughters, rapes, aggravated assaults and robberies in 1980, against 277 in 1979. However, there were 1,775 crimes such as

burglary, larceny, auto theft and arson in 1980, compared to 1,504 in 1979.

One city that has tried public safety officers — and, eventually, liked them — is Clifton, the state's 10th largest municipality. Most of its 82,000 residents live in single-family homes.

When city officials instituted the program in 1980, there was initial resistance, much of it from the state Fire-

men's Mutual Benevolent Association, which threw out the Clifton firefighters when they became public safety officers.

Eventually, the firemen were reinstated in the union "after they convinced the F.M.B.A. that they were still legitimate firefighters," said Frank Mileto, Clifton's Acting City Manager.

In Clifton, training policemen in fire-

fighting was never part of the plan.

"Initially," Mr. Mileto said, "there was some concern from both departments that a fireman could not do police work properly."

As to the problem of coordination in fighting fires, Mr. Mileto observed:

"We found it to be just the opposite; we have an improved response time to fires. Because all the cars we send the public safety officers out in are

equipped with radios, the people on patrol many times get to the fire before the engines."

According to Fire Chief Joseph Colca of Clifton, who is now known as the Chief Public Safety Officer, "Even though we have to do more work, the morale in our department is very high."

But Fire Chief Houn of Hoboken cautions that "Clifton is not Hoboken," and

adds:

"If the creation of the public safety officer is to be instituted for economy reasons, a consolidation of all the North Hudson Fire Departments — Union City, Weehawken, North Bergen, West New York and Hoboken — would better achieve that end. We'd have less administrative costs, building maintenance, heating and apparatus costs and more manpower."

## Hoboken won't hire engineers who are suing city for fees

The Hoboken City Council has tabled a resolution to hire the consulting firm of Mayo Lynch Associates for professional engineering and architectural services because the firm is suing the city for \$120,000 in fees it says it is owed, plus \$50,000 in interest charges.

At the suggestion of Councilman Robert Ranieri, the council tabled the measure and instructed the city clerk to find another engineering firm to provide the services needed for the rehabilitation of Stevens Park until the unpaid issue is resolved, in or out of court.

"How can you hire someone to do work for you while he's suing you for \$120,000?" Ranieri asked.

An ordinance regulating the issuance of permits for the construction

of fences on sidewalks was introduced with a public hearing scheduled for the July 1 meeting.

Property owners will be able to request a permit from the city clerk to construct a fence on sidewalks in front of their property. Fences can extend no more than three feet from the building, unless other fences on the block extend further, and must be of wrought iron no more than three feet high.

The ordinance does not provide for fences in front of restaurants for outside eating areas. Permission for these will continue to be granted by the council on an individual basis.

The council approved the board of education's request for \$4.1 million in tax money to support school programs. No cuts were made in the

board's request, presented by the Board of School Estimates.

The council could take no action on the municipal budget because it has not yet been returned by the state Division of Local Government, where it must be audited and approved. A special council meeting will be set up when the budget is returned to the city.

Although the council decided not to introduce its amended rent control ordinance until the July 1 meeting, in order to have the public hearing two weeks later at a night meeting, more than 100 persons jammed into the council chambers at the meeting and a number of them spoke during the public portion of the meeting about the proposed ordinance.

## Teacher moves to administration in bias case

The Hoboken Board of Education has been forced to hire an additional vice principal because the state Office of Civil Rights found the board violated a consent agreement it entered two years ago.

School Superintendent George Maier today confirmed reports that the board hired Hoboken High School teacher Julie Bham as a vice principal after OCR ordered it to, saying the board of education had violated a consent agreement.

Ms. Bham had filed a complaint with OCR approximately two years ago alleging sex discrimination and at the time the board agreed to consider her for the next available vacancy. But when two vacancies arose late last year Ms. Bham was not named a vice principal and two male teachers were promoted instead.

Maier said Mrs. Bham was not appointed on those occasions because

the two male teachers were found to be better qualified.

He claimed the school system is being forced to carry an unnecessary vice principal because of the OCR's decision. He said the system was considering hiring a vice principal for the Hoboken mini-school, the Calabro school, anyway.

The Calabro school with 250 students, has never had a vice principal in its five years of operation.

Luis Lopez, co-president of the Calabro School Parent-Teacher Organization said the school, which features an open-classroom approach to teaching, has functioned effectively without a vice principal.

"There hasn't been a demonstrated need for a vice principal," he said. "We are not against one being assigned, however. But we are concerned that he or she should support the open education concept."

## Some wary of expanding firemen's job

By CHUCK SUTTON  
Staff Writer

**HOBOKEN**—Although city officials say they will move very slowly on their proposal to make city firefighters "public safety officers" with both firefighting and police duties, other city officials are wary of the plan.

Mayor Steve Cappiello and Edwin Chius, city business administrator, said the plan details have to be worked out before it could go into effect.

Officials also cite reservations from the police and firefighters unions as reason for the gradual pace for implementing the plan.

City Council President Walter Cramer, said he will oppose the idea unless policemen will also be given firefighting responsibilities. Fire Chief James Houn said he would reserve his comments until "I see what these positions entail."

Mayor Steve Cappiello had made a public announcement of plans to make firefighters public safety officers during the swearing in of 16 new firefighters last Monday.

Cappiello said yesterday that the program will be implemented gradually over a period of time, explain-

ing that economic shortfall has forced the move.

"The main reason we're moving towards this is the lack of funding and it looks like there will be a continuing trend of shortfalls in the budget," Cappiello said.

"It will be done in a logical and gradual manner. The idea has to be sold to the unions for cooperation," Chius said yesterday.

Chius said two cities in the country already have implemented a similar program. He said city officials will make visits to those cities to see how their programs work before implementing it in Hoboken.

"We intend to visit Clifton and Durham, N.C. where they have programs already to see how to best implement a program that will fit the needs of our community," Chius said.

Cramer, who comes from a long line of firefighters, said that the proposal seems unfair, unless the police also must take on firefighting duties.

Cappiello vague reply to Cramer was: "Having been a policeman in the city, I know how devoted the police have been. I have never known them to back away from a crisis. In terms of firemen, police have always been right besides the fire department."

According to officials, the move is aimed at max-

imizing the time of firefighters. Officials said because of the nature of firefighters' work, who are paid to be available to fight fires, there is a lot of "down time." Down time refers to the amount of time a firefighter is not actually involved in fighting a fire.

"It's a move aimed at increasing production within the city's manpower," Chius said.

Police Chief George Crimmins said he welcomed the move.

"It will be a political decision that has to be made, but it can only help the police department," he said. He added he anticipated a national trend toward experimenting with the idea of a public safety officer.

### Layoffs seen unstopable

At least 30 employees are expected to be laid off in Hoboken in the near future, Business Administrator Edwin Chius said today.

A study is presently being conducted to determine the exact number of employees and the departments which will be affected, he said.

The layoffs come despite a record increase of \$25 per \$1,000 of assessed valuation in the proposed budget which is expected to be adopted in about two weeks.

The expenditures, as projected, total \$19 million, \$2 million over last year's figure.

The City Council had been considering cutting the budget to avoid the \$25 rise in the tax levy — from \$11 to \$135 per \$1,000 of assessed value.

The principal consideration, according to several members of the City Council, was to avoid laying off any of the municipal employees. Despite their efforts, the shortfall in the budget is expected to force layoffs.

According to Chius, the city is expected to experience in a month what among the city's 450 employees will have to go.

"We will consider getting rid of some services," Chius said. "There are some services that are not absolutely necessary. Then there are those jobs we will have to make because we just don't have the money."

Arbitration awards for uniformed services have been blamed for overrunning the budget, but Chius said the contemplated cuts will not affect police and firefighters.

He did say there would have to be changes in the police department, namely hiring civilians as clerks and putting uniformed police on the streets. The cost of a civilian working in the department is considerably less than a regular policeman's salary.

"The police chief, George Crimmins, has been very cooperative in this regard," Chius said.

The city also hired firefighters, eight of whom are minorities. Chius said that the fire department's budget would not be touched.

## Hoboken plans highrise for seniors

By Randolph Diamond

A senior citizens' apartment building may rise on a downtown site in Hoboken if the U.S. Department of Housing and Urban Development approves an application submitted by the Hoboken Knights of Columbus Chapter.

Fred Bado, Hoboken Community Development director, said today his agency has submitted a proposal by the Hoboken Knights of Columbus to HUD for funding under its 202 program for the construction of a 10-story senior citizens' building on the site bounded by Observer Highway, Bloomfield Street and Garden Street.

The 202 program allows a developer to obtain a low-interest mortgage for the construction of a project

and also provides the developer with rent subsidies to offer to his tenants.

Bado said HUD officials have told him that there will be one 202 application approved for the northern New Jersey office.

"I would say the prospects for approval look good but it's impossible for me to know how many other projects we are competing against," Bado said.

He said HUD is expected to make a decision by early July.

The Community Development Agency has been scheduled to build basketball courts, an additional parking area next to one that has already been built and a plaza area on the site.

See HOBOKEN — Page 22.

## Hoboken gives info on festival

**HOBOKEN**—Tomorrow, volunteers from the Hoboken Cultural Council will be positioned around the city to inform the public and recruit participants for Hoboken Celebration '82.

Signs and banners have begun to appear all over the city as members of the Hoboken Cultural Council prepare to hit the streets tomorrow on what is officially termed "Info Day."

Hoboken Celebration '82 will be a three-month art and cultural project culminating in a two-day water festival.

The celebration will kick off on April 3, and organizers say they want the broadest possible community support as soon as possible and are using Info Day to get it.

According to Laurie Fabiano, the project will include films, artistic and historical exhibitions, lectures, demonstrations of all the performing arts as well as cultural presentations throughout Hoboken.

Tomorrow, members of the Hoboken Cultural Council will be on Washington Street on the corners of First, Second and 14th streets providing information in Spanish, Italian and English. —Chuck Sutton

## To OK budgets, uncut

If Business Administrator Edwin Chius gets back today from Trenton in time, Hoboken City Council is expected to approve the city's \$25 million budget and the board of education's \$20 million budget without any cuts at all.

Hoboken Councilman-at-large Robert Ranieri said today the council has decided not to make any cuts in the city nor the school budgets.

"There doesn't seem to be any place to cut," said Ranieri. "We've been told by the administration that there may be layoffs as it is.

We just can't cut."

Chius will be presenting the budget to the Division of Local Government Services in Trenton today for their approval.

Under the budget, taxes will rise \$25 per \$1,000 assessed valuation, one of the highest tax increases that has occurred in Hoboken in years.

The current tax rate is \$111.67 per \$1,000, one of the highest in the nation. However, Hoboken's homes are only assessed at a fraction of their real value.

The meeting is scheduled for 7 p.m. tonight in the city council chambers.

## Tenants petition against rent decontrol

By Randolph Diamond

The Hoboken Tenants Union has mounted a petition drive to persuade City Council members to eliminate a vacancy decontrol provision from the proposed revision of the city's rent leveling ordinance. Eddie Marotta, one of the leaders of the drive, said at least 300 signatures have been gathered so far. Marotta, who owns Marotta's Restaurant behind

City Hall, has been passing around the petitions to all of his customers.

"The response has been very good," said Marotta. "A lot of people in the community are dead set against vacancy decontrol."

Sister Norberta of St. Francis Church, another of the leaders of the Tenants Union, said Hoboken City

See TENANTS — Page 8.

## Hoboken may alter bus hours

Hoboken's library hours may be changed after Hoboken Business Administrator Edwin Chius completes a usage survey in two weeks.

Then Chius plans to work for a week in the parking violations office to study how its operations can be streamlined.

"With the tightening up in Washington of funds the city has to operate as economically as possible," said Chius. "And that means having the library open when people need it the most."

Currently the library opens at 9 a.m. and closes at 7 p.m. Chius said he is thinking of changing the hours from 10 to 8 p.m. instead on certain evenings.

"If no one is using the library between 9 a.m. and 10 a.m., then we would be better off changing the hours," he said.

Chius also is studying the crosstown bus hours. The bus currently runs from 9 a.m. to 2 p.m. and 3 to 3 p.m. during the week.

"The bus driver is off for lunch between 2 and 3 p.m.," said Chius. "But if that's a heavy usage period, then maybe he should take his lunch hours sometime else."

Chius said he plans to work in the violations office because employees there are always complaining about all the paperwork.

"I want to see if the methods they use can be streamlined," he said. "What better way than to work in the office and observe what goes on first hand?"

The library, the crosstown bus and the violations bureau all are under Chius' office.

## Stevens Park to get major renovation

Stevens Park in Hoboken will be getting a major refurbishing this fall.

Edwin Chius, Hoboken business administrator, announced today that the city has received \$50,000 from the states Safe and Clean Street program to refurbish the park, which is located on Hudson Street from Fourth to Fifth streets.

Chius said the money, which was given to Hoboken on the condition that the city also contribute \$50,000 to the project, will be used to install rubber matting in the park's play areas, and to mend the broken sidewalks throughout the park. He also said if any extra money is left over from those two areas, new trees may be planted.

The city just finished a similar refurbishing of Elysian Park.

## Tenants push petition

Continued from Page 1

Council must be convinced they should eliminate the vacancy decontrol clause from the ordinance.

"There's no doubt in my mind that landlords will use any tactic possible to get people out of their apartments so they will become decontrolled," she said. "We are fighting for the rights of Hoboken residents who have lived in the city all their lives."

While Hoboken Mayor Steve Cappiello has maintained that apartments won't be decontrolled when tenants evicted them, Tenants Union leaders say many tenants would be afraid to complain.

"There are a lot of elderly and poor people who are unaware of their rights and who could easily be intimidated by their landlord," said Terri Ratti, a member of the Tenants

Union and the city's senior citizen program social worker.

The revision of the rent leveling ordinance is scheduled to be introduced at Monday night's city council meeting.

The council is currently 6-to-3 in favor of the decontrol clause with councilmen E. Norman Wilson Jr., Nunzio Malfetti and Council President Walter Cramer against it.

However, Councilman Thomas Kennedy had said he would be willing to switch his vote if tenants could prove to him that the vacancy decontrol clause was harmful to them.

The revision to be introduced on Monday also contains a clause barring hardship rent increase for 13 months for new landlords who have five or more units in their building, and limits the amount of the increases to 25 percent for all landlords.



# Ranieri calls Byrne pipeline proposal a pipe dream

By CHUCK SUTTON  
Staff Writer

HOBOKEN—Councilman-at-large Robert A. Ranieri yesterday criticized the timing and substance of Gov. Brendan T. Byrne's water rationing program and the \$350 million water bond issue on the November ballot.

Byrne's has proposed a pipeline to connect reservoirs to end water shortages. Ranieri said the shortages are actually caused by bureaucratic waste.

The November bond issue will provide the state with funds to connect the reservoirs, but Ranieri says that's not the answer, either.

"Now we'll spend more money so the bureaucrats can waste more water," he said.

Instead of the pipeline, Ranieri said he will propose to the governor a program to increase the efficiency of water delivery systems by offering money to the cities to put them in shape. His proposal includes a sliding scale of repaying the state on the basis of inefficiency.

Ranieri further criticized the state Department of Environmental Protection head, Arnold Schiffman, for his prediction: "With normal summer weather there will be a severe shortage of water because of the continual growth of populations and increase in water demand" published in Monday's Dispatch.

The councilman-at-large charged Schiffman's remarks were intended to "scare the voters into approving the bond issue."

"What we experienced was not an 18-month drought. What we had was a period of scanty rainfall, and a lot of wasted water," Ranieri said.

Ranieri said cities like Hoboken are not actually decreasing in population and are not increasing water consumption — so the water shortage is caused by inefficiency.

"So what is happening is the water systems in both Jersey City and in Hoboken are inefficient, losing 50 percent of the water before it reaches the customers," Ranieri said.

A report by Storch Engineering firm earlier done this year at the City Council's request revealed the Hoboken water system loses 50 percent of the water supply to leaks and other flaws in the system.

The councilman says the timing of the latest drought warning is "parr for the course" when it comes down to how the state has dealt with the situation.

"In Hoboken, while 18 million gallons of water was going over the brim of the Boonton Reservoir, we were under water restrictions. I wrote the governor on April 28 asking why were the people being penalized with restrictions and fines, when there apparently was no drought," Ranieri said.

"I got a letter in early June saying the governor's task force will decide in early June if the restrictions will stay in force. The restrictions were dropped, and I'll have to assume my letter prompted the decision," Ranieri said.

Hoboken buys its water from the Jersey City water system which is fed by the Boonton Reservoir.

Under Ranieri's proposal, the city won't have to

repay any of the money if the original system is 50 percent inefficient and the repairs result in 100 percent improvement.

However if the efficiency is not improved, the city would have to pay the money back with interest.

"This would be an incentive to properly use public money to get the most of our present water system," Ranieri said.

## New director thinks system will iron out Hoboken welfare lines

The long lines that congregate around Hoboken's welfare office on the first day of each month will soon disappear, says Hoboken's new welfare director, Robert Drasheff.

Drasheff said today a new system will be put into effect starting July 1 which should end the long waits by clients for their welfare checks and should also stop complaints from residents around the Second Street office about the crowds outside the office.

"We're going to give each welfare client a specific time to come in for their check," said Drasheff. "They should be able to walk right into the office, obtain the check and walk back outside under our new system."

Drasheff said under the new system welfare checks will be distributed over a three-day period in alphabetic order. He said clients will be receiving in the mail in the next few days notices as to the regular day they will have to pick up their checks.

"I think this new system will be better for the client and will also end the community complaints," he said. "All around everyone should be pleased."

## Hispanic group asks U.S. probe of cutback

The director of Hoboken's Hispanic Youth Counseling Center, Ralph Mercado, said today he will ask the U.S. Department of Justice to investigate its cutback in funding by Hoboken's Community Development Agency.

"It's a conspiracy by certain people in the CDA," said Mercado. "They don't like our executive director, Juan Garcia, and they want to stop our funding."

CDA Director Fred Bado last week had announced he would cut off the \$12,500 a year salary to Garcia, who was information and referral counselor for the center and executive director of CUNA, the parent organization that sponsors the center.

Bado dismissed Garcia's charges as "ridiculous" and said he stood by a statement he gave last week that manages and organizational problems in the center were the reason he cut off funding.

Bado had also said he felt that it was a conflict of interest for Garcia to serve as both information and referral counselor and executive director of CUNA.

But Mercado said today, "Bado knew all along that was the arrangement when he started funding Garcia last year. Why is he saying something is wrong now?"

"I made a mistake," Bado answered. "Meanwhile, it was learned today that the center's only full-time counselor, Sonia Cruz, has resigned. Mrs. Cruz was unavailable for comment but CDA

sources say she and Garcia had personality problems. Mrs. Cruz is the eighth counselor to work in the center during its two years of operation. In addition the center has had three directors.

While the CDA has cut off Garcia's salary it is still contributing \$7,000 to the counseling center's budget and the state Division of Youth and Family Services is contributing another \$50,000.

Bado had said last week that he was committed to keep funding

the center but without paying Garcia.

Meanwhile, Mercado and members of the board of CUNA handed out flyers yesterday blasted the CDA for cutting off Garcia's salary and promising to keep the community informed as to why they say the funding was really being cut off.

## Stevens Tech to put \$26 million into capital improvements

Stevens Institute of Technology will invest more than \$26 million in the mid-and-late-1980s in capital improvements on its Hoboken campus, Stevens President Kenneth C. Rogers said yesterday.

Rogers said this will be in addition to the \$13 million the college committed for capital improvements in a five-year period that started three years ago.

"Almost all of these funds," Rogers said, "have been raised through contributions of private persons and private industry."

He said a new dormitory is going up and a new engineering building will be constructed, with other facilities slated for improvements.

The 340-bed dormitory, Rogers said, will house fulltime students during the school year and professionals taking brief courses or programs during the summer.

"Stevens is benefitting," Rogers said, "from the successful developments which are constantly improving our city, and we in turn are attracting very significant financial resources for the improvement of our Hoboken campus, physical plant and research and instructional equipment."

The construction will benefit the area economically, Rogers said.

He said the institute does not pay direct taxes on its educational buildings, but he said it provides Hoboken with "hundreds of thousands of dollars" annually in property taxes on housing it owns and contributions in lieu of taxes.

## Center may close, Garcia vows fight

In light of the latest resignation of a Counselor at Hoboken's Hispanic Youth Counseling Center, Community Development Director Fred Bado said he is beginning to have serious doubts as to whether to continue any funding for it.

Bado had announced two weeks ago that he was cutting off the \$12,500 a year his agency paid Juan Garcia, the information and referral counselor for the center.

Garcia is also executive director of CUNA, the parent organization of the counseling center, and Bado had said he felt Garcia holding both positions was a conflict.

Bado also cited organizational

and managerial problems at the center but said his agency was still committed to continuing the rest of the \$20,000 it contributed to the operation of the center. The bulk of the center's \$70,000 budget comes from the State Division of Youth and Family Services.

But Bado today said after he learned of the resignation of counselor Sonia Cruz, the eighth counselor to leave the center in two years, he is beginning to have "serious reservations" as to whether the center offers any concrete counseling to the youths it serves.

The center has also been through three directors in its two years of operations.

"I don't see how the kids coming to the agency are being helped," Bado said. "By the time they develop trust with a particular counselor he or she is gone."

If the CDA cut off its share of funding for the agency it would probably mean the close of the program according to high-level sources within the State Division of Youth and Family Services.

The DFYS sources say they would be unlikely to continue funding the counseling center if the city wasn't willing to contribute a local share.

Mrs. Cruz wasn't available for comment on her resignation but a CDA source said she resigned because of personality differences with Garcia.

Garcia had fired the center's first two directors and some of the eight counselors because he said they didn't care enough about the youth they were serving.

But the fired directors and counselors, along with other counselors who have resigned, have claimed that Garcia was lax in youth guidance.

Garcia said today that the CUNA board has gathered over 2,000 signatures calling for all the funding to the center to be restored.

"The cutoff in funding is a slap in the face to the whole Hispanic community," Garcia said. "I don't care about my salary. It's just the fact that they want to close us down for no good reasons. Fred Bado never came to meet with us and talk to us about what he thought our problems were. They just want to get rid of us."

Garcia said the real reasons the CDA wants to close down the agency will be exposed in a newsletter that will be distributed to the community today.

## Garage employees told to dress uniformly

No uniform. No work. That's the order Hoboken Public Works and Public Safety garage employees have received from their superiors.

"The men are being paid \$400 a year to purchase and clean their uniforms (shirts and pants with city patches)," said William Van Wie, the mayor's aide who has been put in charge of public works employees in the garage.

"Yet a number of men have been showing up each day without their uniforms. From now on if they don't

come in the regulation clothes I'm going to consider them unprepared for work and send them home."

Carmine Gullo, Hoboken public safety director, said he is doing the same with public safety employees at the garage.

"They're being paid for their uniforms," said Gullo.

Van Wie said the uniforms deter employees from goofing off since it would be obvious if a uniformed employee were spending several hours at a bar during what was supposed to be his working hours.

## New system for welfare distribution

In an attempt to eliminate crowds gathering outside the welfare office in Hoboken, a new system for welfare check distribution, determined by the alphabetical listing of the recipient's last name, will get under way beginning July 1, according to the Department of Health and Welfare.

Each client will receive a personal notice of his schedule appearance date in the mail. Anyone failing to report at the scheduled time must wait until July 6 to receive his check.

The schedule for July disbursement will proceed as follows:

On July 1, from 9 a.m. to 12 noon all last names beginning A to D; from 1 to 3:30 p.m. E to L.  
On July 2, from 9 a.m. to 12 noon, M to Q; from 1 to 3:30 p.m. S to Z.  
On July 3, all last names beginning with the letter R.

No checks will be distributed after 3:30 p.m. on any day.

## Council set to interview Cappiello nominees

By CHUCK SUTTON  
Staff Writer

HOBOKEN—The City Council is preparing to set a precedent by interviewing Mayor Steve Cappiello's nominees for department heads.

Cappiello said he was not disturbed by the council's decision to interview his nominees. "It's okay. If they are to find serious fault with any of the individuals, then they have the right to speak," Cappiello said.

Cappiello said yesterday he is unclear what course of action he will take if his

choices are rejected. "I'm not sure what the procedure will be. I'll have to check with the law department," Cappiello said.

City Council President Walter Cramer said Monday the council wanted to interview each director to determine what plans he has for improving his department.

Cramer also said there is council dissatisfaction with some of the directors and there was a possibility the resolution to approve the directors would be tabled at the City Council's Monday caucus. If the resolution is tabled, the directors would

not be approved in time for the scheduled July 1 swearing-in ceremonies.

Many of the council members expressed concern the council had "become a rubber stamp for the mayor" and called for the interviews to "determine the qualifications of the directors." They consider the interviews a means of "establishing the prerogatives of the council."

The mayor, said he has never challenged the prerogatives of the council.

"I've never objected to any of the council's requests. I will comply with this request and ask the directors to accept the interviews with the council," he said.

Several council members also complained that Cappiello did not consult them in choosing the department heads.

However, Cappiello said yesterday he plans to talk with council members about selections for two director positions. "I will probably do it with some council members. I think it is a matter of policy to discuss this with members of my administration."

Cappiello so far has named James Farina as health and welfare director, Edwin Chius as business administrator, Lawrence Florio as law director and Bernard Scrivani as revenue and finance director.

Missing from the list of directors is the mayor's pick for public safety director and public-works director. Some councilmen were upset that all the nominations were not sent at the same time.

According to Cappiello, he hasn't made up his mind about his choices for these positions.

## Hoboken rent rule revision stalled again for night meeting

A rent leveling ordinance has been completed and will finally be introduced before the Hoboken City Council, but that action won't happen tomorrow night.

At last night's caucus of the council, it was decided to delay the introduction of the ordinance until the July 1 reorganization meeting with the public hearing set for the night meeting two weeks later.

That decision was made because the council didn't want to schedule the public hearing for a day meeting and because "there's just too much stuff going on at the reorganization meeting," according to Councilman Robert Ranieri.

At the caucus meeting, the councilmen decided to amend the proposed ordinance to require that all buildings with rental units, from two-families on up, register with the city, listing the name of the landlord, the name of the tenant, the number of rooms in the rental unit, and the present rent and amount and date of the last increase.

That registration will be required within 90 days of the final approval of the ordinance and will be required on an annual basis.

Ranieri said that provision was brought in by the council to balance the vacancy decontrol provision, which allows the landlord to raise the rent for any apartment that the previous tenant voluntarily left to whatever amount the market will bear. Once a rent has been set, the apartment is again covered by the rent control ordinance.

The council also delayed the introduction of an ordinance that would control the number of pinball machines allowed at any one location.

Two drafts of the ordinance exist, one presented by Mayor Steve Cappiello and the other by Ranieri.

The mayor's proposal would allow up to four of the machines at any one location "or, at the discretion of the city clerk, more than four amusement devices may be permitted at a particular location providing it will be in the best interests of the City of Hoboken."

Ranieri's version would allow only a maximum of two such machines at any one address and would provide for a strict enforcement of the two-machine limit. He says that although the present ordinance only allows one machine, some places have as many as four.

The council will study both measures and then decide in July which one will be introduced.

An ordinance that may be introduced tomorrow provides for the issuance of permits for the construction of fences on sidewalks and which addresses the growing number of requests the council has been receiving from restaurants, businesses and private homes.

See HOBOKEN — Page 12.

Continued from Page 1. Since there was no procedure for the issuance of a permit, each of the applicants had to petition the council. The council is hoping to have the law department include an amendment by tomorrow's meeting that would have the city named as the co-insured on the liability policy of the property owner whenever a fence permit is granted in case any suit develops over a mishap blamed on the fences.

## Safety

It was a surprise to police and fire department union leaders the other day when Hoboken Mayor Steve Cappiello announced that he wants firemen to do police work and that he hasn't ruled out policemen doing the work of firefighters, too.

The union leaders in both departments were quick to oppose the proposal. It could be that the mayor and the union leaders were just a bit hasty with each other.

Yes, Hoboken has financial problems and, yes, over the long haul it might be advantageous for the city to work out some sort of police-fireman combination. Such a system has been working in Clifton for the last 13 years, but some policemen still don't like it there.

With new financial problems, it certainly makes sense for municipal officials everywhere to look for solutions. And the first thing to disregard is the "we never did it that way before" attitude.

But being willing to make changes doesn't mean that everyone is willing to accept changes, particularly changes that affect their livelihood, their public image, their image of themselves.

The mayor says he is going to present his proposal to the city council soon. Before he does that, he should call in the policemen and the firemen and spell out exactly what he wants to do and how and when he wants to do it and what it will mean to each policeman and fireman now on duty in Hoboken.

Meanwhile, the police and firemen should reserve their decision on the proposal until they find out what it is. A knee-jerk reaction of "it won't work in Hoboken" won't solve anything.

In this case, the motto should be to make haste slowly.

## Hoboken gives info on festival

HOBOKEN—Tomorrow, volunteers from the Hoboken Cultural Council will be positioned around the city to inform the public and recruit participants for Hoboken Celebration '82.

Signs and banners have begun to appear all over the city as members of the Hoboken Cultural Council prepare to hit the streets tomorrow on what is officially termed "Info Day."

Hoboken Celebration '82 will be a three-month art and cultural project culminating in a two-day water festival.

The celebration will kick off on April 3, and organizers say they want the broadest possible community support as soon as possible and are using Info Day to get it.

According to Laurie Fabiano, the project will include films, artistic and historical exhibitions, lectures, demonstrations of all the performing arts as well as cultural presentations throughout Hoboken.

Tomorrow, members of the Hoboken Cultural Council will be on Washington Street on the corners of First, Second and 14th streets providing information in Spanish, Italian and English. —Chuck Sutton

## Long welfare lines may disappear by July

HOBOKEN—Beginning July 1, those long lines at the city welfare department should become a thing of the past when a new check distribution system is instituted, officials said yesterday.

Checks to the city's 650 clients will be given out on the first three consecutive

workdays of the month and in alphabetical order, according to James Farina, director of the city department of health and welfare.

For July, the order for picking up the checks will be:

• Wednesday, July 1, 9 a.m. to 12 a.m.,

last names A to D; 1 p.m. to 3:30 p.m.,

last names E to L.

• Thursday, July 2, 9 a.m. to 12 a.m.,

last names M to Q; 1 p.m. to 3:30 p.m.,

last names S to Z.

• Friday, July 3, all day, last names beginning with R.

Farina said anyone not reporting at the scheduled time will have to wait until Monday, July 6, to receive their checks. And no checks will be distributed after 3 p.m. on any day.

—Chuck Sutton



## 90 years of worship in the same edifice

When the members of St. John Evangelical Lutheran Church gather at 4 p.m. Sunday for a festival eucharist, they will be celebrating 90 continuous years of worship in the same edifice.

Founded in 1851 as a breakaway from the Reformed Church, then located on Sixth Street in Hoboken, the members who were returning to their Lutheran beliefs purchased an already existing church edifice.

The building, located at 300 Bloomfield St., originally housed the First Baptist Church. Erected in 1851, the building is the oldest church building in Hoboken.

First pastor of the newly formed congregation was the Rev. John Heck. The Rev. Triffel L. Felske, current pastor, is the eighth in its history.

Throughout the years, the church has reached out to a changing community. Established first as a

German language congregation, subsequently changing to English, it has also hosted work with both Italian and Spanish speaking people. At the current time, only English is in use.

Always known for its influence regarding the liturgy and Gregorian music among Lutherans, St. John's is credited with beginning a movement in 1925 to lead Lutheranism back to its original liturgical outlook.

Under the pastorate of the Rev. Berthold von Schenk, who served from 1925 to 1940, the movement to celebrate the eucharist every Sunday, the full use of eucharist vestments and a sung liturgy was established.

The Rev. Carl Bergen, who served the parish from 1940 to 1988, is credited with restoring a sacramental emphasis and teaching Gregorian chanting. Now retired and a resident of Florida, Pastor Bergen will be the guest preacher at the anniversary service.

As the congregations begins a new decade, it is again pioneering a movement, by sharing its building with two other congregations: the True Gospel Holiness Church and the Emanuel Church of the Nazarene.

In 1974, St. John's was yoked with Grace Evangelical Lutheran Church, Jersey City, to share the services of one pastor. Although each church is independent of one another, they also share in some programs for the mutual benefit of both groups.

The anniversary will conclude with a banquet and dance to be held at 6 p.m. at the Claridon Club, 1012 Central Ave., Union City.

## Cappiello not renaming Amato, Gallo — for now

Hoboken Mayor Steve Cappiello says he has decided to rename all of his current directors for his third term except the public safety and public works departments where he said he will make a decision within a few weeks.

The mayor said he is not at the present submitting the names of public safety director Carmine Gullo and Public Works Director Andrew Amato, to the City Council with the list of the other directors he wants reappointed because of a pending reorganization of both departments.

The mayor said since he and the council are considering restructuring the public works department by creating a separate water division and the public safety department by creating public safety officers who do both police and fire work he feels, it is wise to wait before he names directors in those areas.

But Cappiello's announcement only lends fuel to speculation that Amato and Gullo would not reappointed.

Amato has feuded with the mayor numerous times since being appointed four years ago and at one point they were not even on speaking terms.

Amato did not announce his support for the mayor's reelection until his close friend, Fifth Ward Councilman E. Norman Wilson Jr., decided not to challenge Cappiello for the mayoralty.

Gullo was appointed public safety director last year after James Giordano stepped down for what was supposed to be 90 days so he could get tenure as a police lieutenant. Giordano, who was sergeant on leave from the police department, promoted himself along with three other sergeants to lieutenants right before a lieutenants' civic service test expired.

Cappiello, however, did not name Giordano to the spot after the 90-day period, reportedly because he was unhappy with Giordano's performance as public safety director.

Observers say that the two have made up and Cappiello is strongly considering putting Giordano in his old job.

Both Amato and Gullo said today they were not worried. Renamed by Cappiello were: James Farina, health and welfare director, Edwin Chius, business administrator, Lawrence Florio, law director and Bernard Scrivani, revenue and finance director.

While all of Cappiello's nominations since the mayor controls seven out of nine seats on the council.

## Washington hearings to determine fate of Hoboken piers

Hearings on legislation Rep. Frank J. Guarini has introduced to turn Piers A, B and C in Hoboken over from federal jurisdiction to the City of Hoboken will take place in Washington on July 15, Guarini announced.

Rep. Mario Biaggi of New York will chair the hearing. He is chairman of the House of Representatives Merchant Marine Subcommittee. The session will start at 10 a.m. in the Longworth House Office Building.

"The hearing," Guarini said, "will be a positive step, which plays an important role in Hoboken's rebirth."

Taken over as a World War I measure, the piers were heavily used during that war but after World War II were practically abandoned.

Since 1952, under a three-party agreement, the Port Authority has leased the piers. But the authority has used them on only a limited scale since 1974, when American Export Lines stopped operations.

Guarini said he has asked Alan Sagner, Port Authority chairman, and Hoboken Mayor Steve Cappiello to be among the witnesses at the July 15 hearing.

He said Sen. Bill Bradley will introduce companion legislation in the Senate soon.

## Hoboken landlords also fight rent rules

The Hoboken Tenants Union isn't the only organization protesting the city's proposed rent leveling ordinance. The Hoboken Property Owners Association is passing out its own petitions but protesting different clauses than the tenants.

The Association wants to rescind the 25 percent limit on hardship rent increases and a 13 month ban on hardship increases for five or more units proposed in the ordinance.

Robert Hill, a city employee, who is passing out the petitions, said the percentage limit on hardship in-

creases would be disastrous for small landlords.

The Tenants Union petitions call for the elimination of the vacancy decontrol clause from the ordinance.

Meanwhile, Terri Ratti, a spokeswoman for the Tenants Union, said the organization is not against all landlords.

"We want to clarify our position," she said. "There are many good landlords, some of whom have lived in Hoboken all their lives. They have treated their tenants well. We're not against them, just the unscrupulous landlords."

## Reading, math gains seen by Title I officials

Plans for implementing the federally-funded Title I Program for the 1981-82 school year were discussed yesterday at a public hearing conducted at the Hoboken Board of Education's administration building.

Linda Erbe, coordinator for Title I and the state Compensatory Education program, explained how the projects are trying to assist hundreds of students in the city's seven public elementary schools, six non-public schools and Hoboken High School. The

programs offer remedial reading and mathematics classes for those students needing extra help to reach their proper grade level.

Ms. Erbe said the state test scores have shown that the Title I and state compensatory program have helped substantially in raising the reading and mathematics levels of students. The same effort will be made in the 1981-82 school year, she said.

## Great!

Three years ago, the Hoboken school system was getting bad marks from the state education department, but it's a bit different now.

It is indeed great news that Hudson County Superintendent of Schools Louis Accolla reports the Hoboken school system "has continued to generate significant improvements."

For the second year there has been substantial improvement in reading and math skills among elementary and high school students.

It should be noted that the improvement has been made since the schools came under the leadership of Superintendent George R. Maier. He and the principals, administrative staff and teachers deserve congratulations.

So do the students and their parents, because we all know education is a home-school partnership.

Now if only something constructive can be done about the recent charges of a school board member that political patronage still exists at the board level.

In the district-wide picture, 76 percent of the students scored above the state standard in mathematics, 12 percent higher than in the 1980 testing.

Accolla said Hoboken, like many other of the older cities of the state, has undergone significant economic and social changes in recent years but pointed out there has been substantial renewal within the city with the arrival of affluent New Yorkers.

"The continuation of current policies and strong educational leadership can improve the educational environment to better meet the needs of the students and community," the county superintendent said.

See SCHOOLS — Page 18.

## Hoboken schools get a good report card

The Hoboken school district "has continued to generate significant improvements, with its commitment to children and the community," Hudson County Superintendent of Schools Louis Accolla noted today in the state report on the Hoboken public school system.

In his report to Superintendent George R. Maier, Accolla said the findings were based on monitoring, consultation, program review and other information.

Maier said he was pleased at the progress reflected in the report, particularly figures which showed substantial improvement in reading and mathematics skills among both elementary and high school students.

While generally pleased with the administrative staff for bringing major changes into the district, in-

cluding plans for computerization, the report noted that some of the older buildings in the system are in need of minor repairs and painting. Window replacement is also needed in some cases, the report said. Maier said this work will be scheduled as part of the regular maintenance program.

In the entire district 64 percent of the students were above the state average in reading, compared to 52 percent a year ago.

In mathematics testing, 79 percent of the third graders finished above the state standard, up from the 70 percent mark of a year ago. Sixth graders were up to the 81 percent mark, 10 points higher than in 1980 while ninth graders jumped from 48 percent to 64 percent. Eleventh graders also scored higher from 66 percent to 84 percent.

## Chius cancels overtime to prevent layoffs

Hoboken business administrator Edwin Chius has ordered an immediate end to all overtime for municipal employees except in emergency situations. Chius said he is doing this because of the decrease in funding Hoboken is receiving from state and federal programs.

"We are in a financial crisis and we are going to have to lay off a number of employees as it is," he said. "I want the layoffs kept to a minimum and the only way to do that is to stop the overtime."

Chius said he has become aware of numerous situations where employees' department directors have allowed overtime to go on.

He declined to cite examples because he said he didn't want to single anyone out.

"It would be unfair to name the people," said Chius. "What I want the department directors to do is to reassign people if necessary so they can avoid the overtime."

Chius cited the fire department as an example of what can be done.

"The fire chief reassigned all the inspectors to firehouses to fill in for the firemen on vacation," he said. "That's an example of what the department directors can do."

See HOBOKEN — Page 18.

Continued from Page 1.

Accolla commended the district for its "excellent coordination" of its federally-funded programs and its state "Thorough and Efficient Education" program. He also lauded the Central Office staff for leadership in keeping parents informed of all Title I activities and the State Compensatory Education program.

He said the new computerized system to go into effect shortly will provide district-wide service as well as handling the needs of individual schools. He said "elements are now in place to develop a comprehensive computer curriculum at both the elementary and secondary levels."

The high school was cited for its wide array of curricula and extra-curricula activities and Accolla noted that several of the programs won state and national recognition. He was impressed by student dramatic productions and the fact that several Hispanic community organizations have volunteered to assist in a career exploration program.

The report noted that special education students are printing a newspaper for some of the schools, which upgrades their training in the field of graphics and printshop work.

## Right

It is a pleasure once again to say something nice about a Hoboken official. This time it's Edwin Chius, the business administrator, who is doing something right.

He is making a study of the cross-town bus and the library to determine if the service of both is matching the needs of those served.

Should the library be open later in the evening? Is it convenient for the bus driver to take his lunch hour beginning at 2 p.m.? Is the cross-town bus needed after 11 p.m.?

It makes good sense for a business to match the needs of its customers and to provide services when they are wanted. And, if that's a good procedure for business, it certainly should be equally good for government.

Good work, Edwin Chius.

## Hoboken city workers will punch the clock

In a move designed to keep better track of municipal employee working hours, Hoboken Mayor Steve Cappiello announced today that timeclocks will be installed in all municipal facilities by early July.

"We are doing this to get better accountability from city employees," said Cappiello. "We want to know the time they come in and leave."

Currently only the Public Works, Public Safety garage has a timeclock. Other departments use paper timecards.

Edwin Chius, business administrator, said he believes the timeclocks will stop employees from being late or leaving early.

"It's a good move that we have been planning for a while," he said. Cappiello added that he thought it was unfair that only the city's garage had a timeclock.

"If the garage employees have to punch in and out then it's unfair not to have other employees do the same," he said.

Continued from Page 1.

Chius said there would be no layoffs until the end of the summer. "With vacations, we can't lay off anyone until now," he said. "But, unfortunately, once the summer is over we will have to do make some layoffs."

Chius said he has no idea how many will have to go though he said two months ago it would be from five to 10 employees.

## Rehab housing finally open

By Randolph Diamond

After two years of rehabilitation and a year of controversy before that, the first tenants have moved into Applied Housing's 186-unit Eastview-Westview Project in Hoboken.

The project involves the rehabilitation of a row of tenement houses and a hat factory on Washington Street and Bloomfield Street from Observer Highway to Newark Street as well as conversion of the old Jersey Observer building on Newark Street into apartments.

Joseph Barry, president of Applied Housing, said the first tenants began moving at the beginning of the week into some of the renovated tenements on Bloomfield Street.

He said it would take approximately four months until all the buildings on the Bloomfield Street side are completely renovated and ready for occupancy.

The houses on the Washington Street side won't be rehabilitated until February, Barry said.

He said some 30 apartments on the Bloomfield Street side of the project should be occupied by the end of the week.

All of the apartments in the complex except eight will be federally subsidized under the government's Section 8 program. Under that program tenants pay 25 percent of their income towards rent with the government paying the rest.

See HOBOKEN — Page 18.

Continued from Page 1.

Barry said market rents of \$650 a month for a two-bedroom unit will be charged for the eight apartments located in the former hat factory.

While Applied could have obtained subsidies for those units, he said they chose not to in order to experiment with market level housing.

Applied has rehabilitated over 1,000 housing units in Hoboken but they have been all under the Section 8 program.

## Celebration

It's 10 months away, but Laurie Fabiano and Betsy Kuga are already at work planning Hoboken's Celebration '82.

If you haven't heard, Celebration will be three months of special events starting next April. It will be a dramatic celebration of the art history and culture of Hoboken.

The ethnic group contributions to the city will be depicted in various art and music forms and in special exhibits.

There have been other exhibits in Hoboken that have attracted former residents and New Yorkers. That's fine, but it isn't enough for the organizers of this celebration.

They want to include Hoboken residents and businessmen this time. They want the festival to be as diverse as possible and to attract the hometown audience as well as the out-of-towners.

Flyers telling the story of Celebration '82 have been printed in English, Spanish and Italian. The word is out. Give Laurie Fabiano and Betsy Kuga a call at 798-0392 and see what you can do to help.

## Cappiello calls all to help in garbage strike

An emergency plan for the pickup of Hoboken garbage may come out of a meeting this afternoon of Mayor Steve Cappiello and department directors.

Members of Teamsters Local 945 are threatening to strike on July 1 when their current contract expires. They collect garbage in Hoboken.

Related story on Page 6.

North Bergen, Guttenberg and West New York and work at the Municipal Sanitary Landfill Authority in Kearny.

A strike at the Kearny plant could also affect Union City, Weehawken and Jersey City who dump their garbage there.

Cappiello said that if a strike is called the city will use its three garbage trucks to collect refuse normally picked up by employees of the LaFera Sanitation Co. who are represented by the Teamsters local.

"They normally use six trucks but we only have three that we normally use to pick up rubbish," Cappiello said. "But somehow we'll have to develop a plan so we can get by if the strike comes."

Cappiello said if a strike does come, he'll be out there himself picking up garbage and he expects other department directors to do the same.

## Hoboken cracks down on workers goofing off in city's garage

By Randolph Diamond

One Hoboken worker was suspended for three days and eight others were given warnings after a crackdown on "goofing off" in the Public Works Department and the Public Safety garage was started yesterday.

William Van Wie, an aide to Hoboken Mayor Steve Cappiello who placed Van Wie in charge of public works employees at the garage on Wednesday, took yesterday's actions, along with Public Safety Director Carmine Gullo.

"The honeymoon is over for these employees," said Van Wie, a former army drill sergeant. "They're going to have to put in a full day's work for their pay."

Van Wie said that before he was placed in charge of the garage, goofing off by some public works employees was common.

Their day would start at 8 but the trucks wouldn't be out on the road until 9:30, he said. "Then they would bring their trucks back at 11:30 for lunch. And at the end of the day they would come back at 3 p.m. instead of 4 p.m. I won't stand for that any longer."

Van Wie said he gave warnings to six employees he found eating breakfast in a restaurant after they had left the garage with their trucks.

"They should have eaten breakfast at home," Van Wie said. "Not on the job. I have nothing against someone taking a short coffee break but the men I found hadn't even done their first job of the day. They pulled the trucks out of the garage and went straight to breakfast."

Gullo gave warnings to two of his garage foremen who came in late that they must come up with suitable explanations as to why they are late or be demoted. A third employee was suspended for three days because he drove a vehicle out of the garage without permission," Gullo said.

"Employees not doing the work they are being paid for will not be tolerated any longer," said Gullo.

Van Wie said he has also reassigned some foremen.

"I'm putting the foremen on our trash compactors," Van Wie said. "They can supervise the men better if they're with them."

"I'm going to make sure our dirty streets are cleaned up and that the potholes are fixed. Those are two of my priorities and believe me they will be done."

## Dr. La Cap sentenced

Dr. Andres S. LaCap, who pleaded guilty to a state grand jury indictment charging conspiracy to unlawfully possess and distribute narcotic drugs, several counts of unlawfully distributing them, unlawfully maintaining his Hoboken office and a vehicle for their sale, and failing to keep records of certain drugs, faces sentencing Sept. 18 by Superior Court Judge Joseph M. Thuring. Dr. LaCap entered his plea during his jury trial with a co-defendant, Daniel Gonzales, his office manager, for the offenses between Jan. 1, 1974 to Aug. 23, 1979. Gonzales also pleaded guilty to conspiracy and unlawful use of a vehicle.



# SOLIDARITY TEAM TO ELECT ROE GOVERNOR



Photo by Bill Beyer  
COUNCILMAN NUNZIO MALFETTI poses outside his political club in Hoboken yesterday.

## Councilman denounces Cappiello's 'dictatorship'

By CHUCK SUTTON  
Staff Writer

HOBOKEN—Nunzio Malfetti always has been an independent. So it was not out of character of him to hang a "Bob Roe for Governor" sign outside his political club and to be the only city councilman formally to endorse the entire Solidarity slate in the June 2 primary.

Nor was it out of character for Malfetti to stand up to Mayor Steve Cappiello and the city for not taking responsibility for a sewer line backup on Washington Street.

Malfetti has made a political career out of bucking those he calls "the political bosses."

He said yesterday that the people also have tired of the political bosses, whom he calls "dictators."

In Malfetti's eyes, the vote in the gubernatorial election—where Roe's organization cut into the Regular Democratic Organization's plurality in Hudson County—and the defeat of state Sen. W. J. N. Shell at the hands of Councilman Gerald McCann in the Jersey City mayoralty vote indicates that "the people are tired of the bosses."

"It proves the people don't want dictatorship. This victory for Solidarity shows the people are fed up with this kind of boss politics," Malfetti said.

He said his only disappointment, though, is that Cappiello was not a casualty of the elections. Malfetti has been at odds with Cappiello since 1971, when he first ran for elective office here.

"I don't like Cappiello, period. He's a dictator. He's proven time and time that he's just out for himself," Malfetti, a two-term councilman from the 6th Ward, said.

He said Cappiello controls the City Council without any "mutual respect and consideration."

"Here he is controlling the council, and with the exception of me and Wilson (E. Norman Wilson), do you think he'd ever have the courtesy to ask any of the council members their recommendations for city directors?" He just doesn't care.

Malfetti recently was involved in a dispute with Cappiello concerning the city taking responsibility for a sewer line that was backed up on Washington Street between Sixth and Seventh streets.

When representatives of the state Department of Environmental Protection met with the landowners in the mayor's office on June 10, Malfetti said, Cappiello threatened to throw the DEP representatives out.

**'I don't like Cappiello. ... He's proven that he's just out for himself' — Nunzio Malfetti.**

"These sewers were built by the city behind the buildings instead of in the street because back when they were built, the city didn't want to dig 25 feet, so they found it more convenient to put them behind the buildings."

"Now the city claims they've lost the records and aren't responsible for the line, and Cappiello doesn't want to lift a finger to help these people. When I spoke up and demanded the city take on the responsibility for putting in new sewers, Cappiello wanted to throw me out. And he would have, except the landowners there threatened to walk out," Malfetti said.

Now each landowner must pay \$7,000 to hook into the sewer line on Washington Street, he said.

"It's just not fair. These people are getting a \$25 tax hike and they're going to have the burden of this as well. That's the way Cappiello and political bosses like him operate."

In 1971, Malfetti ran for the 6th Ward seat against the Cappiello slate and finished fourth. He ran again in 1975 and handily beat the incumbent, Eddie McLaughlin.

Two years later, he says, the mayor ran four candidates against him.

And "after I beat all four, Cappiello turned around and told people he helped me get elected. But everyone knows I'm an independent and always will be as long as Cappiello is running this city," Malfetti said.

## Cappiello stalls on naming two department heads

By Randolph Diamond

Hoboken Mayor Steve Cappiello says he will give the city council his choices to head the public safety and public works departments on Friday but City Council President Walter Cramer says that wouldn't give the council enough time to interview the mayor's choices before his new term starts next Wednesday.

"I don't see how we can confirm the two directors by July 1," Cramer said. "It's just about impossible. We're not going to have time to interview the nominees."

The mayor, however, said that was no big problem since he said his two nominees could head the new two departments in an acting capacity if he decided not to reappoint the current directors.

But Cramer said that would be illegal.

"Under the state Faulkner Act which our government operates under the current directors could be put on a holdover base," Cramer said. "But no new directors could take office."

Cappiello said, however, his interpretation of the law was that he could appoint the directors.

A reading of the Faulkner Act supports Cramer's statement, saying a city council must approve a department director's nomination before the director takes office.

Cappiello has refused to say whether he will reappoint Public Works Director Andrew Amato and Public Safety Director Carmine Gullo.

Speculation around city hall has been that Gullo will be replaced by the city's former public safety director, James Giordano, and that Gullo would be made the mayor's aide and chauffeur. The mayor's current chauffeur and aide, William Van Wie, has been placed temporarily by the mayor in charge of public work employees at the city garage.

The mayor hasn't yet made up his mind whether to replace Amato, the speculation goes. If the mayor decides to axe Amato, word around city hall is that he will be replaced by the city's former public works director, Ray Vitale.

Vitale, the brother-in-law of Fourth Ward Councilman Louis Francione, was axed from his job four years ago when Francione supported Cappiello's opponent, Tony Romano, in the mayoral elections.

In the mayoral elections, said he would not name his choices for the public safety and public works spots until after the city council came up with a reorganization plan for those departments. But the mayor said the council has been slow in doing that so he will name the directors on Friday.

But Cramer said it's the council has been waiting for the administration to come down with its organization plans not the opposite.

Cramer also said the various city council committees will be interviewing the four department directors this week. The mayor wants to serve again in his third term. The committee, he said, will then make recommendations to the full council for the directors' approval or its disapproval.

Councilman-at-large Robert Ranieri, who first suggested the council committee interview the mayor's nominees, said he is happy Cramer has agreed to it.

"The council is no longer being a rubber stamp," he said. "We are acting as an independent force."



FIRE DRILL — Hoboken Fire Capt. Anthony Mosca, right, gives instructions to Joseph LoBruno, on ladder, Antonio Rodriguez, left and David Roberts, new recruits in the city's fire training school.

The organization representing garbage contractors throughout the state, including Hudson County, says union contract demands plus new rate averaging regulations will double the cost of garbage collections and threaten some communities with bankruptcy.

To this charge a spokesman for the Hackensack Meadowlands Development Commission replies "nonsense" and a union spokesman countercharges that wage demands are being misrepresented in order to discredit the collectors.

George Lohman, senior vice president of the Solid Waste Industry Council in New Jersey, says the cost of garbage collections will more than double within six months, creating a "crisis" that municipalities will be unable to handle.

Bob Grant, HMDC spokesman, says rate averaging, which averages the amount paid by municipalities using landfill sites in the meadowlands with the larger cost paid by municipalities using the bolder would add no more than \$3.12 a year to the tax paid by the average homeowner.

"This is pure scare tactics," Grant says.

And John Hurley, business manager for Teamster Local 945, which is bargaining with the New Jersey Municipal Contractors Association, the area subgroup of the SWIC, says wage demands reported by the contractors' organization are inaccurate.

While he would not specify what the demands are, he says the figures quoted by the contractors include overtime but appear to be base salary demands.

Murray Goodman, spokesman for the SWIC, said the union members get \$310 a week now and are asking for \$380 a week.

Asked which of the two figures included overtime, he said the second figure but later amended his answer to say he didn't know.

Both the contractors and the collectors are soft-pedaling rumors of a statewide garbage strike, pointing out that bargaining sessions are scheduled through Tuesday.

The bargaining affects private contractors in West New York, Hoboken, Guttenberg, Secaucus and the Municipal Sanitary Landfill Authority, which operates the landfill sites in the meadowlands.

Lohman says that even without wage increases the current cost of waste disposal per truckload is \$18.75 and a rate-averaging increase of \$21 would bring the cost to \$39.75.

But Grant says his figures are meaningless because the contractors charge different rates in the various communities they serve.

Lohman says three bills under consideration by the state legislature would add another \$18.70, bringing the cost per truckload to \$58.45. The bills would authorize a solid waste recycling system, a landfill closure fee and a management plan, he said.

Grant said he didn't know what Lohman was talking about.

## Garbage contractors, union swap charges

By Marian Courtney

The organization representing garbage contractors throughout the state, including Hudson County, says union contract demands plus new rate averaging regulations will double the cost of garbage collections and threaten some communities with bankruptcy.

To this charge a spokesman for the Hackensack Meadowlands Development Commission replies "nonsense" and a union spokesman countercharges that wage demands are being misrepresented in order to discredit the collectors.

George Lohman, senior vice president of the Solid Waste Industry Council in New Jersey, says the cost of garbage collections will more than double within six months, creating a "crisis" that municipalities will be unable to handle.

Bob Grant, HMDC spokesman, says rate averaging, which averages the amount paid by municipalities using landfill sites in the meadowlands with the larger cost paid by municipalities using the bolder would add no more than \$3.12 a year to the tax paid by the average homeowner.

"This is pure scare tactics," Grant says.

And John Hurley, business manager for Teamster Local 945, which is bargaining with the New Jersey Municipal Contractors Association, the area subgroup of the SWIC, says wage demands reported by the contractors' organization are inaccurate.

While he would not specify what the demands are, he says the figures quoted by the contractors include overtime but appear to be base salary demands.

Murray Goodman, spokesman for the SWIC, said the union members get \$310 a week now and are asking for \$380 a week.

Asked which of the two figures included overtime, he said the second figure but later amended his answer to say he didn't know.

Both the contractors and the collectors are soft-pedaling rumors of a statewide garbage strike, pointing out that bargaining sessions are scheduled through Tuesday.

The bargaining affects private contractors in West New York, Hoboken, Guttenberg, Secaucus and the Municipal Sanitary Landfill Authority, which operates the landfill sites in the meadowlands.

Lohman says that even without wage increases the current cost of waste disposal per truckload is \$18.75 and a rate-averaging increase of \$21 would bring the cost to \$39.75.

But Grant says his figures are meaningless because the contractors charge different rates in the various communities they serve.

Lohman says three bills under consideration by the state legislature would add another \$18.70, bringing the cost per truckload to \$58.45. The bills would authorize a solid waste recycling system, a landfill closure fee and a management plan, he said.

Grant said he didn't know what Lohman was talking about.

## Time clocks only the start

The eight time clocks that will be installed at municipal worksites throughout Hoboken in early July will only be the first step in what will be a continuing effort to get more productivity from city employees, Mayor Steve Cappiello said today.

Admitting that past crackdowns have fallen apart, Cappiello said this time there will be no slacking off in the push.

"The city government is going to be run like a business," the mayor said. "Workers are going to be expected to put out 100 percent for their pay. With the decrease in federal funds and our financial problems in general the city can afford no less than that."

The mayor's announcement today comes after a crackdown Friday on employees goofing off in the public works-public safety garage. One employee was suspended for three days and eight others were given warnings in that crackdown.

Edwin Chius, business administrator, said similar crackdowns will take place throughout city hall and at other municipal worksites.

"We cannot accept less than a full day's work for any employee," Chius said.

The business administrator also said that if it is found some employees don't have enough to do they will be given more responsibilities even if they have to rotate between different jobs.

"It wouldn't be too hard to rotate a secretary between two different departments," the business administrator said. "That would be just one example as to how we could improve productivity."

## Cameras debut at Hoboken MD's trial WPIX sends reporter, cameraman Charged in drug dealings

By CAMILLE KENNY  
Staff Writer

JERSEY CITY—The recent ruling by the state Supreme Court allowing television cameras, tape recorders and still cameras into courtrooms got its first test yesterday in Hudson County Superior Court when a New York City television station visited.

The ruling last week ended a 44-year ban on such equipment in courtrooms, and followed a test program in two other counties and the Supreme Court itself.

Yesterday, WPIX, Channel 11, brought its camera to the trial of Dr. Andres LaCap, a Hoboken doctor accused of illegally distributing pills to his patients.

It wasn't so much this trial the station was interested in, but to demonstrate the new ruling in action for its viewers. The trial was filmed for about an hour yesterday afternoon, after which the station's reporter, Marvin Scott, used recess time to film his report in front of the empty jury box.

During the trial, Scott sat in the audience while a crewman operated a single camera, which was positioned adjacent to the jury box and was focused on the judge and the witness stand. No light lights were present and the camera made no obtrusive noise.

Bob Schapiro, New Jersey Bureau Chief for WPIX, said he chose Hudson County to film the segment because officials here were "a lot more cooperative than any other county."

He had first contacted assignment judges and court administrators in Bergen, Passaic and Essex counties, but found Hudson County Assignment Judge Thomas S. O'Brien and Court Administrator Gori Carfora easier to deal with.

The (Supreme Court) guidelines allow them to make it difficult if they want to," Schapiro said. For example, he said, administrators can insist the reporter appear before them in person to give information about what they plan to do, and some did not appear to be as familiar with the new guidelines as Carfora and O'Brien.

"In Hudson County, they followed the guidelines, but they didn't try to make life difficult for us," he said. "Here, they moved quickly."

The officials asked him to sign an agreement saying he would obey the guidelines, which include such things as not filming the jurors.

O'Brien, whose approval must be given before cameras and the like are permitted in Hudson's courts, said he saw no reason to object to Schapiro's request. He said he and Carfora were prepared: They had read the guidelines carefully because "we have to anticipate someone is going to make an application."

Dr. Andres LaCap, 54, was indicted by a state grand jury in May 1980, along with his nurse, Daniel Gonzales, of conspiracy to unlawfully possess and distribute narcotics between January 1974, and August 1979. The 36-count indictment charges LaCap distributed diet pills and or depressants, such as Valium, to patients, sometimes without examining them to determine whether or not the drugs were needed.

One woman, called forward by Deputy Attorney General David Gallagher, testified LaCap or Gonzales filled a prescription for a drug called Escatrol over a year's period so that she could lose weight.

The witness, Anne Zura, said LaCap had warned her she could become addicted to the pills. She said she "got into a dependency on them" after some months, but never told the doctor because she feared he would stop filling her prescription.

Under questioning by Gallagher, the woman said she sometimes sent her son-in-law to pick up the prescription from LaCap because she didn't want to have to wait in his office. She added that LaCap took her to the drug store after hearing it might be taken off the market. She said he also prescribed Ecotrol, a depressant, for a short period of time because the diet pills made it difficult for her to sleep.

LaCap is also charged with unlawfully maintaining an office for the unlawful sale of narcotics and failure to keep records relating to the ordering, dispensing, and maintenance of certain drugs.

LaCap, a native of the Philippines, began to practice medicine in the area of First Street in Hoboken 15 years ago. His license to practice medicine has been suspended.

## Councilmen balking at Cappiello's department picks

By CHUCK SUTTON  
Staff Writer

HOBOKEN—There are indications that the City Council may table Mayor Steve Cappiello's renomination of department directors, thus delaying their scheduled July 1 swearing-in ceremony, according to Council President Walter Cramer.

He said yesterday that council members believed Cappiello should have submitted all the names of the directors at once.

Cappiello announced last week that he was renominating four of his six present directors, but he has held up nominations for public safety director and public works director. He is reported to be awaiting the outcome of a study of those departments.

Councilman Robert A. Ranieri said a battle is shaping up for the development of a "reasonable and aggressive council instead of an acquiescent council," a reference to his earlier criticism that the council acts as a rubber stamp for the mayor.

Cramer also said several of his council colleagues are dissatisfied with the performance of some of the directors, but he would not specify which ones.

"I have requested each of the councilmen who chair a committee to interview the nominated directors," Cramer said. He added that this is the first time in the history of the council that he will interview the nominees, as opposed to just voting acceptance.

Cramer said that there appears to be enough dissatisfaction on the council that the nominations will not be approved by July 1.

According to Ranieri, who was re-elected May 12 on the Cappiello ticket, "My idea here is to develop the rights and prerogatives of the City Council. In the future, councilmen will know that the mayor, whoever he is, must submit the names of his nominees 30 days prior to confirmation."

Councilman E. Norman Wilson said yesterday that time is a major factor in considering the nominees. "The administration has usurped the authority of the council. We have been placed in the position where we have so little time to meet on these. He only submitted them eight days before the reorganization."

## Hoboken's waterfront interests MTA chairman

Officials of a major New York development corporation headed by Metropolitan Transportation Authority chairman Richard Ravitch met with Hoboken Mayor Steve Cappiello this week after the corporation expressed interest in Port Authority plans to develop the Hoboken waterfront.

Cappiello today confirmed reports that Ravitch was present at the meeting along with the mayor, Community Development Agency Director Fred Bado, City Community Service Director Peter Beronio and representatives of the Port Authority.

"I'm not at liberty to say what happened at the meeting," said Cappiello. "But Ravitch's firm did express some interest in waterfront development here."

Ravitch's firm, the City Development Co., has constructed a number of buildings in New York.

Hoboken Councilman-at-large Robert Ranieri said he was shocked to learn that Ravitch's firm had met with the mayor without the city council knowing anything about it.

"We're talking about an important project that is critical to the future of Hoboken," he said. "The council and the public have a right to know what's going on."

Cappiello said the meeting was informal and said that when there were concrete plans they would be announced.

The mayor and the Port Authority have said a number of developers are interested in the authority's plan for waterfront development. The plans include the Rouse Company, which has done waterfront development in Boston and Baltimore.

The Port Authority has yet to release its plans to the public. It has disclosed portions that mention 600 condominium units, a hotel and a Fisherman's Wharf type development that would run from First to Fourth streets.

Port Authority representatives and the mayor had said a public hearing on the Port Authority plan would be held in June. The meeting has not been scheduled.

Cappiello said the meeting would be scheduled soon.



# Ranieri calls Byrne pipeline proposal a pipe dream

By CHUCK SUTTON  
Staff Writer

HOBOKEN—Councilman-at-large Robert A. Ranieri yesterday criticized the timing and substance of Gov. Brendan T. Byrne's water rationing program and the \$350 million water bond issue on the November ballot.

Byrne's has proposed a pipeline to connect reservoirs to end water shortages. Ranieri said the shortages are actually caused by bureaucratic waste.

The November bond issue will provide the state with funds to connect the reservoirs, but Ranieri says that's not the answer, either.

"Now we'll spend more money so the bureaucrats can waste more water," he said.

Instead of the pipeline, Ranieri said he will propose to the governor a program to increase the efficiency of water delivery systems by offering money to the cities to put them in shape. His proposal includes a sliding scale of repaying the state on the basis of efficiency.

Ranieri further criticized the state Department of Environmental Protection head, Arnold Schiffman, for his prediction: "With normal summer weather there will be a severe shortage of water because of the continual growth of populations and increase in water demand" published in Monday's Dispatch.

The councilman-at-large charged Schiffman's remarks were intended to "scare the voters into approving the bond issue."

"What we experienced was not an 18-month drought. What we had was a period of scanty rainfall, and a lot of wasted water," Ranieri said.

Ranieri said cities like Hoboken are not actually decreasing in population and are not increasing water consumption — so the water shortage is caused by inefficiency.

"So what is happening is the water systems in both Jersey City and in Hoboken are inefficient, losing 30 percent of the water before it reaches the customers," Ranieri said.

A report by Storch Engineering firm earlier this year at the City Council's request revealed the Hoboken water system loses 30 percent of the water supply to leaks and other flaws in the system.

The councilman says the timing of the latest drought warning is "part for the course" when it comes down to how the state has dealt with the situation.

"In Hoboken, while 18 million gallons of water was going over the brim of the Boonton Reservoir, we were under water restrictions. I wrote the governor on April 28 asking why were the people being penalized with restrictions and fines, when there apparently was no drought," Ranieri said.

"I got a letter in early June saying the governor's task force will decide in early June if the restrictions will stay in force. The restrictions were dropped, and I'll have to assume my letter prompted the decision," Ranieri said.

Hoboken buys its water from the Jersey City water system which is fed by the Boonton Reservoir.

Under Ranieri's proposal, the city won't have to

repay any of the money if the original system is 50 percent inefficient and the repairs result in 100 percent improvement.

However if the efficiency is not improved, the city would have to pay the money back with interest.

"This would be an incentive to properly use public money to get the most of our present water system," Ranieri said.

12 A9HC

THE JERSEY JOURNAL, WEDNESDAY, JULY 8, 1981

## Too many detectives, Gullo says

Hoboken's outgoing public safety director, Carmine Gullo, said today that if he had another year in his job he would have worked on reducing the number of men in the city's 20-man detective bureau. He said he would have put them on patrol car duty.

The detective bureau, along with the police department's vice squad and youth bureau, have

been long considered "plum" details for which a man has to have political connections.

There are no civil service test requirements for positions in those details.

Gullo refused to comment on why there were so many detectives or whether those in the bureau were politically connected.

Thomas Meehan, Hoboken's Policemen's Benevolent Association president, had charged in his spring that a policeman had to have political connections to get into one of the specific police details.

At the time, Hoboken Mayor Steve Cappiello refused comment.

Cappiello did say that he felt

Gullo was mistaken about there being too many men in the detective bureau.

"Twenty may sound like a lot but it often takes a lot of time to do an investigation," said Cappiello. "I don't think Gullo is aware of that."

Gullo made the comments about the putting the detectives into uniform after saying a lack

2 Local

The Dispatch, Hudson/Bergen Counties, N.J., Wednesday, June 17, 1981

## At least 20 employees slated to go Budget increase wouldn't stop layoffs

By CHUCK SUTTON  
Staff Writer

HOBOKEN—Despite a record increase of \$25 per \$1,000 of assessed value in the proposed budget, the city is expected to lay off at least 20 municipal employees, Business Administrator Edwin Chius said yesterday.

Chius said the exact number of employees and departments to be affected is uncertain. He added that a study was being conducted to make those determinations.

Mayor Steve Cappiello, dismayed by the prospect of 20 or more layoffs, said yesterday.

"Things are getting tight, there appears to be no hope for us."

The proposed 1981 budget is expected to be read for the first time at tonight's City Council meeting and adopted in two weeks. A \$19 million budget has been proposed, \$2 million above the 1980 budget.

The City Council has been considering cutting the budget to avoid the \$25 rise in the tax levy — from \$111 to \$136 per \$1,000 of assessed value.

The principal consideration, according to several members of the City Council, was to avoid laying off any of the municipal employees.

Despite their efforts, the shortfall in the budget is expected to force layoffs.

According to Chius, the city is expected to determine in a month who among the city's 425 employees will have to go.

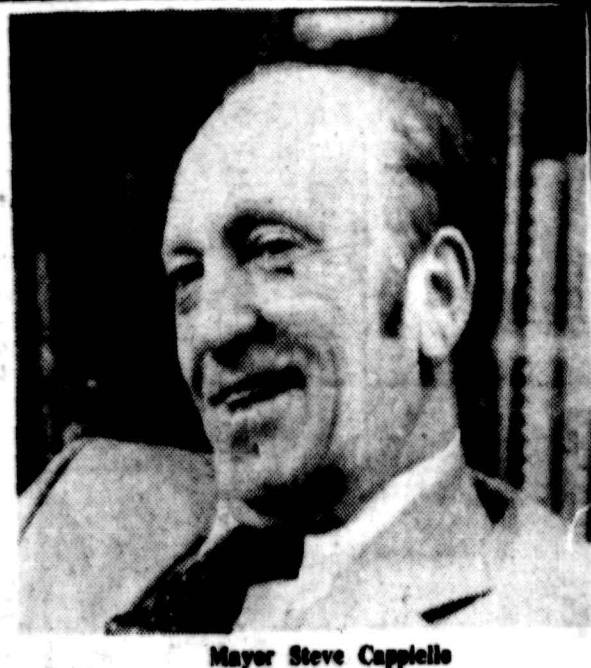
"We will consider getting rid of some services," Chius said. "There are some services that are nice to have, but not absolutely necessary. Then there are those cuts we will have to make because we just don't have the money."

Arbitration awards for uniformed services have been blamed for overtaxing the budget, but Chius said the contemplated cuts will not affect police and firefighters.

He did say there would have to be changes in the police department, namely hiring civilians as clerks and putting uniformed police on the streets. The cost of a civilian working in the department is considerably less than a regular policeman's salary.

"The police chief, George Crimmins, has been very cooperative in this regard. With attrition there shouldn't be any layoffs in public safety area," Chius said.

The city also hired 16 firefighters, eight of whom are minorities. Chius said that the fire department's budget would not be touched.



Mayor Steve Cappiello  
Annoyed by layoffs

## 'Old Blue Eyes' comes to aid of Hoboken

"Old Blue Eyes" has established a new link with Hoboken, his old hometown.

Singer Frank Sinatra has followed through on a television promise he made to the Hoboken Board of Education — a pledge that is expected to make his name a legend in the annals of Hoboken High School.

School Superintendent George R. Maier reported today he has received a \$5,000 check from the Hoboken-born entertainer which will establish

the Frank Sinatra Scholarship Fund in the high school.

Sinatra promised to set up the scholarship last year when he was honored on a nationally televised show to mark his 40th anniversary as an entertainer. As part of the tribute the Hoboken school board forwarded to him an "honorary" diploma from Hoboken High School.

It marked the first time that the school board has approved such an award.

When he received the diploma Sinatra made a

promise to send a contribution to the high school for a scholarship. That pledge was fulfilled several days ago when a \$5,000 check arrived from a Beverly Hills, California, law firm which represents Sinatra.

The firm asked that an account be established under the name of the Frank Sinatra Student Scholarship Fund. Sinatra leaves it up to the school administration to set up the guidelines for students to qualify for scholarship benefits. The law firm also indicated that future funds could be

expected. Maier commended the singer for following through on his pledge and reported that a special bank account has now been opened in the name of the Sinatra Scholarship.

"I think that this man who has gained worldwide affection in his field, will be forever remembered by his hometown and generations of high school students through this scholarship," said the superintendent. "The words Hoboken and Sinatra will always be synonymous."

## Cappiello dumps Amato, Gullo

By Randolph Diamond  
Hoboken Mayor Steve Cappiello has decided to get rid of Public Works Director Andrew Amato and Public Safety Director Carmine Gullo when their terms expire Wednesday.

In their place, the mayor has nominated his aide, William Van Wie, to head the public works department and James Giordano, the city's public safety director before Gullo, to head the public safety department.

Cappiello also announced that Gullo would be reassigned.

The mayor said he was making the moves to increase efficiency in city government.

He said he nominated Van Wie for the public works director's job because of his "excellent performance" at the city garage the last week and a half. Cappiello had put Van Wie at the garage to stop "golfing off" among public works employees.

"He's made sure the men are working and I think he will make an excellent director," the mayor said. Cappiello said Amato's performance as public works director was "somewhat lacking" and refused to comment further.

Speculation that Amato would not be reappointed had been going around City Hall for months. The mayor and Amato reportedly had had frequent arguments during Amato's four-year tenure and Amato was never seen with the mayor on social occasions as were other department directors.

In addition, Amato did not announce he was supporting the mayor for reelection until three months before the election after Amato's friend, Fifth Ward Councilman E. Norman Wilson Jr., decided not to challenge the mayor.

A sad-looking Amato said that he would abide by the mayor's decision.

"He's the boss," said Amato. "I don't have anything else to say."

See GULLO — Page 11.

Continued from Page 1

Cappiello's nomination of Giordano is also no surprise. Giordano had been public safety director during the mayor's second term but stepped down last year for what was supposed to be 90 days so he could get tenure as a police lieutenant. Giordano had promoted himself from sergeant.

After the 90 days, Giordano was not reappointed and Giordano's replacement, Fire Captain Carmine Gullo, was kept on by the mayor.

While Cappiello and Giordano would not comment at the time, political observers said the two long-term friends had a major argument, with Cappiello expressing displeasure over what Cappiello saw as Giordano's loose running of the Public Safety Department. Observers said the two have resolved their differences.

Giordano was unavailable for comment today. Gullo, however, said he had no regrets about leaving the public safety director's job and said he looked to working directly with the

mayor on the public safety project.

"I'm pleased to do whatever I can for the administration," he said.

Meanwhile, City Council President Walter Cramer said the fact that the public safety and public works spots were so late it would be impossible for the council to confirm them before the mayor's new term starts on Wednesday.

"The present directors will have to be hold-overs," said Cramer. "There's no other choice."

Gramer said under a new procedure that was suggested by Councilman Robert Ranieri, the Public Works Committee would have to interview Van Wie and then both committees would have to make full recommendations to the city council.

## New rent law allows landlords 25% boost on vacant apartments

By Randolph Diamond

The revision of Hoboken's rent leveling ordinance, which the city council has been working on since November, will allow landlords to raise rents on their apartments up to 25 percent when they become vacant instead of allowing vacancy decontrol as had originally been proposed.

Hoboken City Council President Walter Cramer said today that after numerous protests from tenants' groups the council had decided to delete the vacancy decontrol clause. In its place, a proposal by Councilman-at-large Robert Ranieri to limit rent in-

creases to 25 percent when an apartment becomes vacant, was suggested.

"Not everyone on the city council is in favor of Ranieri's proposal but we seem to have a consensus of the council in favor," said Cramer.

Cramer said the entire city council agreed on the revised ordinance, which he said would be introduced to the public at Wednesday's city council meeting.

The other key revised clauses of the ordinance are:

- A 13-month ban on hardship increases for new landlords whose buildings have five or more units.
- Improvements a landlord has to make from 50 percent of the assessed value to 100 percent in order for the landlord to qualify for a one-time 12-month rent control exemption.
- Changing the amount of capital improvements a landlord has to make from 50 percent of the assessed value to 100 percent in order for the landlord to qualify for a one-time 12-month rent control exemption.
- Requiring registration of all apartments, with fines set from \$100 to \$500 for violators.

Cramer said he felt the new ordinance would protect tenants from landlords who have been buying buildings which they can't afford to maintain and then applying for a hardship rent increase.

Hoboken's rent leveling ordinance allows a landlord to raise the rent 7½ percent when an apartment becomes vacant under the condition that the rent not be raised for another 12 months. Under the current ordinance, landlords are also allowed to impose a yearly seven-and-a-half percent rent increase, a figure that would stay in force under the proposed ordinance.

The clause stating that a landlord not making an 11½ percent profit on his investment could apply for a hardship increase would remain in effect.

Members of the Hoboken landlords group have expressed opposition to the 25 percent limit on hardship increases and the 13-month ban for new owners. They said they would challenge the proposed revisions in court.

Hoboken Mayor Steve Cappiello has said the 25 percent limit on hardship increases was illegal and would be knocked down in court.

The landlords group and Cappiello say the 25 percent limit could prevent a landlord from making a profit on his investment if he had to do emergency repairs, a reason the ordinance could be blocked in court.

Cramer, a lawyer, said, however, the revised ordinance permits ample opportunity for a landlord to make a reasonable profit.

With the ordinance being introduced Wednesday, Cramer said approval was possible at the scheduled July 15 council meeting.

## Forecast?

Marisella Cook has benefitted from the Hoboken renaissance. She runs a successful antique clothing store and she readily admits that if it were not for the New Yorkers who have moved to Hoboken, she wouldn't be in business.

But, she is unhappy that many Hoboken residents are being driven out of the city by skyrocketing rents.

"Hoboken," she says, "is losing the ethnic flavor that makes it such an attractive place for the New Yorkers to come to. In 5 to 10 years, this is going to be Greenwich Village West without a doubt."

If that happens, it will be everyone's loss.

The Dispatch, Hudson/Bergen Counties, N.J., Wednesday, June 17, 1981

Local 7

## Hispanic agency fights City Hall on \$20,000 fund cutoff

By CHUCK SUTTON  
Staff Writer

HOBOKEN—A Hispanic counseling center threatened yesterday to issue a "community leaflet" every three days, as it did Friday and last night, until Mayor Steve Cappiello mediates its dispute with the Community Development Agency, which has cut off funds for its information and referral service.

The issue at hand is the \$20,000 grant the CDA has denied Citizens United for New Action, but city officials and other critics of CUNA say the underlying issue is the competence of Juan Garcia, its executive director. The CDA gave CUNA the grant for the first time this year.

Since 1979, the agency has had three directors, second-ranking officers, and eight counselors, of whom there are usually one or two at a time. The eighth counselor resigned Friday, citing "management problems" as her reasons.

Garcia says some people he hired proved unsuited for their jobs. "When

you hire someone you just see a resume, but it's pretty hard to evaluate an employee from a resume," he said in an interview last month. "Only time and reality of their work habits will eventually disclose their merits as an employee."

Critics from several quarters in the city say the agency is sorely needed but its effectiveness has been impeded by administrative problems.

The \$20,000 grant from CDA funded Garcia's salary along with part of his secretary's salary and supplies. The rest of CUNA's funding, \$75,000 a year, comes from the state Division of Youth and Family Services.

Fred Bado, director of CDA, says CUNA has been hampered by Garcia's two roles of information and referral staffer and executive director. He decided June 3 that the two titles posed a conflict and denied Garcia's request to continue the director's salary.

Bado has offered to "renegotiate" the

## Director under fire for holding 2 jobs, disputes with employees

part of its grant for counseling, suggesting a possible increase, if CUNA would "put the counseling program in better shape, because there seems to be a number of problems in the delivering of services."

Peter Beronio, CDA's director of community service, criticized Garcia's overlapping duties last week. If Garcia was actually running the program, he asked, who was doing referrals?

"There seems that there is evidence that the youth counselors (paid by DYFS) were doing the information and referral" while Garcia acted as director, Beronio said.

Bado also recommended that CUNA's board of directors, which is suppose to

supervise Garcia, be broadened. He implied that Garcia's associates dominate the board, as some critics have charged.

"The Community Development Agency desires that CUNA still operate the youth counseling program, but that the CUNA board must be strengthened and its members must take a more constructive independent role," Bado wrote to the CUNA board June 3.

CUNA responded by sending a delegation to Cappiello requesting a meeting with Bado, "so that he could prove his charges," said Ralph Mercado, now director of CUNA.

The mayor is reported to have agreed to the meeting, but said he will stand behind Bado's refusal to fund the center.

Cappiello said yesterday that if CUNA wants to protest his refusal to get "politically" involved, "they have a right to demonstrate as they have threatened to do as long as they do so in an orderly fashion."

Mercado denied that the board is controlled by Garcia. He cited a parent whom he recently encouraged to join the board and is now recording secretary.

"If they were concerned about Garcia being supervised by the board, why did they give him the (information and referral) job in the first place?" Mercado responded.

Garcia agreed to be interviewed a month ago, but now refuses to talk to The Dispatch. He could be heard in the background saying, "I'll only talk to the Hispanic press."

The first leaflet CUNA supporters passed out in front of City Hall Friday denounced the CDA's actions as attacks on the city's Hispanic community.

apartments, with fines set from \$100 to \$500 for violators.

Cramer said he felt the new ordinance would protect tenants from landlords who have been buying buildings which they can't afford to maintain and then applying for a hardship rent increase.

Hoboken's rent leveling ordinance allows a landlord to raise the rent 7½ percent when an apartment becomes vacant under the condition that the rent not be raised for another 12 months. Under the current ordinance, landlords are also allowed to impose a yearly seven-and-a-half percent rent increase, a figure that would stay in force under the proposed ordinance.

The clause stating that a landlord not making an 11½ percent profit on his investment could apply for a hardship increase would remain in effect.

Members of the Hoboken landlords group have expressed opposition to the 25 percent limit on hardship increases and the 13-month ban for new owners. They said they would challenge the proposed revisions in court.

Hoboken Mayor Steve Cappiello has said the 25 percent limit on hardship increases was illegal and would be knocked down in court.

The landlords group and Cappiello say the 25 percent limit could prevent a landlord from making a profit on his investment if he had to do emergency repairs, a reason the ordinance could be blocked in court.

Cramer, a lawyer, said, however, the revised ordinance permits ample opportunity for a landlord to make a reasonable profit.

With the ordinance being introduced Wednesday, Cramer said approval was possible at the scheduled July 15 council meeting.



# Amato, Gullo staying a little longer

The six current departmental directors in Hoboken will stay in their jobs after the municipal reorganization tomorrow and will remain until the City Council completes its interviews with the new nominees of Mayor Steve Cappiello to the departments of public works and public safety.

Related story on Page 4.

Council president Walter Cramer announced that the present directors will stay in their jobs at a council caucus in City Hall last night.

The new appointees named are James Giordano, slated to replace Carmine Gullo at public safety, and William Van Wie, slated to replace Andrew Amato in public works.

"Before we can approve the appointments and the nominees can be sworn in they all must be interviewed by the council committees which oversee the separate departments," Cramer said.

With the exception of Van Wie and Giordano, council sources said the other appointees have already been interviewed.

During the caucus Cramer also announced that it might be necessary to hire additional personnel in the city clerk's office to handle new apartment registrations mandated by the new rent leveling ordinance.

Cramer claims that Cappiello did not send the names of the new departmental appointees until Friday. He said he did not know when the interviews will be completed.

Van Wie says he's not going to change his work habits from what he has been doing for the past two weeks.

Van Wie, who is a mayoral aide, was placed in the city garage by Cappiello as superintendent two weeks ago to cut down on poor performance by city employees.

"I'm going to continue to stay at the garage a good deal of time even as the public works director," said Van Wie. "That's the only way I can really keep track of the men."

Cappiello has already informed the holdover directors and the new nominees that he doesn't want them sitting behind their desks all day.

"I told them that I want them out in the field supervising the activities of their department," the mayor said. "You can't do that from a behind a desk," the mayor asserted.

"Being a director is a 24-hour job," Cappiello said. "I want my directors out there in the field supervising the activities of their departments no matter what time they are happening."

The mayor admitted in the past there had been a tendency among his directors, including the ones he is reappointing, to view the activities from behind a desk.

# Street repairs may cost \$20G

By CHUCK SUTTON  
Staff Writer

HOBOKEN—It will cost about \$20,000 to repair damage to 1,600 square feet of sidewalk on Seventh and Washington Streets because of the water main explosion this week, a high-ranking city official said yesterday.

Business Administrator Edwin Chius said yesterday that traffic on Seventh and Washington Streets has been detoured since Tuesday's water main break, which also filled an appliance store's basement with several feet of mud.

Chius said the cost of repairing the area may run as high as \$20,000 and traffic will continue to be detoured for at least another week.

"Our main concern right now is to determine how seriously the street and sidewalk has been undermined," he said. James Caulfield, the city's engineering consultant, is attempting to appraise the damage, he added.

The street near the water main has sunk, Chius said, and dirt underneath the black top has been washed away and must be replaced before the street can be used.

Chius also said the ground under the sidewalk would be examined to determine the extent of damage to the area that has been washed out by the water main.

The water main broke at around 12:00 a.m. Tuesday and only an early morning call to the owners of Doc Izco appliance store at 700 Washington St. enabled them to save their merchandise. But several feet of mud seeped into the basement.

A store spokesman said the incident has caused the store to lose money because they are too busy cleaning out the basement to answer service calls. Chius said city crews will help the storeowners clean their basement.

One woman in the area, who asked not to be identified, complained about the city's handling of the main break, pointing to the long breaks of the public works employees and other related problems.

"There's going to be a \$25 increase in the taxes and this is what we get," she said.

Chius said there was a lull in the working day when employees had to wait for public service crews to bring a map pinpointing the locations of the pipes.

# Mayors prepare for likely garbage strike

By LENA H. SUN  
Staff Writer

With a statewide strike of sanitation truck drivers likely to start on Wednesday, the North Hudson Council of Mayors scheduled a meeting tomorrow to come up with contingency plans to prevent garbage from piling up on the streets.

Although several options have been discussed in the past few days, one of the more likely relief measures would be for the Hackensack Meadowlands Develop-

ment Commission to allow dumping on sites that it has shut down recently in the process of closing landfills in the meadowlands.

"That would be my first preference given their expertise," the council's chairman, Union City Mayor William J. Musto, said yesterday. "There's plenty of dumping room out there."

Talks are scheduled to resume tomorrow, the last day of the contract between Teamsters Local 945—which represents

about 1,400 sanitation truck drivers north of Trenton—and the New Jersey State Municipal Contractors Association.

Negotiations last week, however, yielded little progress in narrowing the wide gap between the wage proposals of the two sides. The union has said they will call a strike unless agreement on a contract is reached by Wednesday.

Hoboken and West New York would be hardest hit by a strike because they rely on private firms which have contracts

with Teamsters Local 945, which has many municipal sanitation truck drivers as its members. And most Hudson County municipalities rely on contractors who dump at the MSLA site in Kearny, which is expected to be picketed by union members.

West New York Mayor Anthony DeFino, reached yesterday, said he would be in favor of opening up dump sites in the meadowlands.

"I'm in favor of anything that's going

to alleviate the problem," he said. "We're a densely populated town and this garbage strike is not something we're looking forward to."

Union City Public Works Commissioner Robert C. Botti yesterday said reopening of a former site would allow the city and Weehawken, which uses the same private contractor, to provide 80 percent of the normal services.

See GARBAGE, Page 5

# Hoboken refuses PBA

The city of Hoboken won't give in to a request by the Policemen's Benevolent Association local that two-man patrol cars in the city again be instituted—even though the PBA said it was willing to give back to the city a \$15,000 legal plan an arbitrator awarded to them.

Edwin Chius, Hoboken's business administrator, said that he and city administrators believe that one-man patrol cars offer the most efficient police protection for the city of Hoboken.

Chius said if the policemen don't want their legal plan, the city would be more than willing to work out an agreement where by the police would get other benefits in return.

# Amato studied for water post

Hoboken Mayor Steve Cappiello said today he will consider his outgoing public works director, Andrew Amato, to head the city's water department—if the city council takes action as expected to create a separate water division in the city.

Cappiello, who had announced on Saturday that he would not be reappointing Amato, saying the public works director's performance was lacking, said today that he feels Amato would make a good water department head.

"Andrew had done a lot to initiate programs to cut the city's water loss since the Storch report came out," Cappiello said. "I think he would make a good water department director."

The Storch report which was followed by a grand jury presentation in the spring documented that Hoboken was losing 40 percent of its water supply from its supplier, Jersey City, due to inefficiency.

Hoboken Councilman-at-Large Robert Ranieri, chairman of the city council's water and sewerage committees, however, said he was shocked to learn that the mayor would even consider Amato for the job.

"We need a professional to run the water department," said Ranieri. "Andrew is a nice guy but what we don't need is a politically connected person to run the department."

Ranieri said it was extremely doubtful that the water and sewerage committee of the council would approve Amato if the mayor nominated him.

Meanwhile, specifications for

the job as head of the water department prepared by Storch Associates and released by the city's business manager Edwin Chius seem to disqualify Amato for the job, unless the specifications were changed.

The specifications call for applicants for the job to have a minimum of five years' experience in the direct management or supervision of a water utility. In overseeing the public works department Amato did not

have any significant input in the city's water division for any more than the last year. In addition he had not been in the public works job for only four years, which would still disqualify him.

# Sewerage, water Hoboken woes

Hoboken's decaying sewerage and water systems are cited as the chief problem of local industrial tenants in the city, according to a year-long industrial retention study done by the urban affairs division of Bell Telephone.

The study, which Bell Telephone has been working on in cooperation with the Hudson County Chamber of Commerce, said most of the 72 industries surveyed cited the city's water and sewerage systems as their most serious problem.

According to a summary of the report, which was obtained by The Jersey Journal, the sewer system was typically characterized as "antiquated and causing major hardships to industries through clogging and backup, while the water system was often faulted for its "poor drainage, its low water pressure and the source of high insurance costs."

The problems of finding a parking space

—a problem known by all Hoboken residents with cars—was also cited as a major problem by industry.

Other problems cited by the study concerned the high turnover of the work force.

Miriam Kohler, Hoboken's economic development director, said the city should respond to industries need to improve the water and sewerage systems but said there is little the city can do about employee perceptions that the unemployment benefits are too liberal or that there has been a demise of the work ethic.

Ms. Kohler said she will suggest to Hoboken Mayor Steve Cappiello that he and his department directors meet with companies voicing complaints to try to iron out problems.

Ms. Kohler said she will provide each department director with a list of industrial tenants voicing complaints about their particular department's services.

The economic development director said she will also try to implement a program where her department will contact top management of a firm to learn more about their problems.

Another plan she said she would like to implement is that her office extend its outreach to industry by sending each industry a fact sheet that will offer a detailed description of the services of the city's Department of Economic Development.

Finally, Ms. Kohler said she will recommend to the mayor the formation of an industrial advisory committee to reach out to industries that have valuable experience and advice to offer for the development and implementation of the industry.

Mayor Cappiello said he expects to meet with Ms. Kohler shortly to discuss her ideas. Meanwhile, a Bell Telephone spokesman said the complete industrial survey should be delivered to Ms. Kohler and the mayor within two weeks.

# Hoboken in water conservation study

Hoboken is one of five cities in the nation picked to participate in a water conservation demonstration project funded by the United States Department of Housing and Urban Development.

HUD spokesman Jackie Conn said today that Stevens Institute of Technology will participate in the demonstration project when its new 120-room dormitory on Castle Point Terrace is ready for occupancy.

Ms. Conn said each room in the dorm will have its own bathroom and some of the bathrooms will be equipped with conservation devices currently on the market while others will be fitted with experimental devices.

She said the performances of these devices will be monitored and compared for one year in the demonstration project.

Other cities that will participate in the demonstration project are Atlanta, Denver, Los Angeles and Washington.

Miss Conn said each city chosen in the project will be involved in a different type of water conservation measure.

# Cilento honored by Italian group

Anthony J. Cilento of Hoboken Hudson County Republican chairman and president of the county Board of Taxation, has been inducted in the American Society of the Italian Legions of Merit, based in New

York City. Cilento was made a Cavalier of the Italian Republic for his volunteer work on behalf of Italy, including earthquake relief efforts and aid given the Boystowns of Italy Corp.

# Emphasis

It should not be a surprise that in Hoboken the principal complaint from industrial companies is that the city's water and sewerage system is inadequate.

Businessmen, residents, a consultant paid by Stevens Institute, all of them have faulted the water system for low pressure, poor drainage, frequent flooding, high cost and the source of high insurance costs.

The same sources have damned the sewer system for frequent clogging and backing up.

The City Council is expected to act soon on the recommendation of a consultant to hire a separate water or water-sewer utility manager.

The other day Mayor Steve Cappiello said he is considering Andrew Amato for that job. But the mayor is not proposing Amato for reappointment as public works director because he is not happy with his past performance.

In discussing the water utility manager, the consultant recommended: "Applicants should have a minimum of five years experience in the management or supervision of a water utility, including managerial level experience in utility management, budget and fiscal management, technical competence, and public sector experience."

Whoever the mayor chooses—and the council ratifies—should certainly meet those basic requirements. The city needs a competent water utility supervisor, not another political appointment.

# Cappiello says his plans can halt fiscal disaster

By Randolph Diamond

Hoboken Mayor Steve Cappiello warned yesterday that financial disaster for Hoboken is imminent unless his Public Safety Officer Program is implemented along with other proposals he will present shortly. They include the creation of an auxiliary police unit and other volunteer programs manned by Hoboken residents.

Cappiello made those remarks to a Jersey Journal reporter shortly after the inauguration ceremony yesterday at which he was sworn in for a third term. Cappiello is the first Hoboken mayor to have been elected three times since Bernard N.

McFeely won a third term in 1944 under the commission form of government.

Cappiello said Hoboken just can't afford to maintain separate police and fire departments and added a public safety program, where officers do both police and fire work, must be formed.

Cappiello announced his proposal for a Public Safety Officer Program last month and has directed his public safety director, Carmine Gullo, to work full-time on the project with implementation targeted for January.

The mayor told The Jersey Journal yesterday even the creation of the public safety program is not the answer to the city's financial problems.

See CAPPIELLO — Page 24.

Continued from Page 1

"We have to face facts," he said. "CETA is ending. Revenue-sharing is scheduled to be cut off. Citizens are going to have to join together to help us provide municipal services."

In a 10-minute speech after his inauguration yesterday, the mayor emphasized that citizens would have to join together but he did not offer details.

The mayor also advocates consolidation of services among neighboring communities, a theme he has echoed numerous times.

"We must work with other communities and help them out like they will us," he said.

Among the 150 people jam-

med into the City Council chambers for the ceremony were Union City Mayor William V. Musto, Union City School Board President John Powers and 14th District Rep. Frank J. Guarini.

Also sworn in yesterday were Councilmen-at-large Robert Ranieri and Thomas Kennedy and Councilwoman-at-large Helen Macri, who were all swept to victory with the mayor in the May municipal elections.

None of the mayor's nominees were sworn in yesterday because City Council President Walter Cramer said the various City Council committees have not interviewed most of the nominees. He expects this will be remedied at the council's next meeting in two weeks.

# OPEN LETTER TO THE CITIZENS OF HOBOKEN

Hoboken  
Policemen's Benevolent Association  
Local No. 2  
POLICE HEADQUARTERS  
HOBOKEN, NEW JERSEY 07030



# TWO MAN RADIO CARS & HOW IMPORTANT IT IS TO THE HOBOKEN CITIZENS AND THE HOBOKEN P.B.A.

Recently the city of Hoboken was granted the power to put one man radio cars out on all tours. At the same time the Hoboken P.B.A. was awarded a \$15,000.00 fringe benefit — a prepaid legal plan. The Hoboken P.B.A. approached the City with an offer that would save them a great deal of money by putting aside this \$15,000.00 fringe benefit if the City would reinstate a minimum of 2 - two man radio cars on all night tours. The City after filling this obligation would still have the power to man one man radio cars. The City has turned down the P.B.A.'s offer and wants to use our \$15,000.00 to implement one man radio cars.

By the City turning down the P.B.A.'s offer, they will be forced to give the Fire Department the same \$15,000.00 fringe benefit — a total cost to the city of \$30,000.00. At a time when the City is threatening layoffs due to the lack of monies, does this show good judgement on the part of the City. How could any politician turn down this offer like the one the P.B.A. has made to help protect the citizens and police.

All you have to do is open any newspaper or watch any newscast and you will have to agree that you need more police officers and not less. Hoboken is a city in which the tax rate is the highest in the nation and where 35 police officers have retired, died or left this department for better paying jobs in the last 2 1/2 years yet the City has not appointed even one new police officer. In the past six months this undermanned Police Department has made over 750 arrests.

The total cost for overtime in the Hoboken Police Department in 1980 was \$28,000.00. The P.B.A. asked the City what the cost was to man the 2 - two man radio cars in 1980 and the City's reply was that it was too much work to supply this information. Is this the way to negotiate for the safety of the citizens of Hoboken.

I am asking the citizens of Hoboken to call Mayor Cappiello and tell him that for the safety of the citizens and police a minimum of 2 - two man radio cars should be on the night tours, especially when the P.B.A. is willing to pay for the overtime that might occur by putting this \$15,000.00 fringe benefit aside.

LET'S MAKE HOBOKEN SAFE AGAIN

Hoboken P.B.A., Local #2  
President Thomas P. Meenan

TOPROTECT AND SERVE

NO PAID BY THE HOBOKEN PBA LOCAL 2

# Silver lining

Thanks to the foresight of Edwin Chius, Hoboken's business administrator, that city isn't as bad off as other places in the current garbage strike.

Three years ago, under Chius, the city bought three garbage compactors. The contracted garbage service normally picks up domestic and business garbage and the compactors are used for special loads.

There has been talk by Chius and some councilmen about the city letting its garbage contractor go and compacting all garbage, but nothing ever came of it.

Now that the contractor is on strike, the city has the opportunity to test how cost effective and feasible it is to compact all the garbage.

# Freebie

When Hoboken reached a contract agreement at the end of last year with the Municipal Employees Association, part of the agreement was that municipal employees who go out on the streets as part of their daily duties would wear uniforms.

In return, they would get a \$400 a year clothing allowance.

They have been getting the money, but they haven't been wearing uniforms. That freebie is about to end.

The word from city hall is: No uniform, no work. That's the way to run a city.



# Garbagemen walk out

## Sanitation workers strike as pact talks break off

By PAT WINTERS

North Jersey's 1,400 garbage haulers voted overwhelmingly to walk off their jobs this morning after contract negotiations between the union and employers broke off shortly after 5 p.m. yesterday.

No further talks were immediately scheduled between Teamsters Local 945 and the Solid Waste Industry Council, representing an estimated 200 private contractors, thus leaving more than 100 communities in Bergen, Hudson, Essex, Middlesex, Union and Passaic counties without trash service.

Federal mediator John Bello said he did not know when negotiations would resume, but he did not expect any talks to be scheduled for today or tomorrow.

The negotiations, which began at 10 a.m. at the Sheraton Heights Inn in Hasbrouck Heights, ended yesterday hours before the workers' contract expired at midnight with each side charging the other with refusal to compromise.

The contractors' last offer was a 24 percent salary increase of 8 percent annually in a three-year pact. The offer would raise sanitation drivers' salaries from

\$310 a week to \$390 a week by 1983. Loaders salaries would increase from \$260 a week to \$340.

"We waited all day and they made no significant movement from their original demands," said George Lohman, vice president of the Solid Waste Industry Council. "The offer we made is all we can afford at this time."

The union is asking for drivers' salaries to increase to \$476 this year, \$504 in 1982, and \$560 in 1983. The loaders salaries would be \$50 less each year. Both loaders and drivers work a 48-hour, six-day week.

Union attorney Emil Oxfield said the union is prepared to "bargain fairly" if contractors would increase their offer to a reasonable position.

"There's such a thing as human depreciation," he said. "Our people are three years older (since the last contract)."

At Local 945 headquarters in West Paterson last night, union representatives were distributing picket signs and literature to the more than 700 sanitation drivers and helpers who voted to reject management's contract offer.

See GARBAGEMEN, Page 25

Continued from Page 1

The vote was 776 to 9, said Teamsters Director of Solid Waste Tony Rizzo.

While the union is legally prohibited from directing workers to picket landfills, union officials were supplying workers with information about landfill locations. The workers were then left to decide where to picket.

But George Lohman, vice president of the Solid Waste Industry Council, said he expected striking workers to literally block anyone, including those towns with municipal garbage service, from dumping at the landfills.

"I would anticipate this whole state to be in trouble," Lohman said in a brief press conference yesterday. "If the landfills are picketed, all garbage is stopped."

The MSLA Landfill in Kearny is operated by members of the Teamsters union, and they are expected to honor the strike. County officials also expect the Hams Landfill in Sussex County to shut down as a result of the strike. The northern Passaic County region and several Morris County towns dump at Hams, officials said.

While union officials would not estimate the length of the strike, Lohman predicted the it would last at least through this week and possibly longer.

Ironically, the state government — which has no power to interfere directly in a private strike unless it becomes a health or safety hazard — has emerged as the most important party in the dispute.

"I suspect that the contractors feel they are bargaining with us on the one hand and with the Public Utilities Commission on the other," Oxfield said.

For instance, the council will not return to the bargaining table, Lohman said, unless the union changes its demands or the state eases restrictions on the garbage industry.

Lohman said restrictions, such as the 5 percent budget cap on municipalities, have limited the contractors because they are unable to pass along spiraling labor and disposal cost increases to the towns.

Disposal costs will increase 211 percent this year, he said.

He said the council has contacted the PUC, which is the agency overseeing the garbage industry, and other state officials in the hopes that they can meet to discuss the problem. The state has not yet responded to their request, he said.

"We hope the state can give us some flexibility," union attorney David Tolmach said. "But regardless of what the government does, we still feel we are offering a fair and equitable package."

Passaic County towns, meanwhile, have been scrambling for the past week to implement contingency plans. All but three of the county's municipalities, including the county's sanitation men, are handled by outside contractors, said James Rogers of the Passaic County Planning Board.

Haledon, Bloomingdale and Pompton Lakes have municipal garbage workers, but they may face problems dumping at landfills where pickets are expected to prevent entry.

Rogers said the downcounty towns dump at the Bergen County landfill in Lyndhurst, while the towns north of Wayne dump in two landfills in Sussex County.



Photo by Bill Bayer

**HOBOKEN** Mayor Steve Cappiello stresses his remarks during yesterday's North Hudson Council of Mayors meeting where officials devised guidelines for residents to cope with the sanitation strike.

## Surviving the strike

By LENA H. SUN

Staff Writer

With the statewide sanitation strike against private garbage haulers and contractors scheduled to begin today, North Hudson officials are urging residents to follow four guidelines for garbage disposal.

However, a few towns, such as West New York where the striking Teamsters Local 945 directly affects collection, are urging residents and merchants to keep their garbage inside until further notice.

After meeting with the different public works officials yesterday, the North Hudson Council of Mayors agreed to advertise the following guidelines in local newspapers:

- Do not place any bulk garbage, such as wood appliances or furniture, out for pickup.

- All household garbage will be picked up on the regular days until further notice.

- All household garbage should be packed neatly and should not contain any glass, cans or perishable items.

- Do not place any household garbage on the curb for pickup until after 8 p.m. of the day before the scheduled pickup.

Union City Public Works Director Robert C. Botti also urged residents not to flush perishable foods down toilet bowls. If the area does not get sufficient rain, he warned the sewage system could then become a breeding ground for rats.

In addition, the state Department of Environmental Protection is expected today to issue its set of guidelines to residents. The governor's office has said both the DEP and the Department of Health will be monitoring the strike for health and safety reasons.

See SURVIVING, Page 25

The Dispatch, Hudson/Bergen Counties, N.J., Wednesday, July 1, 1981

## Cappiello's picks still sidelined

By CHUCK SUTTON

Staff Writer

**HOBOKEN** Mayor Steve Cappiello and the three councilmen-at-large will be sworn in for new terms this morning, but the city directors will not join them, in a break from previous inaugurations.

City Council President Walter Cramer said yesterday that the council's committees have not yet met on all of Cappiello's nominees. He said two names, James Giordano for public safety director and William Van Wie for public works director, were only submitted Friday.

Until new directors are appointed, he added, the incumbents, Carmine Gullo at public safety and Andrew Amato at public works, will remain in their jobs.

Not all council members are pleased with Giordano's nomination, said one source close to the governing body.

When he held the public safety job before Gullo, Giordano was criticized for his handling of the police force. He later stepped down to accept a promotion in the department, which he himself headed, said a City Hall source whose account was later confirmed by Cappiello.

Giordano, now a lieutenant, came through the police ranks with Cappiello, a sergeant on leave of absence.

Gullo will now become the mayor's top aide, the post to be vacated by Van Wie. He said he is excited about the job, declaring yesterday, "I didn't get dumped. I got elevated to a different job."

Gullo's new post includes responsibility for developing the program Cappiello proposed a month ago for public safety officers, firefighters who take on limited police duties when not fighting a

fire. He will also be in charge of maintaining the piers and keeping them clear of debris.

Van Wie is now working in the public works department garage and has raised the efficiency of the department by eliminating "goof-off time," the mayor said Monday. "I put him there because Amato said he was the only one who could control the men at the garage," Cappiello added.

Informed sources at City Hall said "musical chairs is a familiar game here" and speculated that Van Wie may be just keeping the public works seat warm until Cappiello decides to reappoint Amato or bring back Raphael Vitale, who preceded Amato in the job.

Amato is a political associate of a Cappiello rival, 5th Ward Councilman Norman E. Wilson. Vitale is the brother-in-law of veteran 3rd Ward Councilman Louis Francione.

Cramer said he expected no trouble with the nominations since he hadn't heard from any of the committees interviewing the nominees. But if a committee should reject a nominee, he added, he would have a hard time getting through the council.

## Bus service is curtailed in Hoboken

Hoboken's Senior Citizen bus, Business Administrator Edwin Chius admitted today, may never run again after 3 p.m.

Chius said cuts in the federal CETA program which was used to pay the driver's salary, prompted the cut in service.

Chius said the city would lay off a number of employees in the fall and has no money to hire an afternoon bus driver.

Chius said evening service on the senior citizens bus had been cut earlier this summer when CETA funds ran out. The bus once ran until 11 p.m.

## INAUGURATION DAY

### Cappiello sworn for 3rd, 'most challenging' term

By CHUCK SUTTON

Staff Writer

**HOBOKEN**—For a third time in his political career, Steve Cappiello stood in City Hall yesterday and was sworn in as mayor. He said this four-year term will represent his "most challenging years in government."

In a chamber filled with local residents and political figures including acting Gov. Christopher Jackman, Rep. Frank Guarini, Union City Mayor William V. Musto and Union City Board of Education President John J. Powers, Cappiello outlined the policies he said Hoboken will have to adopt in order to survive economically.

The mayor said that developing interest in the waterfront is the key to Hoboken's future.

Noting that he is active in the North Hudson Council of Mayors, Cappiello said a "regional planning process" must be a part of the area's struggle for survival.

Standing in the City Council chambers without his familiar cigar, Cappiello called on his constituents to "close ranks and join hands to work for the continued progress and protection of Hoboken."

His remarks calling his next term his toughest years in government came on the first day of the garbage strike and only a day after a major water main broke on Washington Street causing an undetermined amount of damage.

"I have found in my years as a councilman and as a mayor that government lacks a planning process. This constitutes running government by crisis," Cappiello said, and began to elaborate on how the federal budget cuts, inflation and the rising cost of municipal government will force more planning.

Cappiello then warned that, with economic problems forcing a reduction in services, that the people of North Hudson communities must be "compassionate" about their mutual problems.

Cappiello called on the city's unions to aid in the current crisis facing Hoboken — the garbage strike. However, he did not specify exactly what help he was looking for.

It was toward the end of his speech that Cappiello cited developing interest in the waterfront as the key to Hoboken's future.

Sworn in besides Cappiello were Councilmen-at-large Helen Macri, Thomas Kennedy and Robert A. Ranieri with the oath of office administered by City Clerk Anthony J. Amoroso.

In the meeting that followed the ceremony, Walter Cramer was sworn in for another term as City Council president.

The council accepted a \$28,000 bid for summer lunch programs from the Domino Food Corp.

The council also conducted the first reading of the rent-leveling ordinance and its amendments.

The ordinance calls for a 13-month moratorium on hardship increases with a 25 percent ceiling.



Photo by Ted Boswell

**STEVE CAPPIELLO** takes his third oath of office as mayor of Hoboken in City Hall yesterday.

THE JERSEY JOURNAL, THURSDAY, JULY 2, 1981

## Rent-leveling revision pleases neither side

The long-awaited revision of Hoboken's rent-leveling ordinance was finally introduced yesterday by the Hoboken City Council and neither tenants nor landlords are happy.

But City Council President Walter Cramer said he is absolutely sure the revised ordinance will be passed by the council when it comes up for a vote after a public hearing at the July 15 council meeting.

"Not every councilman, including myself, is in favor of every revision," he said. "But we have a consensus of agreement to pass the ordinance as a whole."

The revised rent-leveling ordinance calls for a 13-month ban on hardship rent increases for building owners with five or more units, a 25-percent limit on the amount of hardship increases, and allows landlords to raise the rents on their apartments 25 percent when they become vacant.

The ordinance also changes the amount of capital improvements a landlord has to make to qualify for a one-time 12-month exemption from rent control from 50 percent of the assessed value of the property to 100 percent.

Cramer said he believes the revision of the ordinance will help stop the skyrocketing rents in the city by charging the capital-improvement clause and making the hardship rent clauses

tighter. But he said the landlords receive a giveback since they will be allowed to raise the rent on their apartments 25 percent when they become vacant.

Hoboken's current rent-leveling ordinance only allows a seven-and-a-half percent raise when an apartment becomes vacant.

Hugh Hothem, one of the founders of the newly-formed Hoboken Owners Association, said the revision proposed in the ordinance will only have the effect of stopping the upgrading of Hoboken tenement houses and will lead to the abandonment of marginal buildings.

Hothem, whose association claims a membership of 200, said the 13-month ban on hardship rent increases would also freeze low- and middle-income people out of

their market for buying buildings.

Hothem said imposing a 13-month hardship ban and a 25-percent limit on hardship increases is effectively preventing landlords from making an adequate profit on their investment.

Hothem also said his association believes the 25-percent increase does not go far enough and said the association wants full vacancy decontrol.

Meanwhile, Sister Norberta of St. Francis Church, one of the leaders of the Hoboken Tenants' Union, said the union feels the 25 percent increase allowed when an apartment becomes vacant would be disastrous.

"Landlords will have a reason to try to evict their tenants now," she said. "We can't allow this to happen."

## Welfare unit pondered

Jersey City is considering establishing a welfare fraud unit, in the wake of a county grand jury report criticizing welfare operations in that city and in Hoboken. "We are also considering some structural changes in the welfare division," said an administration spokesman. One change would be in the accountability of the welfare director, who now reports to the Human Resources Department director. The spokesman declined to be more specific. The presentment by the grand jury last week concentrated its attack on Hoboken's welfare system. However, it criticized the Jersey City welfare division for lack of supervision.

## Hoboken shops await guide

By Randolph Diamond

It was shortly before Christmas that Hoboken's Community Development Agency was supposed to come out with a merchant directory to help local storeowners increase their business. Eight months later the guide is still not out and the CDA's Director Fred Bado doesn't even know if it will be ready for next Christmas.

"I don't know when the guide is going to come out," said Bado. "The guide is currently in the process of being revised. The hours of some of the stores have changed since we've gathered the information in the fall."

Miriam Kohler, the Community Development Agency's economic development director, said the guide, which is supposed to list the hours and locations of the city's various stores, was delayed initially from its planned pre-

Christmas publication date, when merchants were slow in getting the necessary information about their stores to the CDA.

Ms. Kohler said that at the beginning of the year she finally got all the needed information, and she then put together the guide.

She said she sent a draft to Bado, who, she said, was supposed to take care of the printing of it.

Bado, when asked about the guide's delay said he didn't understand the concern about it.

Bado said he, along with other staff members, had been working the last few months on shortening the guide, because the copy Ms. Kohler had sent up did not fit in the 40 pages originally planned for the brochure. But he could not explain why it had taken so long to do the revising. Nor could he say when the guide would be out.



# Cops protecting garbage trucks

7/2/81 J.S.



One of the striking Teamsters represented by Local 945 takes a break from picket duty in front of the Municipal Sanitary Landfill Authority's dump site in Kearny yesterday.

By Thomas Golodik and Marian Courtney

North Hudson communities are dealing with the collection of local garbage with varying degrees of success as the strike by members of Teamsters Local 945 moved into its second day.

The biggest question seems to be what to do with the rubbish once it's on the trucks. In Hoboken, Police Chief George W. Crimmins Sr. has ordered policemen to accompany Hoboken's three garbage trucks as the municipality attempts to remove refuse left uncollected by the strike.

Frank Donatucci, Hoboken's detective commander, said the police protection was provided after a municipal truck driver told police four men in a black Cadillac with New York plates pulled alongside him on Jefferson Street yesterday morning and told him he would "end up in the compactor" if he continued to collect garbage.

Jude Fitzgibbons, president of the Hoboken Municipal Employees Association, warned the city administration that he would pull all of his men off the trucks if anyone was hurt. He added his men would take precautions on their own to make sure they can defend themselves if attacked, but he refused to say what those precautions were. In Guttenberg, Councilman Frank Mauro said Public Works employees would be picking up

refuse for the duration of the strike, though he added he did not know where the garbage would be dumped.

That problem is also being faced by North Bergen, Weehawken and Union City. C.F. Malanka and Sons, Inc. collects garbage in Weehawken and Union City, and was given permission to temporarily reopen its filled Secaucus dump site by the Hackensack Meadows Development Commission. But Local 945 members quickly set up picket lines at that dump and it was closed. North Bergen collects its own garbage.

West New York garbage in the Third Ward was uncollected yesterday as town officials asked residents to refrain from putting garbage out until they can make arrangements to have it collected and dumped.

Secaucus is not scheduled for a pickup until tomorrow but its sanitationmen were also on strike. Modern Industrial Waste, the contracting firm, has left a large dumpster on Millridge Road for use by residents who want to drop their garbage there.

Jersey City garbage is being collected by a Teamster local not affected by the strike and officials feel they have enough alternatives to weather a long strike.

See TEMPER - Page 24.

## Tenants face 18% increase in rents at Grogan Towers

By Randolph Diamond

Tenants at the 400-unit Grogan Marineview Towers apartment complex are facing an 18 percent rent increase, effective in September.

In a letter mailed to residents, the project's management, the Moderate Income Management Corp., said that due to increased utility costs, as well as an escalation in other operating expenses, it plans to file an application for a rent boost with the State Housing Finance Agency. The agency must approve any such boost at the middle-income housing complex.

Thomas Illing, president of the apartment complex's tenants' association, said the group plans to challenge the rent boost and is currently examining financial figures supplied by the management.

Illing said, according to the figures, that Moderate Income Management Corp. had initially budgeted \$602,000 for utility costs for 1981 but now says it will need \$857,000.

Other stated boosts, he said, are an increase in operating costs from \$99,800 to \$134,000 and an increase in the management agent's fee from \$85,670 to \$91,100.

A spokeswoman for the Moderate Income management firm said she would not comment on the proposed increases.

One woman tenant, who asked that her name not be used, said she and other tenants were upset about the proposed increase.

"This is supposed to be a middle-income apartment complex," she said. "But when you add this increase to the six-percent increase we got last year it brings my rent for a two-bedroom apartment to \$507 a month."

The woman, who has a one-year-old child and whose husband works in a firm that designs employee benefits plans, said they could not afford the increase.

Continued from Page 1

Bayonne's garbage is collected by municipal employees and dumped at a municipal landfill. However, about 200 local businesses were affected by the strike and left without garbage pickups.

The state attorney general's office is preparing to seek an injunction to stop the picketing at the Hackensack Meadows Development Commission's bal-

ing facility in North Arlington. Anthony Scardino, executive director of the HMDC, said that Steven Gray, deputy attorney general assigned to the HMDC, is preparing a petition to stop the picketing at the baler and possibly other sites under the HMDC's jurisdiction.

"Once the picketing stops," Scardino said, "those communities that do have pick-up will have a place to dump."

Meanwhile, parties to the negotiations are letting tempers cool.

"It would take at least a week for a sense of reality and proportion to set in," said J. Emil Oxfield, attorney for Local 945.

"Both parties will need that long to reflect on their positions, feel the brunt of public opinion and the reactions of public agencies."

After a 10-hour negotiating session Tuesday, which failed to bring an agreement, the Solid Waste Council, which is bargaining for some 200 private contractors throughout the state, offered to raise drivers' salaries from \$310 a week to \$390 a week by 1983 and

loaders' salaries from \$280 to \$340.

The union is asking for drivers' salaries of \$476 this year, \$504 in 1982 and \$560 in 1983.

"Those are bargaining positions," Oxfield said. "We indicated to the mediators that a settlement could be achieved for less than that."

George Lohman, vice president of the SWIC, has predicted that the cost of the new contract plus 5 percent budget caps imposed by the state will place most municipalities in a bind.

He has indicated that the cost of garbage collection could increase by more than 200 percent.

## Head of school board gets system rec job

7/1/81 J.S.

The president of the Hoboken Board of Education has a summer job. He is a recreation specialist, supervising activities in a summer recreation program run by the school board.

But Robert Wendelken's \$1,400 summer position is not being paid out of board of education funds. His salary is being paid through the budget of the city's recreation department to avoid a conflict of interest, according to Hoboken Health and Welfare Director James Farina.

Farina, who also is a school board member, said Wendelken had worked for the city-run recreation program for the last two years. But, this year Farina

said the city is not running a program and the board of education is offering one instead.

Farina said that since Wendelken was an excellent worker in the city-run recreation program, he decided to fund Wendelken's salary since it would be a definite conflict of interest if the board of education did. He admitted he created the recreation position for Wendelken.

Farina said Wendelken is assigned to the office of James Ronga, the director of the summer program run by the board of education.

Wendelken said he didn't understand the "big deal" about his participating in the summer

recreation program since he declared he was being paid with city funds.

"I worked for the city recreation program the last two summers before this," he said. "No one questioned anything then."

Wendelken said he had simply asked Farina if there would be any openings on the city payroll in the area of recreation for the summer and was told there might be.

Wendelken is the only employee hired by Farina for the board's summer recreation program except for two part-time softball umpires who are being paid \$12 a game.

## Over 60

7/1/81 J.S.

This year, for the first time, Stevens Institute of Technology in Hoboken is sponsoring an Elder Hostel program.

Open to those over 60, the program offers an opportunity for the young in heart to live, eat and study on campus for a six-day period during the summer.

The tuition is \$140 per person, with a limited number of commuting students accepted a \$40 per person fee. Courses include culture, photography, board games, child behavior and the aged in contemporary society.

This is a program offered at 400 other colleges in the nation through a non-profit foundation in Boston. Stevens doesn't make any money on the program, but it's a good community service.

It would be an even better community service if the over 60 group were more fully informed about it earlier in the year so that more of them could participate... and if they were asked what courses they would like offered.

## Hoboken, N. Bergen dumping illegally

By BARBARA DEMICK Staff Writer

High-ranking officials in Hoboken and North Bergen admitted yesterday that city public works trucks were dumping garbage in lots without the proper permits as the sanitation workers' strike — which has forced the closing of dump sites throughout the state — entered its fourth day.

Hoboken Public Works Commissioner Andrew Amato admitted yesterday that city public works trucks were dumping trash on a lot on 16th Street for which they had not been able to obtain a permit.

In North Bergen, trucks also were spotted and photographed dumping in an unauthorized lot at the foot of 51st Street. Township Administrator Michael Polotta said yesterday that he did not know who ordered the trucks to dump there.

Garbage dumping in some 110 North Jersey communities has been hampered by a strike of 1,000 sanitation truck drivers represented by Teamster Local 945. The earliest that some relief can be expected is

Monday, when the union and garbage contractors association return to the bargaining table.

Meanwhile, the baler on Belleville Turnpike in North Arlington was reopened yesterday after a Bergen County court issued an order restraining the Teamsters from picketing. However, because there are pickets at the adjacent Municipal Sanitary Landfill Authority, few communities used the facility yesterday.

Assistant manager Don McCurley said that although the baler is open to trucks from all municipalities in Hudson and Bergen counties, only the city of Paterson in Passaic County and some hospital trucks used the facility yesterday.

Municipal attorneys representing North Hudson municipalities, are expected to obtain a court order Monday ordering the pickets off of the Municipal Sanitary Landfill site in Kearny.

Residents of West New York, Fairview, Ridgefield and Guttenberg are being asked to store their garbage in plastic bags until further arrangements can be made. In Secaucus, Harrison, Kearny and Fort Lee, residents

must haul their own garbage to designated sites.

The strike began on July 1 after negotiations for a new three-year contract broke down between Teamsters Local 945 and the contractors association. At the last session, employers reportedly made a contract offer which would raise the weekly wage of a truck driver from \$310 weekly salary to \$390 a week after three years.

On the picket line in Lyndhurst yesterday, Daniel McMillon, shop steward for a contractor there, said of the contractors' association, "I think they wanted the strike to make things look good with the PUC. If we got wage increases, then the Public Utilities Commission would have to give them increases" in their rates.

As the strike drags on, however, officials have begun to worry about possible health hazards created by trash accumulating in the summer heat.

In Jersey City, only perishable garbage is being collected and it is being stored in the city's incinerator authority — which is currently not working.

## Transit board to meet on Hoboken TV studio

7/9/81 J.S.

The New Jersey Transit Board will meet in executive session Tuesday to discuss a proposal by former New York City Environmental Commissioner Jerome Kretschmer to open a film and television studio on the second floor of the Erie-Lackawanna train terminal in Hoboken.

Kretschmer's proposal calls for the construction of six sound stages that could be used for television or film production, along with dressing rooms, editing rooms, screening rooms, producers' suites and restaurant that would be open to the public. The film and television production complex would oc-

cupy 80,000 square feet or almost the entire second floor of the train station, according to the proposal.

Kretschmer said the development of the studio would cost \$6 million, 33 percent equity-financed and 67 percent debt-financed. His company, he said, was in the process of securing financing.

"We feel Hoboken is the ideal location for the studio complex with its closeness to New York," said Kretschmer, a New York developer. "It's easier to get to Hoboken from New York than it is to set to other parts of New York."

Rudy Geurds, director of real estate for New Jersey Transit,

said his staff was enthusiastic about the project. Geurds said the NJ Transit board was meeting in executive session to discuss details of leasing agreements and other matters relevant to the film studio.

Geurds said if the outcome of Tuesday's meeting were positive he and the NJ Transit staff would try to work out a formal agreement with Kretschmer's company, Hoboken Stages Inc.

Geurds said that if the proposal did come off, it would knock out a proposal by Jersey City resident William Miller to open a maritime museum in the train station.

Geurds said Miller was essentially asking for a portion of the same space the film studio would use. He said the NJ Transit staff favors the film studio because it would be revenue producing while the maritime museum would not be.

## Rally aims at rent control revisions

7/8/81 J.S.

Hoboken's Tenants Union and other tenant groups are organizing what they say will be the city's biggest rally in the last 30 years in support of the tenants based revisions in the city council's proposed new rent leveling ordinance.

The rally is scheduled for Wednesday at 6 p.m. in front of city hall, one hour before the city council is to meet and vote on the proposed rent leveling ordinance.

One of the rally organizers, Terri Ratti, said tenants were in favor of the 13-month ban on hardship rent increases for new property owners and the 25-percent limit on such increases the council has said it plans to enact.

She said tenants were against the proposal in the revision to allow a landlord to raise rents 25 percent when an apartment becomes vacant.

## St. Mary Hospital hit by 2-hour strike

By CHUCK SUTTON Staff Writer

HOBOKEN—A strike by staff members at St. Mary Hospital here was settled two hours after it began yesterday, thus becoming the first of six striking North Jersey hospitals to reach a tentative agreement.

The tentative contract between the administration and 280 members of District 1199J of the National Union of Hospital and Health Care Employees was reached at 8:15 a.m. following a marathon negotiation session which began at noon Sunday.

The contract calls for a 9 percent wage hike for each of the next two years according to union sources. Union representatives could not be reached for comment yesterday.

A secret ballot vote for its ratification is

## Staff at 5 Essex hospitals walk out as talks falter

7/7/81 H.D.

expected to be held later this week. The membership favors the settlement, according to a well-placed union source, who expected the ratification to go smoothly.

District 1199J represents service and maintenance, X-ray laboratory, pharmacy and therapy workers. They comprise two-thirds of the hospital's staff.

Their contract expired June 30. Nurse and clerical workers at the Willow Avenue facility are represented by a different bargaining unit

and did not participate in the job action. The district represents more than 2,100 service employees at six North Jersey hospitals. Union members refer to the association as a "mini-league" of hospitals.

The workers sign separate contracts with their respective institutions, however joint negotiations are usually attempted. The union favored a two-year contract with 12.5 percent annual raises, said Alexander Evanoff, secretary-treasurer of the district.

Service employees at five Essex County hospitals, however, maintained their picket lines yesterday as negotiations for a new two-year contract broke off after the marathon bargaining session.

Hundreds of non-critical patients were discharged over the weekend in anticipation of the strike and elective surgery was postponed at most of the affected facilities, authorities said. Wages and benefits were the key issues separating hospital administrators and the striking dietary aides, nurses' aides, licensed practical nurses, X-ray and laboratory technicians, maintenance and service workers.

Hoboken police reported there were no incidents during the two-hour job action. Pickets formed outside St. Mary Hospital at 6 a.m. the strike deadline. Negotiations, however, continued and an agreement was reached 2 1/2 hours later.



# Garbage strike is settled

By BARBARA DEMICK  
and ANNA AMATO  
Staff Writers

New Jersey's week-long strike by garbage haulers was settled yesterday when sanitation workers accepted a three-year pact only hours after rejecting the industry's first offer.

Normal garbage collection should resume today in most communities.

In a voice vote, members of Teamsters Local 945 ratified the new pact after they earlier rejected a tentative settlement by a vote of 348-276, said Emil Oxfield, an attorney representing the union.

Union negotiators went back in and told the carters association of their new demands and the carters agreed to them, he said.

Under the accepted pact, workers will get three sick days a year and guaranteed doubletime on

Saturday would be based on seniority, Oxfield said.

Union members will receive raises of \$90 a week the first year, another \$20 the second year, and \$45 more in the third year, union members said. Salaries for sanitation drivers, who now make \$310 for a six-day week, will go up to \$465 a week by 1983. Loaders will be paid \$415 a week by the third year, members said.

The week-long garbage strike has left a backlog of accumulating trash that may take several days to clean up.

With temperatures in the upper 90s creating a serious health hazard, the settlement was welcome news to officials who had heard the union rejected the first contract offer.

However, the settlement giving some 1,400 sanitation workers raises of 50 percent plus benefits

over three years is expected to burden municipalities with higher fees for garbage collection.

Collection throughout the strike in Hudson and Bergen County has been erratic, and in some hard-hit towns like Guttenberg and West New York, residents have been storing their perishable garbage at home throughout the strike.

In Union City, where residential garbage — but not commercial garbage — has been picked up during the strike, Public Works Commissioner Robert Botti said yesterday, "We already have a very serious health hazard from restaurants, food processors, nursing homes, and businesses. There are maggots crawling on the sidewalks and we have heard complaints of rats."

He added that "Guttenberg is under tons of garbage, and we have a serious problem in Union City and Weehawken."

Union City Mayor William V. Musto, who is

chairman of the North Council of Mayors, said yesterday that the Council intended to declare an emergency this morning if the strike was not settled yesterday.

In Jersey City, a spokesman for Mayor Gerald McCann reported the city was in better shape than most Hudson County communities. He said the city is picking up some 500 tons of garbage a day and commercial establishments have been permitted to dump in the city's incinerator.

North Bergen residents can expect normal garbage pickups tomorrow and in Secaucus on Friday.

In Bergen, Edgewater and Fairview, pickups are expected to start again today, while in Cliffside Park, Fort Lee and Ridgefield have been collecting throughout the week.

See STRIKE, Page 2

## Cities must shuffle wards

Because of the 1980 census results, there will be an eventual redistricting in Jersey City, Bayonne and Hoboken of Municipal election districts.

To accomplish the redistricting, four members of the Hudson County Board of Elections and municipal clerk of the cities involved will form a commission which will handle the job.

The commission will rearrange the individual wards so they comprise similar populations, although a maximum ten percent population variation will be allowed between individual wards.

Hudson election officials are awaiting a clarification from the state attorney general on the recent census and on the redistricting. Though the redistricting is supposed to start 30

days after they receive such clarification, it is unlikely that it will happen in Hudson before the beginning of 1982.

Conflicting laws that require ward boundaries to be left undisturbed for a certain number of days before an election are sure to cause problems with the general election in November.

The last ward redistricting was

## Hoboken rushes for sprinkler caps after water revolt

The Hoboken Fire Department started distributing sprinkler caps for hydrants yesterday afternoon after sending a fireman to New York City to pick up an emergency shipment following what Hoboken Mayor Steve Cappelletto admitted was a near-riot Thursday night because of the lack of sprinkler caps.

The fire department had no sprinkler caps Thursday night when youths and adults on Madison Street between Second and Third streets opened three fire hydrants and surrounded police who asked them to turn them off.

"The police acted very calmly and avoided trouble," the mayor said. "We could have had a lot of problems."

Approximately 50 hydrants were turned on, according to Hoboken Fire Chief James Houn.

The chief said the city had lent approximately

Picture on Page 15.

70 sprinkler caps to community groups in the last two years. None had been returned, he said.

"We had sprinkler caps on order for the last six months," he said. "I sent a man to New York yesterday to pick them up after finding out the company we were doing business with had just finished making up our order. Otherwise it could have been another few weeks until we received the caps."

Thursday night's crisis may have brought out the first test of the public safety officer program that Cappelletto says he wants to introduce.

Fireman Charles Roberts said he was ordered by Deputy Fire Chief Edward Fitzsimmons to patrol Madison Street between Second and Third Street and watch the people open the hydrants.

Roberts said he did the assignment under protest, saying a fireman is not supposed to do police work. After 15 minutes, Roberts said he was ordered back to the firehouse after fire union officials complained that he was doing police work.

Fitzsimmons was unavailable for comment. Houn said Roberts had misunderstood the order and was only supposed to turn off a hydrant at Second and Madison that had been opened and did not have to stay and patrol.

Hoboken Police Officer Daniel Simone, however, who was also assigned to patrol Second and Madison Street at the same time as Roberts, backed up the fireman's account.

Continued from Page 1

In West New York, Mayor Anthony M. DeFino said the town would begin collecting garbage in the 3rd Ward this afternoon, and that pickups would continue throughout the week.

He expressed concern, however, about the potential financial burden on the town if the trash haulers' rates go up as a result of the settlement.

"With the dumping rates going up, you don't need fiscal policy to run government. You need magic," DeFino said.

In Weehawken as well, Public Works

Chairman Michael Tabat said the town has been picking up garbage on a regular schedule, but the increased costs would affect them. He said, "If they keep up piling on taxes on the people, I think there will be a tax strike too."

Anticipating an added burden on municipalities from the settlement, state officials announced Monday at an emergency task force meeting in Newark that municipalities would be allowed to exempt any added trash hauler costs, up to 4 percent of their budgets, from state cap

laws which restrict the increases in municipal budgets by 5 percent a year.

Also, any rate increases must be approved in hearings by the state Board of Public Utilities, which — even if expedited — will take about three months, according to a BPU official.

Meanwhile, at dumps yesterday in Lyndhurst, Kearny and North Arlington, there were few pickets in anticipation of the settlement.

On Monday, however, just before negotiations were due to resume, four men were arrested by Bergen County police for allegedly throwing gas-filled bottles near a Rutherford police car, which was escorting a sanitation truck from the borough into the dumps.

The four men, who work for SCA Industrial Haulage in Lyndhurst, are William Cobbs, 30, 676 E. 25th St., Paterson, Richard White, 45, of 594 20th Ave., Paterson, and William Garbis, 31, and John Brown, 31, both of Newark.

At an arraignment today before District Court Judge Frederick Kuechenmeister, they were charged with attempted aggravated arson. Bail has been set at \$5,000 for each suspect.

Bergen County Police Chief Arthur Abrams said yesterday that the only other incidents of violence in Bergen were some stone-throwing Friday by members of Local 945 when seven members of the union were arrested for allegedly throwing stones at a municipal truck collecting garbage in Hackensack.

In Newark, however, a sanitation worker was shot in the arm Saturday while collecting garbage in the city's Third Ward.

The Bergen County dump in Lyndhurst has been open since Thursday after the county obtained a temporary restraining order. The biter in North Arlington also was opened on Friday, but many non-striking haulers have been afraid to cross the picket lines.

The pickets at the dumps caused all sorts of problems for municipalities whose haulers were not striking, and led to incidents of illegal dumping, in Hoboken and North Bergen, despite the threat by the state Department of Environmental Protection to levy fines of up to \$25,000 on offenders.

In North Bergen, Township Administrator Michael Poliotto admitted un-

authorized dumping was going on at a lot on 51st Street, and said that armed guards were patrolling the site 24 hours to ensure that only municipal trucks dumped there. However, according to reports by township sanitation workers, a private construction firm was dumping there as well.

In Hoboken, Public Works Commissioner Andrew Amato also admitted city trucks were dumping trash on a 16th Street lot, where the city was unable to obtain a permit.

The Municipal Sanitary Landfill in Kearny, where most of Hudson County regularly dumps, has been closed throughout the strike, but according to manager Roger Generazo, it is expected to be open today.

The garbage strike, which affected some 110 municipalities in North Jersey, began last Wednesday — July 1 — after negotiations between the Teamsters and the New Jersey State Municipal Contractors Association broke down.

At the time, the union was demanding wage increases of more than 80 percent over three years which contractors association spokesmen said were impossible to meet.

Continued from Page One.

He said he has asked Mayor Steve Cappelletto for permission to hire three clerk-typists to replace some of the depleted staff.

"I can't keep on asking people to skip their lunch break," said Drasheff. "I need more staff to keep up the progress the department has been making."

Still, Drasheff predicted even without any staff additions he would get the department's caseload down to 500 recipients by the end of the month.

"We still have some address verification to do as well as assigning another 140 eligible for the welfare program to worksites," he said. "I'm sure we'll find more recipients with phony addresses and more recipients who quit the welfare program when they are assigned to work sites."

Drasheff said the 110 clients placed in the welfare program are required to work 35 hours a month to receive their welfare check. He said the clients have been placed at jobs throughout the city, ranging from the city garage to the public library.

The welfare program was restarted last month. State officials had pulled the program out of Hoboken at the beginning of the year after a dispute between it and Hoboken Health and Welfare Director James Farina.

At the time there were only 10 welfare recipients participating in the program.

## Hoboken welfare at 10-year low

By Randolph Diamond

The number of welfare recipients in Hoboken has been reduced to a 10-year low — 883 — after the start of an address verification program and the reinstatement of the state's welfare program, which has put 110 welfare recipients to work.

Robert Drasheff, Hoboken's new welfare director, said as of yesterday the department's client caseload was down to 883 from 883 in June.

Drasheff said about half of the terminated clients refused to participate in the welfare program, which started again last month, and the others were found to have given phony addresses when an address verification check was done.

Drasheff said the reduction in the caseload

status has resulted in a net saving of \$12,000 for the state and \$4,000 for Hoboken in the month of June.

Drasheff said increased productivity from staff members in the department enabled the cutting of the welfare rolls despite a cutback in staff that saw the welfare department lose five of its 10 staff members.

"Workers skipped their lunch break day after day and came in a half hour early," said Drasheff. "They have been fantastic."

Drasheff said the cutback in staff was due to attrition and cutbacks in the federally-funded CETA program.

See HOBOKEN — Page 15.

## P.A. will wait on plans

The Port Authority doesn't plan to hold a public meeting to reveal its development plans for the Hoboken waterfront until the fall.

Brendan O'Malley, director of the Authority's Regional Planning Division, said today the Authority didn't believe it should hold the meeting during the sum-

mer when many Hoboken residents are away.

He said the plan would not be ready until mid-summer and by then the Authority would feel it should wait on revealing the plan.

O'Malley said he would consider a request by Hoboken's Environmental Committee for the waterfront plans to be presented

at the city's Riverfront Festival in August. He added that he felt it would be best to present the plans at a forum.

## Waterfront contract awarded

By Special Correspondent

TRENTON — Environmental Protection Commissioner Jerry F. English yesterday announced that the U.S. Army Corps of Engineers in New York awarded a \$998,574 contract to Deerwater Contracting Co. Inc. as low bidder for clean-up and removal of debris along the Jersey City waterfront.

Jerome J. McCabe, executive director of Liberty State Park, said the contract is a continuation of the New York Harbor Collection and Drift Removal Project to eliminate harbor drift, which causes millions of dollars in damage to commercial and recreational boating.

"The drift material is a result of deteriorating piers, bulk

derelict vessels and other structures along the shoreline of New York Harbor," commented McCabe. The project encompasses the entire 1,500-square-mile area of the park district between New Jersey and New York.

The first harbor clean-up for Liberty Park was authorized in 1976 and has been completed except for two piers to be removed

under the contract. Additional work will be along the Jersey City waterfront from the Morris Canal to Exchange Place. The next step will be for the remainder of the Jersey City and Elizabeth waterfronts and the clean-up of the Hoboken waterfront. It is anticipated this work will start in early 1981, the department said.

4 THE JERSEY JOURNAL, SATURDAY, JULY 11, 1981

## Jersey City, Hoboken get federal grants

The U.S. Community Services Administration has awarded grants of \$235,232 to Hoboken's municipal social service agency and \$187,567 to the Jersey City municipal social service agency.

The Hoboken recipient, announced Rep. Frank Guarini, is the Hoboken Organization Against Poverty and Economic Stress, known as HOPES.

HOPES under the direction of E. Norman Wilson Jr., provides direct, referral and outreach services in the areas of weatherization, health and child care, nutrition, youth and senior employment and transportation to at least 7,000 low-income and elderly residents.

"This organization," Guarini said, "is also expected to develop a consumer advocate component through coordination with other state and federal programs."

The Jersey City grant will fund the administration of the Department of Human Resources and the Puerto Rican Association

for Community Organization retroactive to May 1 and continuing through Sept. 30, said Karen Quinn, assistant director of the department.

She said it would keep services, including youth programs, at current levels.

In previous years, the grant had been for a longer period but the department had experienced delays in submitting mandated budget and audit material to the Community Services Agency, so it had received an earlier three-month grant.

She said the future of the Community Services Agency — and in turn the future of the Human Resources Department and its programs — is uncertain after Sept. 30.

The Community Services Agency has also awarded a grant of \$15,000 to the North Hudson Community Action Corp. for its Energy Crisis Intervention Program, to develop community planning and educational activities. It had received an earlier \$30,000 grant.

## Locally

## "It'll be the Village West," says Hoboken woman

By Randolph Diamond

Marisella Cook thinks the renaissance is the greatest thing that has ever happened to Hoboken. And the worst thing, too.

On one hand, the 39-year-old native of the Dominican Republic admits she wouldn't be in business running a successful antique-clothing store if it wasn't for the renaissance and the New Yorkers who have moved to Hoboken.

But on other hand, Ms. Cook says, countless natives of Hoboken are being driven out of the city by the skyrocketing rents caused by the New Yorkers moving in.

"Hoboken is losing the ethnic flavor that makes it such an attractive place for the New Yorkers to come to," she says. "In five to 10 years, this is going to be Greenwich Village West. Without any doubt."

It was a year ago that Ms. Cook, who has been a resident of Hoboken since age five, decided to go into business for herself after countless years of working in a number of woman's clothing specialty stores.

With just enough money to

pay the first month's rent and utility bills and her own collection of antique dresses that she had been collecting since she was little, Ms. Cook decided to take the gamble.

"On my first day, I got my rent money and utility money back," she said. "The business has been very successful since then. I figured I had to take the gamble because if I didn't, one of the residents moving to Hoboken from New York would instead, I felt there was a market out there."

Ms. Cook says 90 percent of her business at her Second Performance Store on Washington Street comes from the New Yorkers.

"If it wasn't for them, I wouldn't be in business," she says.

Ms. Cook said the New Yorkers have been attracted to Hoboken because it's only 10 minutes away from Manhattan and the rents are lower.

"The New Yorkers can find a two-bedroom apartment in a brownstone here for \$800 a month, which they think is great when they figure they are paying \$1000 in Manhattan for a small

apartment," Ms. Cook says.

But unfortunately for the average native Hobokenite, Ms. Cook says, that \$800 apartment is beyond their budget.

"That apartment could have been renting for \$200 the month before," says Ms. Cook. "Apartments in Hoboken have been traditionally underpriced. But now homeowners are realizing that they can get more money."

Causing the increase in rents, Ms. Cook says, is the fantastic increase in the price of houses.

"Brownstones that sold for \$20,000 seven years ago are now going for \$180,000," she says.

"The older ethnic families who have lived in Hoboken all their lives are selling off their homes because they felt it's too good a deal to pass up."

But while the older ethnic families had often "paid their mortgage 10 times over," Ms. Cook said the New Yorkers who buy the houses at \$180,000 have to raise their rents drastically to meet their expenses.

"It's just a real shame that the people who stuck by Hoboken in the 60s and 70s when a lot of people were moving out are being

hurt by this renaissance," she said. "It makes me very sad."

Ms. Cook said she is not always pleased by the attitude of some of the New Yorkers.

"On the day I opened, a woman who moved from New York to Hoboken came in here and said to me, 'This is such a nice store. I can tell you're not from Hoboken.'"

Ms. Cook said she is insulted by the assumption of some transplanted New Yorkers that native Hobokenites are just uneducated longshoremen, as was suggested by the film "On The Waterfront."

As the Hoboken renaissance continues, Ms. Cook says more and more specialty stores like hers will open. But unfortunately, she says, the ma-and-pa type of store will also start being displaced like the residents.

And as the trend continues, she says, even the politicians will be replaced.

"If the politicians don't wake up and realize what's going on, then one day they're going to wake up and find out that there's someone from New York running City Hall," she says.



Marisella Cook adjusts clothing on a mannequin in her antique-clothing store in Hoboken.



# Rent ordinance approval expected

By CHUCK SUTTON  
Staff Writer

HOBOKEN—A much-anticipated rent-leveling ordinance is expected to get its final vote of approval at Wednesday's City Council meeting despite opposition from both landlord and tenant groups.

The ordinance, as one councilman described it, is the product of many compromise battles among the council members over the past six months as they attempted both to protect the housing market for the tenant and offer a fair market return for the landlord.

Wednesday's meeting, with both landlord and tenant groups promising to show up in force, will be the culmination of the up-of-war that has seen first the tenants, then the landlords dominate the public sessions of the council's meetings.

While there are 15,000 housing units in Hoboken, more than half of them are state or federally controlled, leaving some 7,000 housing units to fall under the control of the ordinance.

The Hoboken ordinance will cover units from two-family dwellings up, will require registration, allow a 7 percent annual increase, and place a 12-month moratorium on new owners applying for a hardship increase with a 25 percent limitation.

The ordinance will also:

- Allow pass-alongs for tax increases and capital improvements.
- Require a 100 percent investment for substantial rehabilitation before taking the apartment out of decontrol.
- Permit the apartment to be decontrolled when vacant with a 25 percent ceiling on any increase.

As one councilman put it, "We have something in it to please everyone, but the ordinance will not please everybody."

First of all, the ordinance makes it mandatory that all units be registered. Violators of the ordinance, including the registration requirement, will face fines ranging from \$25 to \$500.

Hoboken's ordinance is the only one in the area that has two-family units under its jurisdiction. Most such local laws cover nothing smaller than three-family units.

The new ordinance also requires more stringent documentation. Before the landlord can get his 7 percent increase, he must present certificates showing that the apartment is up to code standards, otherwise the tenant is not obligated to pay the higher rent.

The most controversial sections are the 12-month moratorium on hardship rent requests from new landlords with a 25 percent ceiling, and decontrol with a 25 percent ceiling.

Tenant groups had lobbied for the moratorium. According to public statements before the City Council, supported quite strongly by Council President Walter Cramer, new landlords were buying properties, enticed by realtors to make a low down payment and thus incur a high mortgage. The new owner would then petition the Hoboken Rent-Leveling Board for a hardship increase, and the rents would skyrocket.

The new ordinance would discourage the practice, according to Cramer, since the new owners would not be able to get a hardship for a year after they purchase the property. It would also prevent rents from skyrocketing by limiting the increase to 25 percent.

The landlords are opposed to the ordinance. The landlord group, led by Dr. Hugh Hothem, argues that

the limitation will prevent new investors from being attracted to the housing market here.

Tenants, on the other hand, are upset that the ordinance provides for vacancy decontrol. Once an apartment becomes vacant, the landlord, instead of charging a 7 percent increase to the next tenant, may charge up to 25 percent more.

Tenant groups, led by Sister Norberta and the Hoboken Tenants Union, a part of For La Gente, a community organization, expressed fear that vacancy decontrol will encourage unscrupulous landlords to harass tenants to vacate apartments to get vacancy decontrol and a 25 percent increase.

The landlord groups oppose the 25 percent limitation as an unwarranted curb on their investment.

# Hoboken parking fees to rise Sept. 1

By ANNA AMATO  
Staff Writer

HOBOKEN—Long-term parking fees in the city's three Hudson Street garages will be raised Sept. 1 to trim a deficit projected at \$388,000 for 1981. Joseph Hottendorf, executive director of the parking authority, said yesterday.

He predicted that the rate changes, approved at a parking authority meeting Monday night, will earn \$96,296 more in revenue.

The authority will raise the monthly fee at Garage B, used almost entirely by out-of-town commuters to New York by PATH, from \$43 to \$50.

Rates for one- and two-hour parking will be cut, however, to encourage people to park there when shopping and reduce the congestion of street parking. Hottendorf said. One hour's parking will cost 25 cents rather than 35, and two hours' parking will fall from 65 cents to 50 cents.

In Garage D, between Second and Third

streets, the monthly rate will rise from \$39 to \$45, and in Garage G, between Third and Fourth streets, it will go from \$39 to \$40.

The rate for 10-hour spaces, which bring garages the most patrons, will be hiked from \$2.65 to \$3.75. The 12-hour rate will rise from \$3 to \$4.25 and the 24-hour rate from \$5 to \$5.50.

Hottendorf said the parking authority's deficit, which the city pays, has been getting smaller every year. In 1975, the deficit was \$700,000. In 1982, he predicted it will be \$250,000.

# Time, tide ebbing on Hoboken water agency

By CHUCK SUTTON  
Staff Writer

HOBOKEN—With only one week remaining before the meeting in which city department directors are supposed to be confirmed, the council still does not have a qualified candidate to head a newly created water department — if it indeed creates the department.

Although a majority of its members have said they would support creation of the department, the City Council has not officially formed the agency, which one councilman has charged is being considered in order to create a political job.

A \$25,000 report by the Storch Engineering Consulting firm revealed that the city was losing approximately half of the water it buys from its water source, Jersey City. That amounts to 1 billion gallons of water annually and \$836,000 in lost city revenue through "inefficiencies."

In March, those inefficiencies were the subject of a grand jury presentation that reached the same conclusion as the Storch report: the need for a water department separate from the Department of Public Works.

The report outlined the qualifications for the department head, which include a license, issued by the state Department of Environmental Protection. Such a license is already required to operate the city's water distribution system.

The city has hired a part-time employee with a chemistry background and the required license to conduct the state-mandated water tests.

City Council members and the mayor reportedly are privately considering to create a separate water department, but neither of the two possible candidates reportedly under consideration have the qualifications recommended by Storch for the job.

A City Hall source said this week that Mayor Steve Cappiello has appointed his aide, William Van Wie, to temporarily head the Department of Public Works until the deadlock between appointing DPW Director Andrew Amato and former Director Ray Vitale can be worked out.

Cappiello sent his DPW selection late to the council for approval, saying he was waiting for a reorganization plan from the City Council.

Meanwhile, Councilman-at-large Robert A. Ranieri said he has been approached by interested groups to propose a council resolution that would create the

water department division. Ranieri said he is opposed to creating the special department to solve what he says is a political problem, i.e., one directorship opening and 2 politically active candidates vying to fill it.

Although Cappiello could not be reached for comment, City Business Administrator Edwin Chius said yesterday that the mayor had considered both Amato and Vitale for the job as DPW director.

Chius said the mayor temporarily appointed Van Wie because he had proven he could do the job — after his two-week assignment overseeing the DPW garage work crews.

Chius denied that the mayor was asking council members to create a separate water department so he could give one post to Amato and the other to Vitale.

Ranieri said he disagrees. "There is a situation where too many people climb to have an explicit commitment for the directorship of the DPW," Ranieri said.

"Supporters of these individuals have come to me with suggestions that we split the DPW into two departments with either two directors or two deputy directors," he said.

Ranieri said he would oppose such a move. "That's a good political solution to a political problem. But what is sacrificed? The city of Hoboken, the water department, the millions of gallons of water we lose in gross inefficiency?"

City officials, including Chius, and several councilmen discounted the Storch job qualifications, saying the specifications are more than the job requires. One councilman said he believed both candidates were qualified to hold the post.

City Council President Walter Cramer agreed with Chius and said the job specifications were written by Storch "just to give another engineer a job."

Councilman E. Norman Wilson said he would "oppose creating the position for political purposes and that the job specification for water department director would have to be evaluated."

Ranieri said he will not introduce the ordinance and he opposes it for political reasons. "If you want the water department, come straight at me and try to go straight over me," he said.

Cramer said he was unaware that such a measure was under consideration by any councilman. However he replied to Ranieri's threats of opposing the measure by saying, "he's not the only councilman."

# Hoboken's style is changing

The renaissance that was once only apparent in the uptown section of Hoboken now seems to have spread to just about every part of the city.

On almost every block, work crews busily renovate houses and new stores and restaurants are opening. The renaissance now seems in full force in the downtown area. There, the character of the neighborhood appears to be changing almost overnight.

At the corner of Fourth and Garden streets in what used to be a barber shop, e Jardin, a cafe featuring, cappuccino quiche, salads, and homemade desserts, opens up tomorrow night.

A few blocks away, at Second and Bloomfield streets, two tenement houses are being renovated into condominiums starting at \$70,000.

Renovated houses downtown are now going for \$80,000 to \$90,000.

"I'm really excited about what's going on here," said Paula

Williams, an artist who moved two years ago from New York to Hoboken. "The changes have been unbelievable."

Ms. Williams said the vacant unsightly houses that were in the area two years ago when she first moved there are disappearing.

"This area is becoming really attractive," she said. "No more eyesores."

Ms. Williams said, however, she is most pleased with the opening of Le Jardin.

"What I've always felt Hoboken lacked was a place to sip cappuccino and chat," she said. "Now that Le Jardin is open, I won't have to go to Greenwich Village anymore."

Indeed, Le Jardin is very stylish. Plants abound in the cozy little space that has only 15 tables.

Yet there are those who feel the renaissance has its negative aspects.

Thomas Newman, president of the First Ward Block Association,

said one problem is the displacement of the poor and the elderly as more and more houses in the area are renovated.

Newman cautions, however, that stopping these renovations could also mean that the economically deprived would be displaced because of neglected and abandoned buildings.

Newman's group is planning to buy a house shortly and renovate it using government loans. They then plan to sell it to

a moderate-income resident of the area with the stipulation that the resident rent the apartments to lower-income residents.

Newman said he hopes that project will stop gentrification of the area but he admits it's just a small drop in the bucket.

# Hoboken welfare called a giveaway in grand jury report

By Marian Courtney

In a stinging presentation, a Hudson County grand jury has ripped into the Hoboken municipal welfare program for "inefficiency" and "mismanagement" and recommended that the state take it over temporarily and conduct an audit and management study.

Although the presentation technically represents a study of both the Hoboken and Jersey City welfare programs, the 13-page document is

See Editorial: LEADERSHIP — On Page 28.

limited in its references to Jersey City to about half a page. Its fire is concentrated on frauds and inadequacies marking the program in Hoboken.

The grand jury investigation was initiated upon the request of Mayor Steve Cappiello and focused upon testimony by the Hoboken Police Department's Welfare Fraud Unit, which had been established at the bidding of the mayor.

See HOBOKEN—Page 18.

Continued from Page One.

Had it not been for this unit, the grand jury declares, fraudulent welfare recipients would have been able "to walk off with the entire town."

Investigations this year and last uncovered 1,126 cases where welfare recipients gave false information in their applications — more than the total number of cases in any single month.

The grand jury heard testimony that the fraud unit had discovered cases where recipients received unemployment benefits and welfare at the same time or worked while they collected benefits.

One recipient worked in the Hudson County administration building under a CETA program while he was on welfare.

But the bulk of the misrepresentations involved incorrect addresses, such as vacant lots or vacant buildings. One recipient even listed Hoboken City Hall as his home and the welfare department never caught the error.

Charging that "the local assistance board appears incompetent and unable to fulfill its responsibilities" and that its employees are "incompetent and poorly motivated," the grand jury concluded it would be in the best interest of the public for the N.J. Division of Public Welfare to take over the department.

It also recommended that the state employ a certified public accountant to do a complete audit and management study with detailed recommendations for the program's eventual return to local management.

Mayor Cappiello said he hadn't read the presentation and turned over all questions about it to Business Administrator Edwin Chius, who had.

Chius said many of the problems cited in the presentation were the result of past practices and that changes have been made since Robert Drasheff took over as director about six weeks ago.

The business administrator said he would not object if the

state wanted to take control of the welfare office and that he would advocate that the state monitor it on a continuing basis to make sure problems don't come up again.

"This presentation confirms the mayor's suspicions," Chius said.

Further charges involve checks delivered to the wrong people, signatures for single recipients in different handwriting, caseworkers failing to sign as witnesses where required and investigators who don't investigate.

One investigator hadn't made a field investigation in five years.

A previous acting director had devoted an hour a day to the job without pay and did not know he had any responsibilities other than to receive state reimbursements.

Food and rent vouchers signed in blank by the acting director were left in a file cabinet instead of a locked safe.

The grand jury recommended that at least one vendor who discounted the vouchers for cash be referred to Hoboken Municipal Court for prosecution.

The grand jury commended the mayor for forming a welfare fraud squad but recommended that the welfare department undertake future investigations.

"The welfare program should be self-policing," the grand jury said. "The use of police in this regard takes them away from other serious crime investigations and patrols."

Noting a lack of supervisors, the grand jury recommended that the new director give his attention to the supervision of caseworkers and investigators.

It also recommended the appointment of a supervising accountant to oversee day-to-day fiscal and clerical operations.

Turning its attention to the Jersey City welfare program, the grand jury noted again a lack of supervision and recommended that five people employed in each of five categories — casework, investigation, intake, bookkeeping and welfare fraud — be recognized as supervisors and paid as much.

# Leadership

Robert Drasheff, Hoboken's new welfare director, has been on the job less than two months.

He started distributing checks by appointment so that long lines vanished from the welfare offices.

Then he cut the number of welfare recipients from 683 to 583, a 10-year low, by checking on the addresses of welfare applicants and by reviving the welfare program.

And he accomplished all this with a 50 percent staff reduction. He credits his present staff as "the real heroes" who have cut the welfare rolls.

But these nice things were not happening until Drasheff took over, as yesterday's presentation by a Hudson County grand jury forcefully points out.

THE JERSEY JOURNAL, MONDAY, JULY 13, 1981

# Trip planned to study safety officer program

Hoboken Mayor Steve Cappiello, Business Administrator Edwin Chius and City Councilman-at-large Robert Ranieri will all be making a trip shortly to Durham, North Carolina to observe first hand the operations of the public safety officer program there.

Durham, a city of 125,000 residents, initiated the public safety officer program 10 years ago, and since then it has received much nation-wide publicity.

Cappiello had proposed last month the creation of a public safety officer program in Hoboken similar to one he said that was in progress in Clifton, N.J. In that program the firemen also do police work. Cappiello, however, said he was also considering having policemen do fire work.

While Cappiello said he and other city officials got a first hand look at how the program works in Clifton, he said he would also like to visit other cities that

have the program before firming up plans for the Hoboken program.

Cappiello said he expects the visit to Durham will take place in late July.

Meanwhile, Ranieri, who has been a strong supporter of the public safety concept, said the Staff of the National League of Cities is gathering up information on every public safety program in the country which he said they will present to Hoboken officials shortly.

# Opportunity

In Hoboken, the senior citizen bus will be operating from 9 a.m. until 3 p.m. instead of until 11 p.m. because the CETA fund cuts have eliminated the money for the night driver.

Not too long ago, Mayor Steve Cappiello said he would be asking Hoboken residents to play an increasing part in providing services because of the city's financial problems.

He said something about volunteer police patrols and "other programs" which he would soon describe. This seems to be an ideal "other program". The mayor should find out if he can get volunteers to keep the bus running at night.



Bartolomeo Alessi  
Keeps busy

Bartolomeo Alessi of Hoboken has found the secret of longevity to be nothing very unusual.

On the contrary, the Sicilian native has discovered that working hard and keeping busy are the surest ways to keep yourself young in both mind and body.

Though he will turn 100 on Wednesday, he "looks 65," according to daughter-in-law Adeline.

"You know," she boasts, "he's so energetic. He's up and down the stairs three times a day. He's got a wonderful sense of humor and a good memory."

His memory was put to the test as he reminisced about his early days in America. "I came to the United States in 1897," he remembers.

"In Sicily, I lived with my parents and seven brothers and sisters. I had heard so many stories about how you could earn a lot of money in America, so I decided to come over."

But life did not become an immediate bed of roses.

"Things were tough at first," Alessi recalls. "But I was satisfied. I had a job and a room. And little by little things got better and I could bring over some of my family."

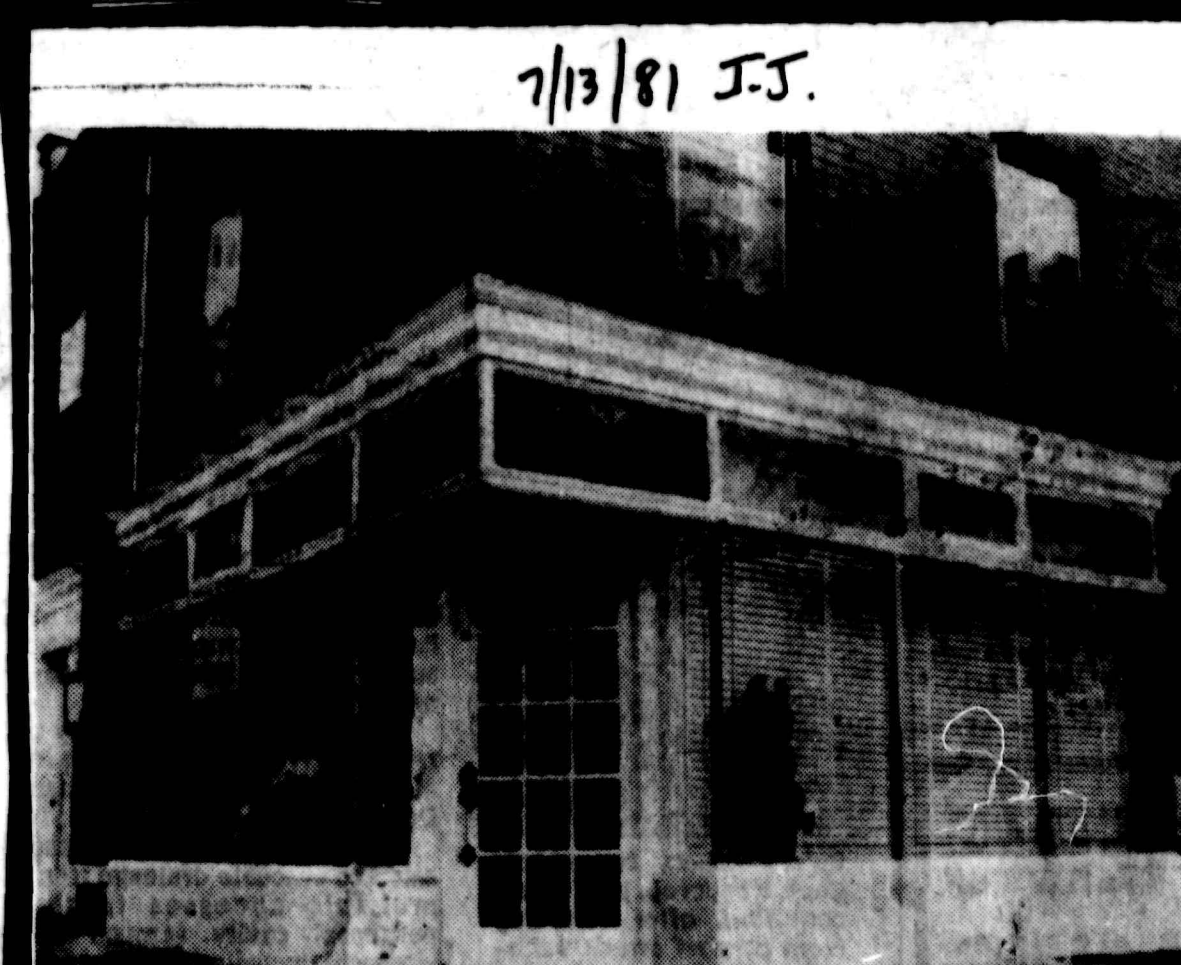
By the time he married Filippa Spassaro 64 years ago (she died in 1964), Alessi had established his own barbershop at 1312 Washington St. in Hoboken, a shop he continued to operate for 42 years.

And even after his retirement at 72, he still wasn't ready to sit back and relax. "I felt lonesome so I went out and helped my friends at their barbershops," he says. "I was always there when they were a man short. I worked until I was almost 80."

Today he lives in his own apartment, downstairs from his son and daughter-in-law. He continues to keep busy, cleaning his rooms, cooking his own breakfast, and spending afternoons sun-bathing in front of the house.

Alessi's large family — sons Donnie and Charles, daughter Lillie Spassoliese, six grandchildren, nine great-grandchildren, sister Florence Carbone and brother Tony, are all enthralled over his birthday.

It's an occasion he's looking forward to. "I want my family and myself to really enjoy things," he says. "I've lived a long time and I'm satisfied. I just want to stay healthy and be independent until my time comes."



Le Jardin, a cafe in what used to be a barber shop, opens tomorrow night and is just another sign of the revitalization going on in all parts of Hoboken.



Thomas Newman, president of the First Ward Block Association, looks over a Garden Street home in Hoboken that was recently redone.



## What price decontrol?



RESIDENTS OF MANY Hoboken apartments have pledged to demonstrate outside the Hoboken City Council meeting tonight to mark their opposition to a vacancy decontrol rent ordinance on which a vote is scheduled. Story on Page 6. **HD-7/15/81**

## Hoboken vacancy decontrol—approved

350 angry opponents jeer City Council's 6 to 1 vote

By WILFREDO FERNANDEZ  
Staff Writer

HOBOKEN—Amid jeers from an irate group of about 350 city residents, the City Council voted last night in favor of the controversial vacancy decontrol rent ordinance.

The council voted 6-1 with the lone dissenting vote cast by Councilman Nunzio Malfetti. Councilman E. Norman Wilson was absent from the session.

The three-hour council meeting was disrupted frequently by shouts from the audience. One man, Thomas Soper of 422 Adams St., was hustled by policemen from the meeting place, the Municipal Court chambers, after he accused the council of voting for the ordinance "because you (the council) are part of its profits."

Representatives from the Hoboken Organized Tenants Association, Por La Gente, CUNA and the League of Hoboken Homeowners picketed the meeting as promised.

While the council caucused, residents gathered in front of the building chanting against the ordinance. More than 9,000 signatures were presented on petitions protesting the ordinance to the City Council.

The ordinance affects the 7,000 of the city's 15,000 housing units which are not state or federally regulated.

The ordinance:

- Calls for a "fair" return on the equity investment in property which is considered to be at 6 percent above the maximum passbook deposit savings account interest rate available in the City of Hoboken.
- Provides for pass-alongs for tax increases and capital improvements.

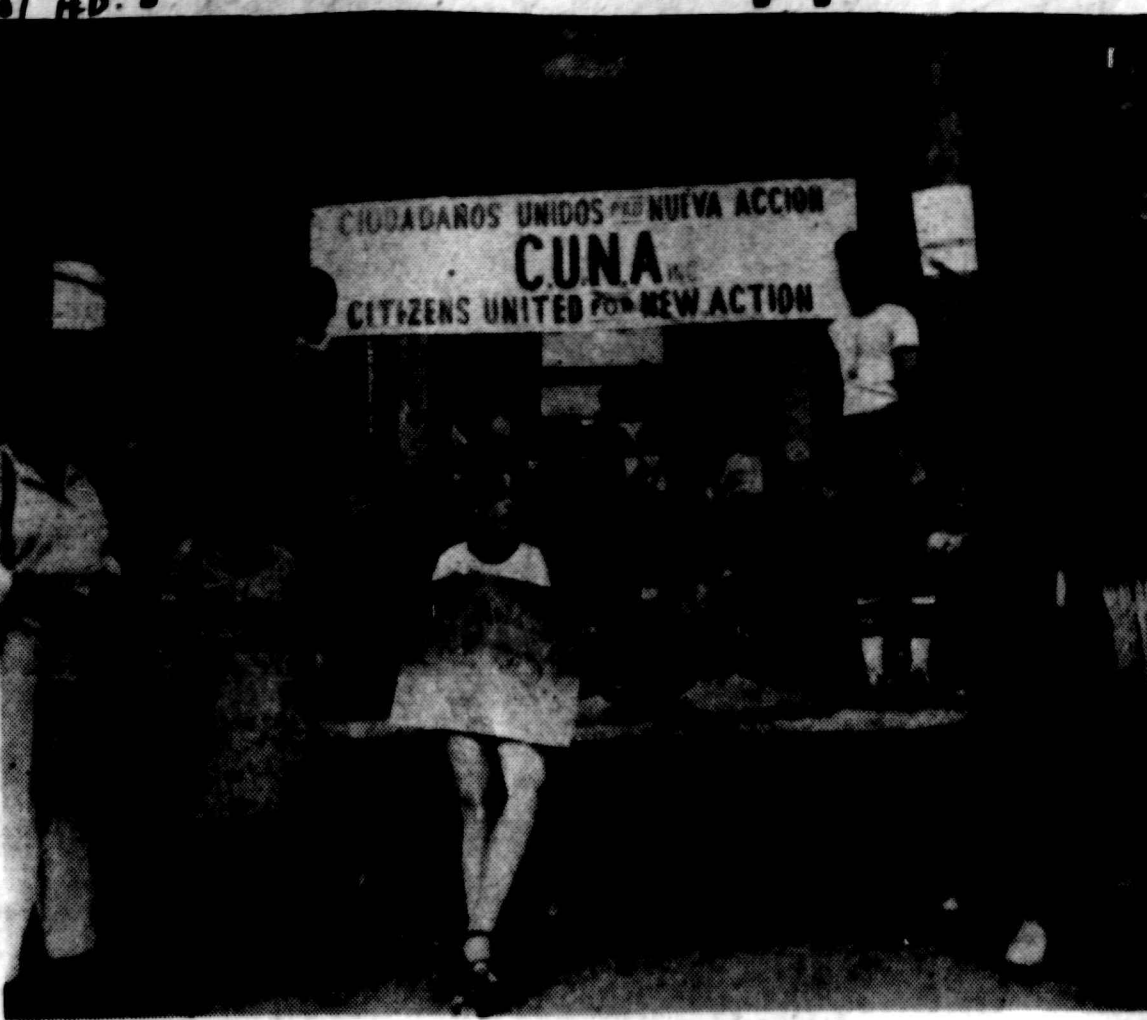
Continued from Page 3

- Requires a 100 percent investment for substantial rehabilitation before taking the apartment out of decontrol.
- Provides that an apartment is to be decontrolled when vacant with a 25 percent ceiling on any increase.
- Establishes a 12-month moratorium on hardship rent requests from new landlords with a 25 percent ceiling.

Tenant groups were opposed to the ordinance because of the vacancy decontrol clause. The 25 percent permissible increase for the next tenant could, its critics maintain, provoke landlords into ousting present tenants through harassment to increase the rent.

Landlords opposed the 25 percent limitation as an unwarranted curb on their investment.

In other action, the council approved the appointments of the following directors: Edwin Chius, business administration; James J. Farina, department of health and welfare; Fred Bado, Community Development Agency; Bernard J. Scrivani, department of revenue and finance; Lawrence Florio, law department; James Giordano, public safety; and William Van Wie, department of public works.



INDIVIDUALS AND REPRESENTATIVES of civic groups gather outside Hoboken City Hall last night to protest the passage of a much-criticized rent ordinance. **Photo by Bill Mayer**

Decisions 7/13/81

Wednesday the Hoboken City Council is scheduled to meet to vote on the department directors proposed by Mayor Steve Cappiello.

This is a bit unusual because this time around the council has said it will not be a rubber stamp, but will consider each nominee on his own merits. That is not the way it has been in Hoboken in the past, but it is the way it should be.

Actually, all but one of the appointments seems worthy of approval. Even that one questionable one may be entitled to approval, but explanation is needed.

The mayor proposes to name his aide, who is also his chauffeur, as the public works director. Gossip has it that it's only a temporary appointment and that a past director, or the present director, may be brought back to take over after a few months.

If the council really doesn't want to be a rubber stamp, it should insist on the mayor making his intentions clear in this case, or it should not approve the appointment.

THE JERSEY JOURNAL, MONDAY, JULY 13, 1981

## School is for the 'gifted'

Two years ago 12-year-old John Fontana of Weehawken was bored with school and afraid that something was wrong with him. His teachers and classmates told him he was "different."

"I don't think my little boy would have survived in Woodrow Wilson School," John's mother, Marie, said. "There, a child who's advanced doesn't stand a chance."

In the fall of 1979 John entered the sixth grade at the Hudson School in Hoboken, the only middle school in Hudson County that offers a full day, accelerated program for academically gifted children.

"I think he's found himself," Mrs. Fontana said. "John's with his peer now. He's not different. He's just average, normal."

The Hudson School was founded two and a half years ago

by director Suelien Newman and a group of concerned parents and teachers who felt that many opportunities to develop themselves educationally and artistically.

The private school accepts students with the ability to do fifth through eighth grade work. Before acceptance, two of his or her past teachers must evaluate the child in reference to academic achievement, emotional maturity, attitudes, special talents and interest. The child also take a verbal and quantitative aptitude test.

For the 1981-82 school year, 12 new students have been accepted, about one-third of the students who applied. If three openings are filled, 50 students will attend the Hudson School next year.

All of the 20 staff teachers are employed on a part time basis. Most are professionals in the fields they teach.

The Hudson School is meeting a crucial need. It has drawn children from all ethnic and economic groups and it has given dedicated teachers and professionals a place to serve their community as well. Mrs. Newman, a former Peace Corps volunteer who taught French in the Ivory Coast, West Africa, said.

All students at the Hudson School take courses in English, math, history, science and physical education. They also study a foreign language, philosophy, and the fine arts. Electives are offered in such diverse areas as circus arts, theater, modern dance, cooking, and law.

"It's great. We have many different subjects that you wouldn't have in a regular school," 12-year-old Anthony Romano said. Anthony, who also

has acted in many of the school's dramatic productions, wants to be an actor.

Aside from the wide-range of curricular and extra-curricular activities at the school, the students take many field trips in Hoboken and New York.

Although the tuition for the school, located in the Industrial Arts School which adjoins the Hoboken public library, is \$1500 a year, half of the students receive tuition assistance on the basis of financial need.

Private individuals and foundations have contributed to the school's tuition aid fund and equipment expenses.

For the 1981-82 school year, the Hudson School has already received \$35,000 in grants, two-thirds of which is for tuition assistance. \$20,000 is from the Dodge Foundation.

## Council faces vacancy decontrol

By WILFREDO FERNANDEZ  
Staff Writer

HOBOKEN—When the City Council meets tonight to vote on a controversial vacancy decontrol and rent ordinance, it will have to contend with protests from many tenant organizations.

Representatives from the Hoboken Organized Tenants, a part of Por La Gente; Citizens United for New Action; and several senior citizen groups yesterday promised to picket the meeting to protest a proposed ordinance they believe will "send rents skyrocketing."

The section of the ordinance that angered Hoboken tenants would bar hardship rent requests for 12 months at recently sold properties but would place a 25 percent ceiling, instead of 7 percent, on rent increases there.

Juan Garcia, director of the CUNA center, said new landlords had been encouraged to buy properties in the city with extremely small down payments.

The small down payment would create a high mortgage interest rate and the landlord, in turn, would ask for a hardship increase from the rent-leveling board and the rents would be increased considerably.

The new ordinance, if passed, is expected to discourage the practice by blocking hardship petitions and limiting rent hikes.

Landlords are opposed to the clause because they believe it will reduce the attractiveness of the housing market here.

Another portion of the ordinance, which calls for vacancy decontrol, has tenant groups apprehensive. It permits the landlord to charge a new tenant up to 25 percent a year more than the previous tenant paid for a recently vacated apartment. The previous limit had been 7 percent.

**The bill would place a 25 percent ceiling on rent increases for new leases**

For a landlord to increase the rent by 25 percent, the tenant must have vacated the apartment voluntarily and without harassment or unreasonable pressure from the landlord.

The ordinance also would permit the landlord to pass along to tenants tax increases, but not the costs of the cost of capital improvements and would bar all rent increases for capital improvements. And it would require that a property owner have clear title to his property before beginning substantial re-

habilitation work and remove the apartment from rent control.

The ordinance would require a detailed registration of rental all units, from two-family dwellings up, and would impose fines for those that aren't registered. It also would make it impossible for a landlord to receive any sort of rent increase without proper documentation and registration.

The effect of the proposed ordinance, however, remains in question to landlords and tenants alike. Despite threats to picket and protest the meeting with hundreds of supporters, the majority of the group leaders had not given a complete copy of the proposed ordinance.

"There are so many abuses going on right now with landlords refusing to rent to Hispanics, we can't afford to sit back and wait to see how the ordinance will work out," Garcia said.

According to 1980 population statistics, Hispanics in the city number 17,000 of the town's 44,000 population.

While there are 15,000 housing units in Hoboken, more than half of them are controlled by state or federal law, leaving some 7,000 units under the control of the proposed ordinance.

The council will caucus between 6 p.m. and 6:30, and the City Council meeting will be held in City Hall on First Street and Washington at 7 p.m.

Continued from Page 6

As a giveback to the landlords, the revised ordinance also contains a clause which will allow a landlord to raise the rent on a vacant apartment 25 percent. The current rent leveling ordinance permits a 7½ percent increase when an apartment becomes vacant. The clause in the rent leveling ordinance that allows landlords to raise rents 7½ percent a year will stay in force.

The giveback has irked tenants' groups who will hold a rally at 6 tonight before the 7 p.m. city council meeting in hopes of influencing the city council to cut the 25 percent decontrol clause.

City Council President Walter Cramer has maintained that the council would enact the three proposed changes despite what the landlords or tenants say at tonight's meeting.

Cramer has defined the revised ordinance numerous times in the last month saying that it still allows a landlord to make a reasonable return on property while giving the tenants greater protection.

A number of increases granted by the board last year doubled tenants' rents, prompting a revision of the rent control ordinance.

## Realtors threaten lawsuit on Hoboken rent rules

Members of the Hoboken Board of Realtors will join with the Hoboken Property Owners Association to challenge the city's revised rent leveling ordinance if it is enacted by the city council as expected tonight.

Ray Fiore, president of the Hoboken Board of Realtors, a sales group that shares listings on property, said today that legal redress in the courts seems to be the only action that the realtors can take to stop "the disastrous effects" of the revised ordinance.

"The council seems bent on enacting the revised ordinance," said Fiore. "There doesn't seem to be anything we can do to change their mind." A representative of the Property Owners Association said last month that the group would challenge the constitutionality of the ordinance in court.

Fiore, using essentially the same arguments as the Property Owners Association, said the two

See REALTORS—Page 28.

## Stevens to join in water project

A 120-room dormitory to be constructed by Stevens Institute of Technology, Hoboken, will be part of a nationwide water conservation demonstration funded by the U.S. Department of Housing and Urban Development.

Hoboken has been selected to participate with four other cities in the conservation demonstration, according to Samuel R. Pierce Jr., HUD secretary.

The cities in cooperation with their local water companies will conduct studies in water saving devices actually used in homes. Until now, data published on water savings have been based primarily on laboratory tests and theoretical calculations. Brown and Caldwell, a California-based research firm, will manage the demonstration for HUD.

As part of the demonstration, Stevens will construct a 120-room dormitory for June 1982 occupancy. Each room will have its own bathroom. Some will be equipped with devices currently on the market, which will be monitored and compared for one year. HUD is funding the \$300,000 contract.

The other cities participating in the demonstration program are Atlanta, Denver, Los Angeles and Washington, D.C.

"This is an opportunity to compile new information that can help us use water in more effective ways," said Pierce, "and equally important is the sharing of this information with communities throughout the country."

## Hoboken can clean up welfare soon—or perhaps not so soon

By Randolph Diamond 88-7/15/81

It will take either a year and a half to correct all the problems in the Hoboken welfare department—or just a matter of months, depending on which city officials you ask.

James Farina, Hoboken's health and welfare director, commenting on Friday's presentation by a Hudson County Grand Jury which rapped what it said was rampant fraud by welfare clients along with inefficiency in the welfare department, said a year and a half's time was a reasonable period for the department to get on its own feet.

But Robert Drasheff, who became Hoboken's new welfare director six weeks ago, said he has most of the office's problems under control and predicted within a few months there wouldn't be any more major problems with the department.

Farina said he was picking the year and a half time period because much needs to be done to get the department in shape.

One of the areas mentioned in the presentation

that Farina said would take time to correct is the proper training of the department's welfare investigators.

"It may take time to show them what they really have to do," he said.

Also a switchover to a computerized bookkeeping system that was suggested in the presentation would take considerable time to implement, Farina said.

But Drasheff said the material in the presentation concerning welfare investigators was misleading.

Drasheff said the welfare department actually has only one investigator, although four have that job classification. The other three are actually caseworkers, he said.

Thus, he said, it was natural for the presentation to cite one investigator who never did a field investigation and another investigator who didn't know how to do an investigation.

See TIMETABLE—Page 14.

Continued from Page One.

Drasheff said his only investigator was doing this, something pointed up by the fact that Hoboken welfare rolls were reduced by 100 cases in the last month to a little more than 550 cases. This is the lowest amount in the last 10 years.

Drasheff said with the client caseload falling he would soon be able to train another investigator.

Drasheff also said he felt the computer system could be implemented by the fall.

"I don't see why not," he said. "I have already looked over a number of systems that would be suitable."

Another problem cited in the presentation, a lack of locks on the welfare records, Drasheff said was solved.

"Locks were put on today," he said.

## Hoboken will reduce its 'B' garage fees

In an attempt to attract more short-term parking at its "B" garage at the Grogan Marineview Plaza, the Hoboken Parking Authority has approved a reduction in the rates for one and two hours.

At the same time, it increased its monthly rates at its three garages and its 10, 12, and 24-hour rates.

"We're trying to get people in off the streets," said executive director Joseph Hottendorf. "We're trying to build up that business, about one percent of our total parking."

"The garages were designed to meet the needs of the Grogan Marineview Plaza," Hottendorf

said, "and this will meet some of those needs."

In other business at last night's meeting, the authority accepted the 1980 report by Edison Parking Associates, the parking consultant firm required in the bond agreement to inspect the authority's facilities once a year. The report commended the authority for its maintenance of both off-street and on-street facilities, and recommended only that it continue present activities.

The new hourly fees, which will go into effect Sept. 1, will reduce the fee for one hour's parking from 35 cents to 25 cents.

Two hours' parking will go from 65 cents to 50 cents.

For commuters, the 10-hour rate will go from \$2.65 to \$3.75, while 12-hour fees will increase from \$3 to \$4.25. The rate for 24 hours will now be \$5 instead of \$3.50.

The monthly rates at Garage "B," the closest to the PATH terminal, will go from \$43 to \$50, at Garage "D" from \$39 to \$45 and at Garage "G" from \$39 to \$40.

Hottendorf said he sees little drop-off in volume as a result of these rate increases and projects that the current annual deficit of about \$380,000 the authority has been operating at can be cut to a little over \$250,000.

He also told authority members that July, which is normally a slow month, shows indication of surpassing monthly totals for both volume and income for every month since the garages opened in 1975 to December, 1980.



## Cappiello to look into 'hasty' promotion of firemen 7/17/81 JS

By Randolph Diamond

Hoboken Mayor Steve Cappiello said today he would look into the rationale for the promotion of five firemen to captains by his outgoing public safety director Carmine Gullo, who left office yesterday, even though the mayor admitted there was probably nothing he could do to rescind the promotions.

Gullo, in a ceremony in City Hall yesterday morning, made five firemen captains in his last official action before the city's new public safety director, James Giordano, was sworn in.

The ceremony was not announced, until late Wednesday afternoon when an aide to Gullo told The Jersey Journal that a promotion ceremony would be going on. Cappiello on Wednesday claimed he knew nothing about the firemen being

promoted. But yesterday he admitted he had heard there might be a promotion ceremony.

Cappiello said he would make sure the five new captains were really needed and that they fit into his plan to create a public safety officer program in which the officers would do both police and fire work.

See Editorial: CHOICES—On Page 12.

When asked if he should have made the determination whether the five new captains fit into his promotion program before the promotions were made, Cappiello admitted that he should have.

"The Civil Service test was expiring and I

guess Carmine wanted to make the men captains before the list expired," he said.

But when it was pointed out to Cappiello that the list didn't expire until Aug. 9, Cappiello said he then didn't understand why Gullo made the promotions and said he would look into the whole matter even though there was probably nothing he could do to change what Gullo had done.

Gullo aid the firemen's contract with the city requires that a vacancy be filled when one exists and since there were five vacancies, he made five firemen captains. Hoboken does not have the rank of lieutenant.

Gullo said he promoted the men as his last act as director because "I wanted to be a nice guy."

See MAYOR — Page 21.

But Gullo's reasoning for the appointments was challenged by Councilman Robert Ranieri who said the council had eliminated the fire department's table of organization last year and thus the department had not specific manpower levels and no requirements to fill any vacancies.

Meanwhile, councilmen Robert Ranieri and Nunzio Malfetti both blasted the promotions of the five firemen. "Cappiello is a dictator," said Malfetti. "He should have at least told the council about this."

Malfetti said the order to promote the firemen came from Cappiello and business administrator Edwin Chius. "If Cappiello says he didn't know about the firemen being promoted, he's lying," said Malfetti.

The councilman said he wasn't against the promotions but just feels the council should have known about it.

Meanwhile Ranieri said there are "too many chiefs and not enough Indians" in the fire department.

With the five new captains, there are now 43 superiors in the fire department and 93 firemen.

## Less talk 7/18/81 JS

The retiring public safety director in Hoboken bowed out saying that if he had another year in office he would dismantle the detective bureau and put more policemen out on street patrol.

The mayor's response was that the retiring director apparently had no idea of the number of men needed to run even a routine police investigation.

It would be helpful if, instead of shooting from the lip, city officials would get together to make a careful study of all the city departments, analyzing manpower distribution in minute detail with the goal of improving efficiency and maintaining it.

Admittedly, it's a little more difficult than making vague promises or putting down the other guy, but the result would be a lot more productive.

## Mayor may hire image maker 7/20/81 JS

Hoboken Mayor Steve Cappiello said today he is seriously considering hiring the city's laid-off recreation coordinator Maurice Fitzgibbons as a special aide in charge of public relations for the city.

Cappiello said he feels the city needs someone to promote it in a positive light as well as to deal with reporters when city officials are busy. Cappiello said Fitzgibbons could also act as a trouble-shooter looking at how to improve management in the various departments in Hoboken.

The mayor said he would make a formal decision later this week on whether to hire Fitzgibbons or not. He said he had not yet determined what Fitzgibbons salary level would be if he was hired.

Fitzgibbons has worked for a number of New York public rela-

tions firms and has been very active in beauty pageant promotion.

When he left his job with the city last August after his funding ran out he was quoted as saying that he "wouldn't work for the city again if he was offered a million dollars."

Fitzgibbons also had strong words of attack for the mayor at the time. But in the last few months Fitzgibbons and the mayor have been seen together socially on a number of occasions and last month Fitzgibbons won election as a committeeman in the Third Ward, the mayor's home ward. Fitzgibbons was also recently appointed to the city recreation commission.

Fitzgibbons confirmed he had talked to the mayor about the job but said he was told by Cappiello that it would just entail public relations.

Asked to explain his change of heart about working for the city, Fitzgibbons said "it was another job that was being offered to me, not one in recreation."

Cappiello's considered hiring of Fitzgibbons comes at the time when Hoboken's tax rate is going up 20 percent and Business Administrator Edwin Chius says a number of employees may have to be laid off in the fall because of the city's financial problems.

Cappiello, however, said he felt strongly that someone was needed to enhance the city's image to the outside world. He said when a positive image is presented of Hoboken, the city stands more chance of getting federal grants as well as attracting industry to the city.

Cappiello's consideration of the special aide's job came under

strong attack from Hoboken Councilman-at-large Robert Ranieri who said he was "rather confused by the mayor's move."

"We have a 20 percent tax increase coming up and the mayor seems to want to spend money like an undisciplined bride. The honeymoon is over."

Ranieri said he could see how Fitzgibbons appointment could be of use to the mayor since he is going to need someone to seal the 20 percent tax increase to Hoboken residents.

"If the mayor needs someone to create a spoke-screen then maybe Maurice could do it," Ranieri said. "Frankly, I'm shocked at the mayor's actions."

Next he's going to tell us we're going to take a trip to the moon. Doesn't the mayor realize we have financial problems?

## Choices 7/17/81 JS

Hoboken Business Administrator Edwin Chius says there will be layoffs of perhaps 20 city employees this fall. Yet five fire captains were appointed the other day.

The city may need five fire captains, but the mayor says he didn't know they were being appointed.

Would it have been better not to promote those five men and to use the money to keep some other city employees from being laid off?

In any event, shouldn't the planning for layoffs — and for appointments of fire captains — be coming from the top?

The fire captain promotions brings to mind the attendance last year at the League of Municipalities convention in Atlantic City of some 30 city representatives at the cost of \$30,000 to the taxpayers.

If the mayor lets that happen again this year, someone should figure out how many jobs can be saved by saving \$30,000.

Someone is going to have to face some tough choices in Hoboken and the first is to choose between politics and businesslike government.

## Cappiello may refuse to sign controversial rent ordinance 7/19/81 JS

Hoboken Mayor Steve Cappiello may not sign the controversial revised rent leveling ordinance passed by the City Council Wednesday night.

Cappiello said today he hasn't made a determination as to whether he would sign the revised ordinance and said he wouldn't make that decision until after the weekend.

"I'm going to read over the whole thing before I make a determination," he said.

If Cappiello does not sign the ordinance, a two-thirds majority of the council — six of the nine members — would be needed to pass the ordinance over the mayor's veto.

The ordinance was passed by the council by a six-to-one vote Wednesday night.

Last month Cappiello said he believed the 25 percent limit on hardship rent increases and the 13-month ban on such increases for new owners whose buildings contain five or more units, parts of the revised ordinance, were unconstitutional.

See CAPPIELLO — Page 17.

## State tells Hoboken to reinstate welfare 7/25/81 JS

By Peter LaVilla

Hoboken and state welfare officials will meet at 10 a.m. Monday in the municipal building to discuss the reinstatement of some 200 welfare clients whom the city dropped from the rolls because of fraudulent addresses and refusal to work.

James Farina, health and welfare director, and Robert Drasheff, city welfare director, said they will not comply with the state's request to reinstate the former clients unless it is in a form of a written order.

Both city officials said the 200 welfare recipients were denied aid because they violated the state regulations. Now, they say, the state wants the clients reinstated despite the violation of the state edict.

"The state welfare tells us to give the ones we dismissed three chances even though they violated the state regulations," said Farina. "We don't think that's right."

Drasheff said the state also wants the city to abolish the welfare investigation bureau set up by the mayor to weed out violators because the men doing

the investigating are police officers.

"The state says using police officers might endanger a client's right to privacy and they're telling us to stop or they'll cut off welfare aid to the city," Drasheff said. "The threat comes at a time when we're catching welfare cheats."

In March, the city had 1,100 people on welfare. Since the investigations turned up fraudulent addresses and clients who refused to work, the number of welfare recipients has dwindled to 563, according to Drasheff.

This month alone some 155 fraudulent cases were uncovered, he said. Also, of 110 persons assigned to work tasks in the city, 83 did not show up, he added.

According to Farina, the state also insists that welfare be given to those who request it without first being investigated.

"The state said we're to give welfare first then investigate whether a person is justified in having it," said Farina. "We've been investigating first. Then, if the person is eligible, we give welfare aid."

The state pays 75 percent of all welfare aid and the city picks up the balance, Drasheff said.

Continued from Page One.

because they deprived the owner from making a reasonable return on his investment.

The two hardship revisions clauses originally were proposed by city Council President Walter Cramer to make it harder for landlords to obtain hardship rent increases. A number of tenants last year had seen their rents doubled by such hardship rent increases.

The two hardship revision clauses originally clause that allows a landlord to raise the rent 25 percent when an apartment becomes vacant instead of the previous 7 1/2 percent are the main changes in the revised rent leveling ordinance.

## Too few minorities apply, so Hoboken fireman test put off 7/27/81 JS

The state Civil Service Commission has informed Hoboken that the Aug. 8 test for firemen has been postponed because not enough minorities have applied for the job.

The state attorney general's office said that's not so. A spokesman for the attorney general said the reason the test was cancelled is the lack of potential hiring of firemen in the future.

Fire Chief James Houn says he would like an active list of candidates to choose from in the event hiring should occur even though no appointments are contemplated in the near future.

Houn said he received a notice from Civil Service last week advising him of the postponement. He said the explanation given was the lack of minority participation.

A spokesman for Civil Service referred all inquiries to the state attorney general.

See HOBOKEN — Page 2.

William Harla, deputy attorney general, said that since Hoboken has complied with the federal guidelines to hire up to 40 percent minorities in the police and fire departments, and no appointments are scheduled for quite some time, the state's top law enforcement agency requested that the test for firemen be postponed.

Hoboken recently hired 16 new firemen, of which seven were minorities, he said.

"If Hoboken doesn't plan on hiring any additional firemen in the near future then there is no sense in calling for the test," said Harla. "It's just unnecessary preparation at this point in time."

Harla also noted that the state is in the process of putting together a new test procedure but he declined to discuss it.

## Volunteers will run kids' slapball league 7/23/81 JS



These youngsters play slapball at Municipal Square Park near Hoboken City Hall. A slapball league is now being formed in the city and has room for 30 more youngsters.

By Randolph Diamond

With the lack of recreation programs this summer in Hoboken because of budget cutbacks, the club of at least one political figure has decided to do something about it on the members' own time.

Members of First Ward Councilman Anthony Romano's political group have decided to form a slapball league.

"We decided we had to do something," said Perry Belfiore Jr., one of the club's members. "These kids, who are around all

summer without anything to do, need some recreation."

Belfiore said registration for the league will be held between 4 and 5 p.m. Thursday at Municipal Square Park on Bloomfield Street between Observer Highway and Newark Street.

"Already we have had 40 kids signed up and we have room for another 50," Belfiore said.

He added that the league will meet from 4 to 5 p.m. every weekday at Municipal Square Park.



EDDIE TURI, who inherited Marotta's Grocery and in-law, has become known as the man who can fix anything in the downtown Hoboken neighborhood. Photo by Bill Boyer

## Neighbors' crises are his customers

By ROY KAHN

Staff Writer

HOBOKEN—Tell Eddie Turi you want to write a story about him, and he'll slip behind the counter of his luncheonette and start listing people. Each one, he'll say, is a better candidate for print than himself.

"You want to write about someone? Write about Paulie," he suggests as a customer walks in the front door and heads for the tables in the back. "Hey Paulie," he shouts, making his way past dusty canned goods which old-time customers say must be at least 13 years old. "Tell this guy what you do with the kids in your neighborhood."

"Everything," Paulie says.

"See? Write about him," Eddie says, a contented smile crossing his face.

Turi has avoided the public spotlight for as many years as he has run the small grocery store turned sandwich shop on 84 Bloomfield Street. But he hasn't avoided the public.

Since 1953, when he took over the store from his father-in-law, he has been a neighborhood fixer.

"When we were kids, he was everyone's big brother. If you came in, he'd know right away if you were in trouble," Paulie recalled. Sometimes Turi's help came in the form of a story. Other times it was a bag of potato chips sold on credit to be paid back on the tomorrow that never came.

Paul DelloStritto, Paulie, used to live in Hoboken. He grew up in the neighborhood around Marotta's Grocery and Liquor Store, and ran with the kids who made wandering in and out of Turi's aluminum-clad corner store a way of life.

It was 20 years ago that DelloStritto pounded the pavement outside Marotta's. The neighborhood has changed some since. Some

of the older people have moved, buildings have been abandoned, and in recent years, the area located behind City Hall has been eyed by investors as a likely candidate for rehabilitation and high-priced condominiums.

Turi has remained pretty much the same.

At 56, he and his wife Terry have managed to remain in an area where small grocery stores, faced with supermarket competition, have floundered and died.

Their key to survival is a combination of luck and loyalty.

As far as the business is concerned, the grocery store is gone. Tables have replaced most of the shelves, and the few that line the walls are stocked with cases of soda and a few stray dusty cans.

Sandwiches and liquor are his trade now. Those and help.

"It is what these stores did," he explains. "They were the centers. People came in for help—to find doctors or lawyers. You were a part of their (community members') lives."

"Now all you have is business people who have lost that sense of value. I'm probably obsolete, but that's okay."

As a dinosaur, however, he has made himself invaluable.

The simple life crises which punctuated his earlier days have given way to an all-out fight to save his neighborhood from being converted into a high-rent district.

It is a battle which eventually will be lost, he said, but at least the defeat can be delayed.

"If we can make it hard for the developers and can discourage them, maybe we can slow the process down," he said. "They are moving these poor people out too rapidly, and people are being forced out of the area."

His response was to join with others in

circulating petitions to fight proposed changes in the city's rent ordinances, which tenant groups say will encourage landlords to force out existing tenants.

And he was instrumental in bringing Applied Housing to the neighborhood. The business interest has been rehabilitating row houses at the southern end of Bloomfield Street for low-income tenants.

"Some people are opposed to them, but I like them," he said. "They are giving people—who otherwise would never have the chance—nice new apartments. We need more apartments down here, but they are taking care of say, 80 percent. I guess we have to work to find housing for the rest."

And he does.

Turi lives in Teaneck, but he spends much of his time in the city.

There is a small wooden sign behind the counter in Turi's store that watches him as he punches the keys on his cash register.

"You ask me credit I no give, you get mad. I give you credit you no pay. I get mad. Damn right better you get mad," it reads.

Turi is smiling, and the customers check out endless streams of sandwiches, soda and beer. A man comes up with an 85-cent tab and pulls three quarters and a nickel out of his pocket.

"You owe me a nickel," Turi says as he punches up 80 cents and closes the register.

What's that sign about credit all about?" he's asked.

"Credit, yeah," he says leaning his head on the register. It's part of the business.



## Cappiello to sign rent law, name monitor task force

Hoboken Mayor Steve Cappiello today said he will sign the revised rent leveling ordinance even though he has reservations on how it will work for the betterment of the community.

Cappiello said he will appoint a task force to monitor the rent leveling ordinance over the next year to make sure landlords don't abuse the measure and make Hoboken a ghost town.

"There are certain changes in the rent leveling ordinance that I like and some I don't like," Cappiello said. "But on the whole, and since the City Council voted in favor of the ordinance, I think we can live with it for a year. I'm certainly going to watch it operate very closely."

The revised ordinance allows landlords to raise rents on vacant apartments by 25 percent, authorizes landlords to apply for a hardship increase if their ownership is longer than 13 months, and requires registration of all apartments with the city clerk, excluding owner-occupied one-family units.

The mayor said he likes the registration revision because the city will be in a position to monitor rent increases in the future and protect tenants from abuse by landlords.

Under the new arrangement, landlords will be required to supply the city with the name or names of tenants, the amount of rent being paid, the last time the rent was increased and the amount assessed.

Failure to register with the city clerk brings a fine of \$100 but not more than \$500, the mayor said. On the decontrol amendment, Cappiello said he's afraid landlords might try to force tenants out so they can be allowed to raise the rent.

He said he expects a legal fight from local realtors — who fought to have unlimited raises — but that the city is prepared to battle in the courts.

"There are some unscrupulous landlords in town who would stoop so low as to evict tenants just to raise the rents," Cappiello said. "But we won't let that happen. We are also aware that the city should offer investors an incentive for their money. So, we'll be monitoring the situation very carefully."

There had been public objection to the decontrol section of the ordinance. Community groups argued the measure would give landlords a financial incentive to evict tenants.

## Hoboken's summer recreation program draws overflow crowds

By PHIL COFFEY  
Staff Writer

HOBOKEN — "The kids in Hoboken really like to take part in sports," Jim Ronga, the athletic director at Hoboken High School, said. Ronga is also serving as the director of the Hoboken Summer Athletic program, a first-year venture sponsored by the Hoboken Board of Education.

The program offers the city's youth an opportunity to take part in a variety of sporting activities, including swimming and basketball, during the summer months. Thus far, over 1,000 Hoboken youngsters have signed up to take part.

"I can only see the program getting bigger and better," Ronga said. "Right now, we are only located in certain parts of the city. I would like to reach the other parts."

"As far as the Board of Education is concerned, this is the first year for the program," Ronga said. "The city has had a recreation program in the past. But this is the first time for us."

The summer program is staffed by Ronga and several teachers from the city's school system. The programs feature a wide variety of sporting events for participants. Volleyball, track, football, baseball, wiffle ball and tennis are among the sports being offered.

"Our biggest sport is swimming," Ronga said. "We had so many turn out for swimming that we almost had to turn people away. I would have to say that 40 percent of the kids are there for the swimming."

Basketball is another of the popular activities offered by the Hoboken program. There are four basketball leagues currently underway. In addition to daytime basketball, there is a night league for older players.

"We try to schedule everything so the kids have the opportunity to participate in several activities," Ronga said.

"We like to do things by age groups," the director said. "For instance, we like to have the younger kids all swimming at the same time."

Ronga is pleased with the progress the program has shown during its short period of operation.

"The program has gone amazingly well, considering we found out about it on the last day of school."

"We're hoping that this year's response will warrant enlarging the program," Ronga said. "I think it should be a bigger program. We didn't know what to expect this year."

Despite the last-minute decision to conduct the project, the staff of the program rounded up the necessary sites to accommodate the number of participants involved. The activities are currently being held at the high school gym and pool, as well as the John F. Kennedy Stadium and the Columbus Park tennis courts.

The summer sports program is open to boys and girls ages 8-18. Ronga said the swimming program has become so popular with the city's youths enrolled in the program, that 16 separate time periods are being used each week to accommodate the demand. The director said that all young people in the program will have the opportunity to use the pool twice a week.

Field trips are another service of the program.

"We had planned to go to some baseball games, but the strike has put that on hold," Ronga said.

Registration for the program is still open and the activities will run through August 7.

## Why Durham?

Recently we urged Mayor Cappiello to go slowly in developing the public safety officer concept.

The mayor and other city officials have visited Clifton where the firemen go on patrol as policemen when they are not fighting fires.

Recently the mayor said he and other Hoboken officials are going to Durham, N.C., where a similar system is in operation.

Do they really have to go to Durham? Isn't Clifton a good example of how the system works? The visit to Durham is going to take time and cost the taxpayers money.

What if Hoboken hears about still another city with this system? Will the mayor and his entourage go off on another study trip?

Let's move slowly on this one, but let's not turn it into a travelogue.

## Belated action

Quality-control reviewers from Trenton are going to inspect Hoboken's welfare records.

The move was prompted by the recent termination of 200 welfare clients by city welfare officials who said the clients had given false addresses or refused workfare.

State officials said the termination of such a large number of cases so fast is suspicious. It was implied that the action was precipitated by a recent Hudson County Grand Jury presentment charging inefficiency and wholesale fraud in Hoboken's welfare system.

Since 75 per cent of welfare funds come from the state, the inspection of Hoboken's records is proper and even welcome. But, as the major contributor to welfare funds, the state's surveillance of the system's operation should have been an ongoing thing.

Why did Trenton wait until the issuance of the presentment before sending in its inspectors?

## Leather studs macho, but run afoul of law

By CHUCK SUTTON  
Staff Writer

HOBOKEN—Those dead-end studded leather belts and wristbands favored in many circles may turn the ladies' heads, but they are also illegal, as two men recently learned the hard way.

Port Authority police have arrested two men in the last few days after spotting them wearing the belts and wristbands, apparel reportedly popular among punk-rockers, bikers, young blacks and Puerto Ricans and members of the homosexual community.

There have been other people picked up in the area wearing similar apparel. One man appearing in Hudson County Central Processing Unit on the charge "possession of a dangerous weapon" was scolded by a judge and released. And Weehawken's processing clerk says another youth arrested with a similar metal studded wrist band was "fined heavily."

The two men arrested by the Port Authority police were identified as William Griswold, 18, of 10 Westminster Road, Brooklyn, and Carlos Rojas of 638 Willow Ave., Hoboken. On Thursday, Griswold was charged with possession of a prohibited weapon, possession of a controlled dangerous substance, and possession of narcotics paraphernalia. Rojas was arrested June 9 and charged with the offense involving the studded attire described in the next paragraph.

The New Jersey Revised Criminal Codes Section 20-3b describes the offense this way: "Any person who knowingly has in his possession ... cestus or similar leather band studded with metal filings or razor embedded ... is guilty of a crime in the fourth degree."

Literally hundreds of youths who follow punk rock groups like the Plasmatics

wear the new fad items as part of their attire.

Bikers wear them as part of their rugged steel and leather apparel.

Young blacks and Puerto Ricans in the area fancy them as part of the martial arts look, but few have reportedly used them (as weapons), according to a spokesman for the Jersey City Police Department.

The leather and macho man appeal of the black studded apparel also is reportedly popular among many homosexuals.

Yet very few are aware that wearing this latest fad could conceivably get them up to 15 months in the county jail.

Port Authority police said Griswold's belt had 225 metal studs, and his wristband had about two dozen of the metal filings.

After police arrested him for these highly visible potential weapons, they were then legally allowed to search him. They reported they found one marijuana cigarette and drug paraphernalia.

But this isn't the first time cestus have become a fad. Back in the days of the Roman Empire, gladiators wrapped their hands in leather bands before going into combat. But back then, everybody knew they were legal. Now, very few realize they are illegal.

"I could have been arrested on the way to my mother's house," Jeff Winston said yesterday. "She lives in Jersey, and I take the PATH train to visit her."

A lot of new Jerseyans, especially people from Hoboken and Jersey City, take the PATH train to visit Winston's shop in Greenwich Village, which specializes in leather novelties.

See STUBS, Page 12

pyramid-like spikes are illegal in this state.

"I know people who are wearing them, and even though they are aware that they are weapons, they're wearing them for fashion. They say the fact these items could be used for protection is an added attraction," Joan Gross, the owner of the shop, said.

The leather and steel items up until two weeks ago could be bought in Hudson County at the Hudson Mall on Route 440 in Jersey City at a shop known as She and He Leathers.

According to a saleswoman, the owners of the shop were told by the Jersey City police that a man recently arrested for wearing the steel-spiked wristband identified the shop as the place where he purchased them.

"We were asked to remove them from the counter, and we did," the saleswoman said. Now they sell the same goods, but with flat metal studs without points or edges.

## Hoboken factory workers barely escape fire

By John Watson  
Staff Writer

Employees of a Hoboken clothing factory narrowly escaped tragedy yesterday when sweltering temperatures brought an early end to their workday — just minutes before a three-alarm fire gutted the building.

"They would have had a very slim chance of survival if they had still been up there," said Fire Chief James Houn. A narrow stairwell and an 80-year-old fire escape were the only exits from the building at 1414 Willow Ave. The last of the 50 people

employed by Rosalia Fashions Inc. on the second story of the brick building had left by 3:30 p.m. after their boss, Anthony Capuso, determined that the high temperatures and humidity made continued work nearly impossible. The first alarm to the Fire Department sounded 20 minutes later.

Houn said the blaze must have been underway for some time before the alarm was sounded because when the first trucks arrived the flames had "already made excessive

headway."

Firemen who attempted to enter the building were kept out by the intense heat and flames that eventually collapsed the building's roof.

The fire was declared under control by 6 p.m., but flames were still visible in the upper windows at 8 p.m. The firefighters left the scene an hour later. There were no injuries reported.

Mechanics at Araujo Tire and Brakes, located on the

Continued from Page 1.

building's ground floor, were still working when the fire began above them. They managed to escape through the wide bay doors without injury.

Houn said the fire probably started in the northwest corner of the second floor. The cause was undetermined and an investigation is underway. Houn said the fire was not considered suspicious, but added that he was concerned that it had spread through the second floor so quickly.

Public Safety Director James Giordano said he suspected the building had suffered structural damage as a result of the conflagration and neither of the businesses was likely to reopen at the site.

"I'm out of a job," lamented Capuso. "Me and my partner (John Mirabile) are out of business. The workers, everybody as of now, is unemployed."

"Cheer up," a bystander said, "you could be dead."

## Hoboken gives OK for a helicopter pad

The Hoboken Planning Board voted last night to recommend that a local firm that makes window blinds be permitted to construct a helicopter landing pad on its property.

The board's recommendation calls for the City Council to revise the local zoning code to permit heliports in industrial areas.

The firm desiring the heliport, Levelor-Lorena, which owns the block of land between Seventh and Ninth streets along the city's western border. It is

among the city's largest taxpayers.

The board noted that unlike a heavily-used heliport, the proposed heliport will be for the exclusive and infrequent use of the company. The board said its recommendation was contingent upon favorable responses from the state Department of Transportation and the Environmen-

tal Protection Agency.

In response to a City Council resolution, the board appointed a four-member committee to investigate the need for blight designation at 200-212 Willow Ave., 300-316 Second St., and 205-200 Clinton St.

The committee members are Edward Chius, Martin Gill, Thomas Mooney and Michael

Ocello. They will report their findings to the full board at its Aug. 26 meeting.

The application by the Washington Savings Bank for permission to build a parking lot on its property at 167-111 Washington St. was rejected as incomplete. The applicant will have an opportunity to resubmit the request.

## PBA raps Hoboken on pay

The president of the Hoboken Patrolman's Benevolent Association today accused the city of "dragging its feet and acting in bad faith" by failing to give PBA members a \$300 pay differential awarded by a state arbitrator last March.

Thomas Meehan, PBA president, said a state arbitrator agreed with the union's position for a \$300 a year shift differential and specialization pay and

ordered the city to honor the decision.

In addition to the \$300, the arbitrator went along with the PBA's appeal for a \$120 per man prepaid legal fees as another fringe benefit in the two-year wage contract, according to Meehan.

Public Safety Director James Giordano, and Edward Chius, business administrator, said the city was holding up payment until it gets a definition from PBA on what "specialization pay" is.

"Once we learn what specialization pay is, we will decide what to do," said Chius. "Until then, we can't act. It's up to the PBA to tell us what it is."

Giordano said the city's law department also is looking into the definition of the police service.

According to Meehan, specialization pay is an award to patrolman assigned to duties other than the normal routine of patrol. That includes working in the detective bureau and narcotics squad, he said.

"We don't understand it," said Meehan. "The state arbitrator instructed the city in March to give us the \$300, plus \$120 for legal aid and they're dragging their feet. It's already July, and the award was made in March. I'd say the city is acting in bad faith."

The city and the PBA agreed to a two-year contract. The police union, which has about 125 members, was granted a 5 percent wage boost every six months for the duration of the contract, Meehan said.

However, the contract agreement is still unsigned, he noted.

## No foul play in willow Ave. fire

Hoboken fire officials today ruled out any foul play in the three-alarm fire at 1414 Willow Ave. Wednesday, but whether the owner of the damaged coat factory will be allowed to resume business is in the hands of the building inspector.

Fire marshal Ray Falco said the cause of the fire was undetermined and ruled out foul play as a cause. He said there was a possibility of an electrical short

from the heavy rain earlier in the week.

"We ruled out foul play because the loss of the business is far greater than what the owner stood to gain in the event of fire," said Falco. "We're still trying to determine the cause, however."

Al Arezzo, city building inspector, is determining whether to allow the business to reopen. Fire reports indicate that the

building suffered severe damage. Some 50 people were employed by Rosalia Fashions Inc. They barely escaped the blaze, which reports indicate started around 3:30 p.m.

In a related development, Joseph Hottendorf, executive director of the Hoboken Parking Authority, says he will plead innocent to a traffic summons placed on his car before it was

towed away from the fire scene. Police towed the car because it was parked in a prohibited area and hampered the flow of traffic as emergency vehicles responded to the fire scene, police said.

Hottendorf said his car was towed away "just to embarrass me." He said the car was driven by his wife, but he is listed as the owner. Therefore, he said, he is legally responsible.

## Tenants group urges recall

A Hoboken group called Community United for New Action — which is angered by the city's plan to allow rent decontrol in vacant apartments — is circulating literature calling for the recall of the mayor and City Council.

Under the state statute, however, the mayor and council cannot be recalled until they serve at least one year in office. Hoboken's mayoral election was held last May.

Mayor Steve Cappiello says he knows

about the literature being circulated but he's not worried by it. He said he is going ahead with his plans to sign the rent leveling ordinance which gives landlords the right raise rents by 25 percent if and when an apartment is vacated.

He is also setting up a task force to make sure landlords don't evict tenants just so they could raise the rent in vacant apartments, he said.

Juan Garcia, CUNA leader, said the recall movement

stems from a proposal by the city to implement rent decontrol. He said the rent decontrol measure "caters to the interest of landlord speculators, more than half of which are not even from Hoboken."

## 3 cops on night shift, PBA says

The president of the Hoboken Patrolmen's Benevolent Association charged today that as few as three police officers are on duty on some given nights and he has called on city officials to reinstitute two-man patrol cars in an attempt to beef up service.

The police chief vehemently denied the limited protection, adding that the streets of Hoboken are sufficiently patrolled. For security reasons, he would not reveal the number of police officers patrolling the streets at night.

Thomas Meehan, PBA president, said he'd like to see a pair of two-man patrol cars on the 4-10-midnight and midnight-to-8 a.m. tours, even if the city has to put additional men on and pay them overtime.

"We're asking the city to reinstitute the two-man patrol cars," said Meehan. "At one point we had as little as three men on the night shift. If we had two-man patrol cars,

the city would have to put on a fourth man. In the past six months this undermanned police department has made over 730 arrests. Within the past 2½ years we've lost 35 police officers who left the department because of death, better paying jobs or retirement."

The PBA chief said his union was willing to give up the \$15,000 agreed to by contract for legal assistance if the city would reinstate two-man patrol car units.

He noted that in 1980, the city paid the police department \$28,000 in overtime. The legal fee benefit could be used to pay police officers overtime, he added.

Police Chief George Crimmins, joined by Mayor Steve Cappiello, said there was sufficient police protection and that the one-man patrol car concept would stay in effect. The city won the right to maintain one-

man patrol cars through arbitration.

Meanwhile, Crimmins said he expects a Civil Service test list would be available by late August or early September from which he would be able to hire additional police officers.

He said he put in a request for 20 additional patrolmen but he does not know how many the city would hire. The municipal budget will determine how many are to be hired, he said.

Currently, the streets are patrolled by regular police officers and members of the tactical unit, which is paid by state funds, Crimmins said.

"Despite what the union president said, Hoboken is sufficiently protected," Crimmins said. "I want to make that clear. The one-man patrolman car gives us that added protection."



By ROBERT DIAMOND

**HOBOKEN** The Hoboken Renaissance is nowhere more apparent than on that section of Washington Street between Fifth and Sixth Streets.

On one side of Washington Street, Hoboken's main thoroughfare, LeRoy's Delicatessen, a new cafe, features quick-service, espresso and chocolate desserts. A few doors down, on the other side of Washington Street, a combination book store, art gallery and cafe is expected to open shortly.

Just around the corner from the new LeRoy's, signs of the Renaissance are also very apparent. At Fifth and Washington Streets, a bar that used to cater to longshoremen and city Public Works employees is being renovated to attract many of Hoboken's newer residents, most of whom have moved here from New York City.

The signs of revival seem to be apparent everywhere in this mile-square Hudson River city of 42,000 residents.

## Renaissance is in full swing, but it is taking its toll on the city's elderly

Construction available to new houses and apartment buildings is just about everywhere.

Many of the renovations are being applied to frame houses and deteriorated tenement buildings. The Renaissance has spread far beyond the brownstones that brought Hoboken national attention in the early 1970's, when it sought Federal Model Cities funds to upgrade its housing stock.

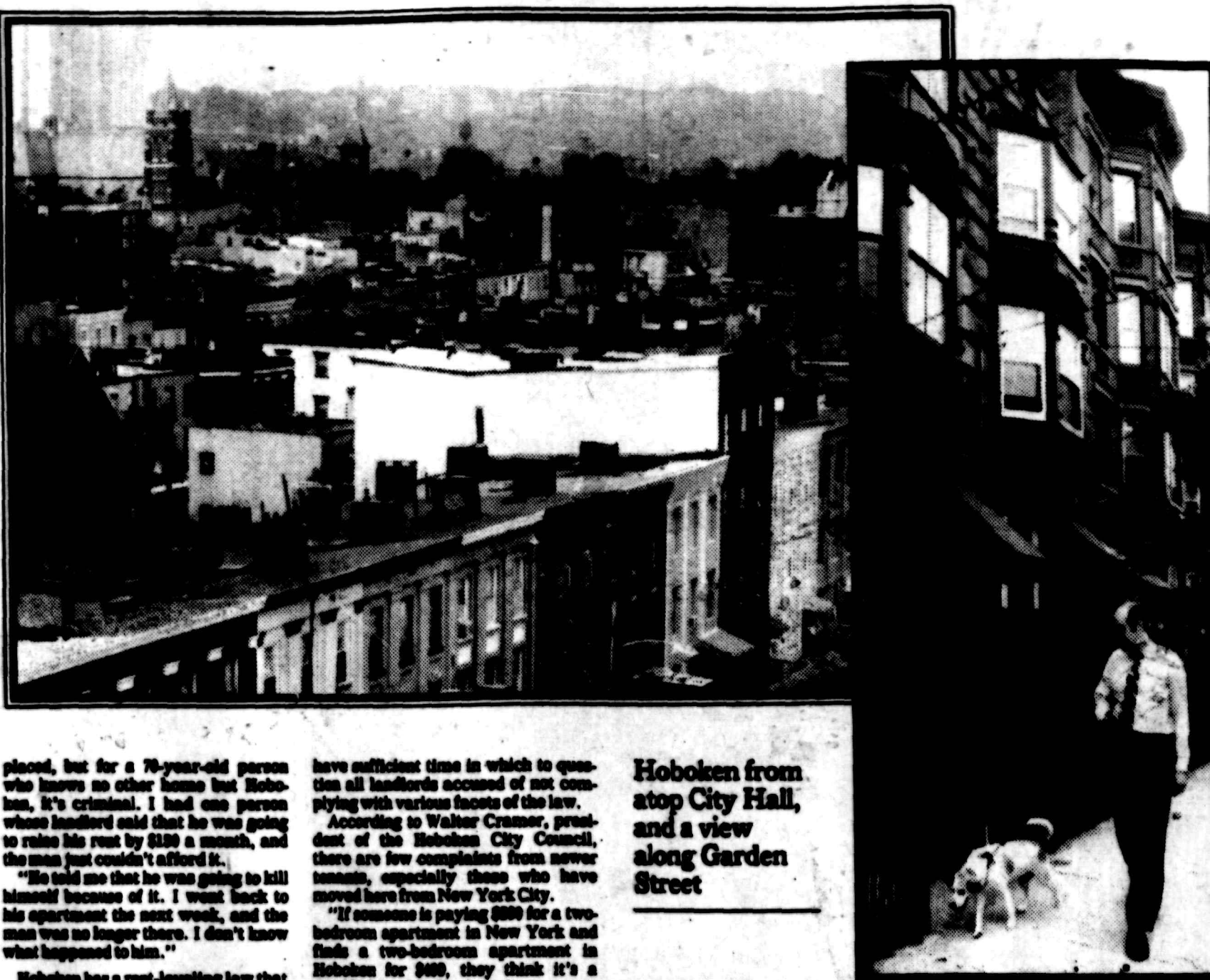
But most of the change seems apparent from watching the people roaming the streets of what is known as the Mile-Square City.

"This city is becoming Greenwich Village West," Mrs. Ratti said angrily over a cup of coffee in a restaurant near City Hall. "The poor and the elderly are not welcomed anymore."

A middle-aged woman who serves as a model center for the city's aged, Mrs. Ratti has been counseling those faced with eviction. Their landlords, it seems, want to raise rents to a level beyond their ability to pay and then make the housing available to newcomers of the higher price.

Many of the elderly who are faced with eviction have lived in Hoboken all their lives, Mrs. Ratti said, adding: "It's bad for anyone being mis-

# Hoboken: Wrinkles in the Facelift



Hoboken from atop City Hall, and a view along Garden Street

placed, but for a 70-year-old person who has no other home but Hoboken, it's criminal. I had one person whose landlord said that he was going to raise his rent by \$100 a month, and the man just couldn't afford it.

"He told me that he was going to kill himself because of it. I went back to his apartment the next week, and the man was no longer there. I don't know what happened to him."

Hoboken has a rent-leveling law that allows increases of 7.5 percent a year and an immediate 7.5 percent rise when an apartment becomes vacant, but Bernadine Van Carpa, the city's Rent Administrator, said that she was hard-pressed to enforce these regulations.

One reason for this, Mrs. Van Carpa said, is that only 35 percent of the city's landlords are complying with a stipulation that requires them to notify their office every time the rent of an apartment is raised. She has no power to impose penalties if she finds that the rent has been increased too much, but can order the landlord to roll back the rent to the legal limit.

Because she is the only staff member of the city's Rent-Leveling Board, Mrs. Van Carpa said, she does not

have sufficient time in which to question all landlords accused of not complying with various facets of the law.

According to Walter Cramer, president of the Hoboken City Council, there are few complaints from newer tenants, especially those who have moved here from New York City.

"If someone is paying \$500 for a two-bedroom apartment in New York and finds a two-bedroom apartment in Hoboken for \$300, they think it's a steal," he said. "It doesn't matter to them if the apartment's legal rent is \$300 a month."

Mr. Cramer said that rent ceilings have been higher as the result of a number of hardship increases awarded to landlords in the last 18 months.

Hoboken's rent-leveling ordinance allows a landlord to file for a hardship increase if he can show that he is not making a reasonable return on his investment. Rent-leveling officials have defined this as 11.5 percent.

"Some landlords have received hardship increases that have doubled their tenants' rents," Mr. Cramer said, adding:

"We cannot allow these increases to be granted." It appears that Mr. Cramer may be getting his way in part.

The City Council has approved a revised rent-leveling ordinance that would prevent new landlords with five or more units in their buildings from receiving a hardship increase for 18 months. In addition, hardship increases for any landlord could not exceed 15 percent of the current rent.

Mr. Cramer said that the ordinance also would allow the landlord to raise the rent 25 percent when an apartment becomes vacant. The city, he went on, plans to hire more staff members for the Rent-Leveling Board to enforce the ordinance.

The ordinance will carry fines of \$100 to \$500 for landlords who raise their rents beyond the legal limits.

Leaders of the newly formed Hoboken Property Owners Association say they will challenge the ordinance in court. They contend that the 18-month ban and the 25 percent increase are unconstitutional.

Hugh Nothman, a landlord and leader of the association, said he believed that the ordinance would discourage the upgrading of buildings and also add impetus to a fledgling trend toward converting rental housing to condominiums. Many landlords feel that this is the only way they can make money.

In the opinion of Mayor Steve Capriello, the effects of the Renaissance generally have been good. "The city has turned the corner," he

## Battleship group to fold 7/31/81

With the USS New Jersey on its way to being refitted for active duty, the Jersey City Battleship Museum Commission will cease to exist, the founding president of the commission said today. The commission, said President Richard Bozzone, was founded in 1977 and tried to have the ship located in Jersey City as a museum and memorial. The commission had been dormant recently, he said. "In view of the defense needs of the nation," Bozzone said, "the reactivation must come first. I was not in 100 percent agreement about using a World War II vessel for 1980s defense needs, (but) the issue, since the ship has been reactivated, is academic."

## Rent law will force hirings—but not now

Hoboken Mayor Steve Capriello said today he's going to wait and see how well the city clerk handles the rent registration required by the city's new rent-leveling ordinance before hiring additional manpower.

"We're going to need more people, I don't doubt that," the mayor said. "But I don't want to rush into it until I see what's going on."

The city's new rent-leveling ordinance, passed by the city council two weeks ago, requires all landlords to register the apartment rents with the city clerk's office and then notify the city clerk every time they raise rent.

Hoboken's population consists of about one-third Hispanic persons, one-third older-generation Italian and Irish residents and one-third newer residents, who are mostly from New York.

"But if this Renaissance continues," Mr. Seligman said, "it looks like the balance could be tipped in favor of the New Yorkers. Hoboken will become a one-class city."

Victor Volansky, who runs Hoboken's Neighborhood Preservation program, said he believed it was inevitable that the city would become an upper-class white, professional community.

"I don't believe the Renaissance can be stopped," he said, as he surveyed the rehabilitation of what had been two decaying tenement buildings at Second and Bloomfield Streets. They are being converted into condominiums that will start at \$70,000 for a two-bedroom unit.

"Once these are finished, do you think that the New Yorkers paying \$70,000 are going to tolerate Puerto Ricans drinking beer outside the shops across the street?" he asked.

"No way. These buildings will be rehabilitated, too, and the Puerto Ricans will be gone."

# Facelift rejuvenated Hoboken

By GEORGE CAMPION  
Press Staff Writer

**HOBOKEN** — In the early 1970s, the pattern seemed familiar.

Property values in the city were beginning to drop.

Owners of older homes were afraid to invest in their properties because they thought it would be a waste of money.

Long time residents were moving to the suburbs.

But two things happened here that didn't happen in other cities.

City officials didn't use the accepted urban renewal strategy of the time — the construction of large scale housing projects that turned into instant slums.

New residents started moving here — attracted by the turn of the century brick and brownstone row houses.

In the 1980s, the city is considered a model of urban revival in New Jersey.

Homes and apartments have been repaired and upgraded.

There is little fear of crime, the muggings and burglaries.

Middle and upper middle class families want to move here and very few people want to move out.

The city's real estate market is one measure of how things have changed since the 1970s.

Today there are few homes and apartments available because so few people are moving out and so many want to move in and the prices for the housing that is available have skyrocketed.

Real estate agencies have waiting lists for vacant apartments.

Homes are sold very quickly after being put on the market.

In the 1970s brownstones were selling for \$40,000 and one-bedroom apartments rented for under \$200.

Today a 15-foot wide row house can

cost \$100,000 and one-bedroom apartments rent for between \$300 and \$500 a month.

The new businesses to open here are another indication of the changes here.

Claire Walter remembers that when she moved here in 1973, there were only two good restaurants, the Clam Broth House and Holmer's.

Now Washington Street, the city's main shopping area, has many good restaurants, serving French, southern Italian and northern Italian food, Mrs. Walter said.

In 1973, there were no better quality gift or antique shops that would be found in Manhattan, but now the city has them, Mrs. Walter said.

Things were not always this way. Maurine Singleton remembers that when she moved here in 1970, the city was at a crossroads.

The city had not deteriorated as badly as other urban areas, Mrs. Singleton said, but the property owners, a mix of black and white-collar employees, were beginning to be afraid to invest in their homes because they thought the city might be starting to go downhill.

Abandonment of buildings began to be a problem in the early 1970s, said Fred Bado, the director of the city's Community Development Agency.

The city is densely developed with 15,000 homes and apartments in a 1.3-square-mile area.

The standard urban renewal strategy in the 1960s and 1970s was to tear down

abandoned or older buildings, amass large tracts of land and then put up large apartment projects, Bado said.

But that strategy wouldn't work here because it was hard to put together large tracts of land in a densely developed city, Bado said.

So instead of tearing down older buildings and putting up new ones, the strategy was to provide incentives to property owners to make them want to invest in improvements in their homes and apartments, Bado said.

"The home improvement program was designed to meet the needs of people in Hoboken. If there was a cheaper way for them to invest, they would invest," Bado said.

The CDA started in 1972 with a program to reduce delinquent payments on loans to property owners willing to upgrade their buildings, the first of several housing redevelopment programs.

At first, property owners were reluctant to invest, but when they found there wasn't too much red tape involved in getting loans, more and more applied for them, Bado said.

The new residents, interested in living in brownstones, played a part in changing attitudes of the long time residents about renovating homes because they were enthusiastic about the city, Mrs. Singleton said.

If someone tells you that you have an interesting home, you will think about

keeping it up, she said.

Since 1972, the CDA has given assistance for work on 1,600 homes and apartments here, Bado said.

"What you have here is creeping improvement," said Dora Stern who moved here six years ago.

Mrs. Stern said that when she and her husband were looking at homes here, they decided to move to one on the east side of Garden Street because her husband didn't like the look of the buildings behind the west side of Garden Street.

They chose a small house on the east side of the street even though there were bigger ones at lower prices on the west side of the street, she said.

In the space of seven years the homes on the streets to the west of Garden Street have been upgraded, she said.

Much of what happened here occurred because the city had advantages that other cities that tried to rebuild didn't have, Bado said.

The city was near New York City and was only a short ride away through the Lincoln or Holland tunnels or by PATH trains, he said.

Most homes and apartments were still structurally sound because they were solidly built masonry buildings — about 60 percent erected between 1900 and 1915, he said.

Unlike other urban areas, residents here have always had a strong sense of identity with the community, Bado said.

"Hoboken has always been a working class town that retained a middle class work ethic," Mrs. Walter said.

Residents have a strong sense of tolerance for people who are different even though the city has some "Arcade Barker" types," Mrs. Walter said.

Homosexual couples, for example, have moved here and are accepted by people who may not even realize they are homosexuals, Mrs. Walter said.

The 1980 census puts population at 42,400 with 33,976 whites. There are 17,076 Hispanics, who are counted as a minority group and not as a race by the census.

"Maintain your building. Keep your place clean. Be a good citizen and you are accepted. That's the ethos of this city," Mrs. Stern said.

Residents say they have little fear of street crime.

There are few gates on stores or bars on windows of homes, Mrs. Singleton said.

Women aren't afraid to walk alone on the streets no matter what the hour, Mrs. Singleton said.

There is an understanding that there is crime in the city, but residents don't feel personally threatened by it, Mrs. Stern said.

Mrs. Singleton thinks that things are going to improve here.

But the long term question is whether the city can keep its identity, she said.

People moved here because they liked the fact it was different from the suburbs and other cities and it would be a shame if the city became like other places, she said.



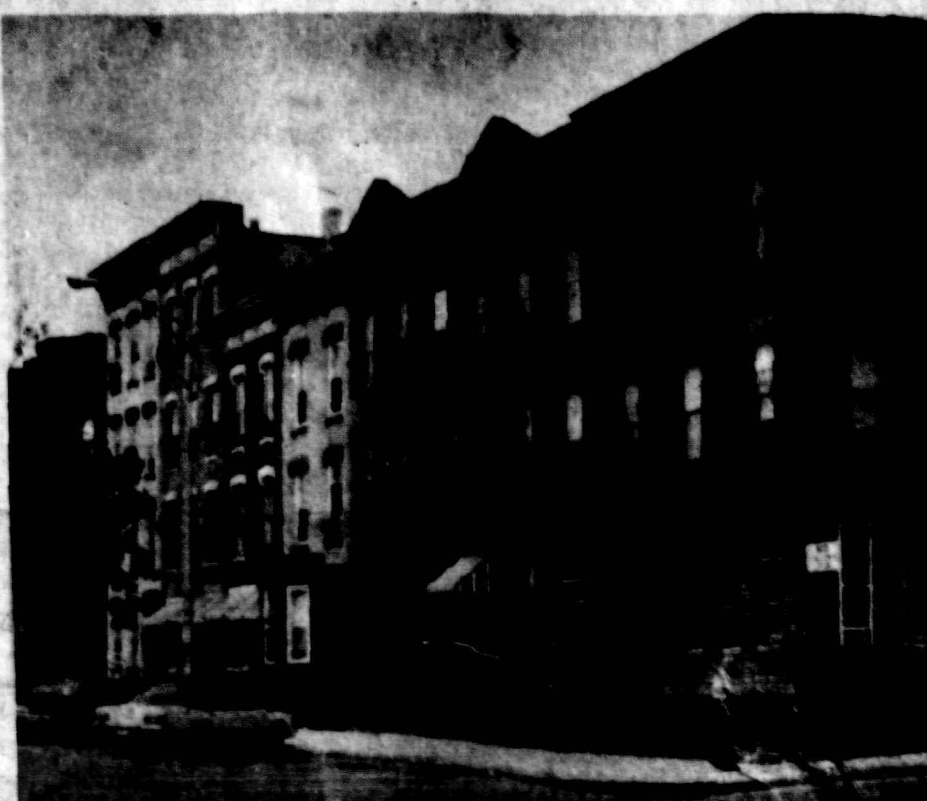
Maurine Singleton, Hoboken resident since 1970.



Dora Stern, a Mile Square City resident, in front of her antique shop.



Garden Street with its brickfront and brownstone row houses.



Washington Street, the city's main artery, with its restored buildings.