

Hoboken tax rate set at \$138.04; Weehawken next

With the setting of Hoboken's 1981 tax rate of \$138.04 per \$1,000 assessed valuation — the county's highest this year — the Hudson County Board of Taxation hopes to set the last remaining rate, for Weehawken, on Monday.

The board, which set rates for 10 other municipalities on July 6, announced Hoboken's new rate at a meeting yesterday. It is not only the highest in the county this year, but shows the largest increase over last year. Hoboken's rate has increased \$26.10 over its 1980 levy of \$111.94.

Several factors contributed to the boost. Hoboken's three-part tax bill will show taxpayers paying for a \$1.3-million increase in the cost of the city government to a present \$6.4 million; \$599,000 more to the schools' current cost of \$4.6 million, and \$238,000 more to county government for \$3.3 million.

That means total costs in Hoboken have jumped \$2.3 million, to \$14.4 million, in the past year.

There also has been a decline of 3 percent in the city's rates, according to tax board records. Last year, they totaled \$108 million, but are down some \$3.2 million to \$104.8 million.

Kearny, whose rate of \$71.25 per \$1,000 assessed valuation rate was set July 6, was ordered last week by state Attorney General James Zazzali to revalue each individual piece of real estate within its borders in order to comply with a 1974 order from the board.

By RANDOLPH DIAMOND

The board discussed implementing the order under which Kearny must hire a professional revaluation firm to complete the work in time for the 1983 tax year.

The Weehawken Township Committee, after getting expected approval of its budget by the state, is finally due to adopt it tomorrow, paving the way for the county tax board to adopt the 1981 tax rate Monday, if all goes according to schedule. A board spokesman said the earliest date for fixing the rate would be Monday in order to comply with the state's Sunshine Law requirement of at least 48 hours' notice.

Farina seeking lot for recreation use

Hoboken Health and Welfare Director James Farina said today he will ask the City Council for permission to convert vacant property on Observer Highway, between Bloomfield and Garden streets, into a much-needed ballfield.

Farina said the land has been vacant for two years, ever since plans to convert the area into a mini park stalled because of construction delays.

"We have a severe shortage of recreation space," Farina said, "and that vacant land on Observer Highway is just going unused. We could utilize that space while the city is waiting to do what it plans to do."

The health director, who also heads up the city's parks and recreation department, said he would use the land for activities such as football, soccer and other outdoor events.

He said it wouldn't cost much money to upgrade the land and get it into play, and that there are federal funds available for the work to begin.

"The 16th Street field is in jeopardy because our sewage disposal plant is going to be expanded and we'll lose some of the play area when that happens," Farina said. "If we don't start thinking about the future now, we'll have problems with our recreation programs next year."

The director prevented a clash the other day between the PAL and representatives of the girls' softball team. Both teams were scheduled to use the Fifth Street Park next month for football and softball purposes. However, Farina managed to convince the PAL to use the high school field.

Hoboken looks to industrial site for ballpark

Hoboken Health and Welfare Director James Farina vowed today he won't give up on finding another site for a ballpark for the city's youths even if his current plan for a field in the city's downtown section doesn't come through.

Farina said, as a backup to the downtown site, his staff is looking at number of sites in Hoboken's industrial area.

One site that Farina said would be ideal is owned by a private company. Farina would not name the company for fear of jeopardizing a deal but said he would contact officials there.

On Saturday, Farina had proposed a ballpark on a plot of land city at Bloomfield Street and Observer Highway where the Hoboken Chapter of the Knights of Columbus has proposed a senior citizens building.

Farina said he was making the proposal only if the Knights of Columbus proposal falls through.

Farina last year advocated a ballpark at the site but the city council and the mayor opted for a plaza area, parking lot and tennis court. That plan was scrapped after bids came in too high on four occasions.

Hoboken welfare chief must work shorthanded

The problems don't seem to be ending for Hoboken's new welfare director, Robert Drasheff.

In office only a little more than two months, Drasheff has encountered a presentment a Hudson County Grand Jury citing in efficiency in the department. The presentment says the department allowed welfare clients to obtain benefits illegally.

Drasheff also faces a review by the state of his action cutting off 200 welfare clients who Drasheff says, were obtaining welfare benefits illegally. The presentment covered a period before Drasheff took office.

The latest bad news for Drasheff is that his boss, Health

and Welfare Director James Farina, says there is no way he can honor Drasheff's request for three more clerical employees.

Drasheff had requested money to hire three additional workers because cutbacks in the federal CETA program before Drasheff came aboard resulted in the loss of five of the welfare department's 11 employees.

Drasheff had said three weeks ago that his six employees had been coming in early and skipping lunch to handle the department's workload but that such operations couldn't go on forever.

"I really need those three clerical employees," Drasheff said again yesterday. "I can't

keep on asking our present employees to keep on sacrificing like they have been doing."

Drasheff said five high school youths who are participating in the CETA summer youth program have helped him, but that come September, when that program is over, he doesn't know what he is going to do.

"Somehow we'll have to get

by," he said. "But staff morale is going to be real down."

Farina said he felt sorry for Drasheff but that there is just no money in the budget to hire additional workers.

"The taxpayers are going to pay a \$26 tax increase, and there will be layoffs of city employees too," said Farina. "There just is no money to hire anyone else."

Hoboken problems could cause riots, Cappelletto warns

By RANDOLPH DIAMOND

Even with the building renaissance that has been going on in parts of Hoboken over the last 10 years there are still serious social problems remaining that Mayor Steve Cappelletto says could lead to riots, looting and other violence similar to that which afflicted Hoboken in the early 1970s.

Cappelletto made that statement during a private one-hour meeting he held with his department directors yesterday afternoon, a session that he agreed to allow a Jersey Journal reporter to sit in on.

"There isn't a day that goes by that 10 to 20 people, who are willing to work doing anything, don't ask me for a job," the mayor said. "And the same goes for people asking for vacant apartments in this city. And there are almost no jobs and apartments."

With economic conditions the way they are, which the mayor noted has been one of the main factors in the riots in England, Cappelletto says violence in Hoboken and cities throughout the United States could be a real problem.

"We have to do what we can to help improve housing conditions for the poor of this city," the mayor said. "But when it comes down to it, we don't have the money to provide adequate housing and the social programs the poor need. The federal government is going to have to provide the money."

But Cappelletto admitted, the federal government is not helping the cities more but is cutting social programs already in place.

Health and Welfare Director James Farina told the mayor a variety of the health programs provided to the city's poor would have to be dropped because of cutbacks in federal aid.

"It's bad news all around from the feds," he said.

Still, Cappelletto told his directors, the city will have to do what it can to improve the lot of the city's poor, most of whom he said are Hispanic or senior citizens and are concentrated in the city's southwestern section.

Cappelletto said he wants more summonses given to landlords who don't fix housing violations and increased enforcement of the city's littering laws.

PBA chief puts tax rise blame at mayor's door

Hoboken Policemen's Benevolent Association President Thomas Meehan says the main reasons for the \$26 increase in the city's tax rate this year aren't the pay raises given to the police and firemen — as Hoboken Mayor Steve Cappelletto says — but mismanagement by the mayor.

Meehan said the cops are tired of being used as scapegoats by the mayor for the city's problems.

"Does a city a mile square need nine councilmen and six department directors?" Meehan asked. "If the mayor wants to save fat, he should cut out the fat from the administration."

Meehan said an arbitrator's recent ruling that the police and firemen were entitled to a 20-

percent pay raise over a two-year period was not at all excessive.

"We're not even keeping up with inflation," said Meehan. "When it comes down to it, we didn't get a raise."

Cappelletto was unavailable for comment. But Business Administrator Edwin Chius said he didn't think having six department directors was excessive, though he admitted the city council could be cut down.

But Chius said that with city councilmen each making less than \$10,000 a year, the savings that would be realized if the number of councilmen was cut wouldn't be that great.

Chius said he would be glad to look at any plan Meehan might have to cut down on administrative costs.

ing efforts by the glass industry killed his efforts.

"The bottles are all over our streets and get clogged up in our sewers," the mayor said. "It's one of our biggest problems."

The mayor told his directors he expects all city employees to put in 100 percent and said the days of goofing off and no-show jobs were over for good.

"If the employees don't work, then fire them," the mayor

said. "We can't afford anything less than that."

Cappelletto told the directors he wants all of them to do long-range planning to avert situations such as an arbitrator's recent awarding of a 20-percent pay raise for the city's policemen and firemen over a two-year period.

The negotiations and subsequent arbitration between the city and the police and firemen went on for almost a year and a half, and the mayor said that can't be allowed to happen again.

"The reason we have a \$26 tax increase is largely due to the fact that we were hit with the pay raises for two years all at once," the mayor said. "If we hadn't allowed negotiations to drag on for so long, then the costs to the taxpayers would have been spread out over a longer period of

time."

The mayor told Cappelletto that the matter came up when Hoboken Public Safety Director James Giordano told Cappelletto two CETA employees who had been riding in front of the city's mechanical sweepers to ticket parked cars had been laid off.

The mayor told Giordano that since the CETA employees were helping bring in revenue to the city it would be wise to put them on the city payroll.

Nurse union official says US entering contract talks

By CHUCK BUTTON Staff Writer

HOBOKEN—An nurses union official at St. Mary Hospital said yesterday a federal mediator was called in to help bridge the "considerable distance" between the union and hospital negotiators before an Aug. 10 strike deadline.

Union spokeswoman JoAnn Pietro said the 140 registered nurses represented by the union have been without a contract since July 29.

"Either they want to keep the hospital open and keep the nurses, or they don't," Pietro said yesterday.

A hospital spokeswoman said yesterday they were hopeful a settlement could be reached during two negotiating sessions scheduled for tomorrow and Friday with the federal mediator.

Union demands include:

- Substantial increases above the present hourly wage of \$9.10.
- Schedules that eliminate some nurses working two different shifts in the same week.
- Bleepers for nurses on call to eliminate the present system of having to remain near the phone while on call.
- Assurance that nurses will have eight-hour on-call duty shifts and not the present 12 to 15 hours.

Pietro said 70,000 licensed nurses are registered with the state, but only 33,000 are practicing because of the working conditions and poor salaries.

Pietro said advance notice of the strike was given to allow the hospital time to prepare.

Public works director: Bag garbage or else

HOBOKEN—Residents who violate local garbage regulations could face a summons and possibly a court fine as the public works department announced it will institute tougher measures against violators.

According to the newly-appointed public works director, William Van Wie, two problems are chronic: residents are not using plastic bags and are putting garbage out on days other than collection days.

Van Wie said yesterday that his department will start issuing warnings and summonses to violators, and if warnings don't improve the situation, fines will be levied through municipal court.

"We all live here. This can be a beautiful city if everyone cooperates. I'm getting the cooperation of most men in the department; now if we can just get cooperation from the people," Van Wie said.

Collection days are Sunday, Tuesday, Thursday and Friday.

The problem of not using plastic bags for garbage results in clogged drains, Van Wie

said. When there is a heavy rainfall, trash placed in containers such as paper bags is washed into the sewage drains causing backups.

"This (tougher measures) is the last resort. First people will get warnings. Then if

that doesn't work, we'll issue the summons."

Van Wie said. Van Wie assumed his present post as director several weeks ago. Prior to that, he worked on special assignment at the public garage improving productivity. —Chuck But-

Mayor: NJ order may force Hoboken property reassessment

By CAMILLE KENNY Staff Writer

JERSEY CITY—In the wake of a property tax increase of \$26.10 per \$1,000 of assessed valuation, Hoboken may have to reassess its property, Mayor Steve Cappelletto said yesterday.

The mayor said he believed state Attorney General James Zazzali's order that Kearny must reassess the value of its property also will mean Hoboken must do the same, since both municipalities have assessment rates below 70 percent of a property's real value.

The 1981 property tax rate for Hoboken was set on Monday by the Hudson County Board of Taxation and brings the city's tax rate to \$138.04 per \$1,000 of assessed value. But property

in the Mile-Square City is assessed at only 46.71 percent of its true value — the same as in Kearny.

The setting of Hoboken's rate leaves the tax board with just one more municipal rate to set: Weehawken's.

The board delayed action on Hoboken and Weehawken because their municipal budgets had not yet been released by the state Division of Local Government Services, which must approve all municipal budgets.

The Weehawken budget is expected to be adopted at tonight's meeting of the Township Committee. The tax board expects to set Weehawken's tax rate on Monday. Weehawken Mayor Wally P. Lindsey has promised a decline of \$0.92 in the tax rate.

The tax rates for the other 10 municipalities were set on July 6, with all but North Bergen and East Newark receiving tax increases. Residents of those municipalities will see a slight decline in their 1981 tax bills.

Cappelletto attributed the large tax hike primarily to a contract increase given to the city's policemen and firefighters by the Public Employment Relations Commission in an arbitration award this year.

Cappelletto said the award is retroactive for 1980 and 1981 and amounts to "about \$4,000 a person."

Other factors that caused the tax hike were a \$350,000 increase in the amount the city must pay in taxes to the county

and a \$600,000 increase in the city's school budget, Cappelletto said.

The mayor said it would be impossible to reassess city property this year, and he doubted it could be done by 1982. He said the City Council first must appropriate money to do the reassessments.

Members of the tax board could not be reached last night to confirm whether Hoboken must reassess its property.

Other municipalities with assessments under 70 percent of true value are: Jersey City, at 57.63 percent; West New York, at 65.54 percent; Bayonne, at 51.63 percent; Guttenberg, at 56.47; and Harrison, at 48.37 percent.

State will review Hoboken's cutoff of welfare clients

By RANDOLPH DIAMOND

Hoboken welfare officials got some good news and some bad news yesterday in their battle to prevent state welfare officials from reinstating 200 welfare clients the city had dropped.

The good news is that the state Division of Public Assistance has agreed temporarily to allow the Hoboken Welfare Department to keep the 200 former clients off the rolls.

But, the bad news is that state welfare officials will be sending in a team of "quality control reviewers" to evaluate if the terminations were proper.

"We have serious questions about the terminations," said Ben Strauss, a spokesman for the state Division of Public Assistance. "We want to see that no welfare clients are being deprived of their benefits unjustly."

Robert Drasheff, Hoboken's newly-appointed welfare director, said the 200 recipients — all of whom were dropped from Hoboken's rolls in the last three months — were either found to have given a phony address when applying for welfare or had refused to participate in the state's workfare program that was recently reinstated in Hoboken.

Drasheff said he was sure all the terminations were proper and asserted the state wanted Hoboken officials to give welfare clients three chances before they were terminated.

"We're not going to do that," said Drasheff. "Not if we know the clients are giving a phony address or refusing to participate in the workfare program."

But, Strauss said the state had serious questions as to the actual methods Hoboken welfare officials were using to terminate clients.

"We've heard so many contradictory things from Hoboken welfare officials that we don't know what's going on," said Strauss. "That's why we're sending in the quality control reviewers."

Strauss said the reviewers will arrive at the welfare office in two weeks and will spend approximately two weeks going over the welfare department's records.

Strauss said the state found it hard to believe that a large number of clients could be terminated in such a short period and questioned if Hoboken welfare officials were using slipshod methods in order to get massive terminations to make the welfare department look good.

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"Hoboken welfare officials say all these clients gave phony addresses," said Strauss. "Well, welfare clients are often highly mobile. Maybe they moved to another location in Hoboken and the welfare department is considering it a phony address. That's the kind of thing we want to look into."

Strauss also said the state was upset over the presence of police officers in the welfare department. They are being used to check on the welfare clients' eligibility.

"They are apparently short on staff and using the police officers instead of welfare investigators employed by the

welfare department," said Strauss. "We are questioning if the welfare records are being kept confidential if the cops can look at them."

Drasheff claimed, however, that the police were not looking at the records but using other methods, which he would not disclose, to weed out welfare cheats.

There are currently 583 welfare recipients in Hoboken, which Drasheff claims is the lowest number in 10 years.

Meanwhile, Strauss said state officials are still studying the presentment recently made by a Hudson County Grand Jury which concluded that there was wholesale fraud taking place in the welfare department because

the department had virtually no controls to stop cheats.

The presentment, which covered an approximate eight-month period ending in April, recommended that the state take over the local welfare department until it could be put back in shape.

Strauss said that since local welfare officials knew there was a grand jury investigation of the welfare department and were aware that a presentment would be made, they might have been under extreme pressure to cut clients off the welfare rolls — even if they should not have been dropped.

Landlord was warned about garbage pileup before tenement fire

By Randolph Diamond

Hoboken landlord Joseph Pini was warned approximately three weeks ago by a city sanitation inspector to clean up garbage outside his Third Street tenement house — the same conditions that fire officials said led to fire at the building early Thursday morning.

William Van Wie, Hoboken's newly appointed public works director, made that disclosure to

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day and admitted that a follow-through inspection had not been made.

"I believe initially the garbage was cleaned up, but then it got that way again," said Van Wie. "There should have been more constant follow-up on our part."

A mound of garbage outside Pini's building at 165 Third St. was set afire by teenage vandals, fire officials believe.

A 14-year-old girl, India Montes, was walking outside the building shortly after the garbage was lit and called police and firemen and ran into the building, waking up tenants and helping them leave the building.

Some residents of the

building say they believe India may have saved their lives.

Van Wie, who has been in office a little less than two weeks, said he will monitor the city's sanitation inspectors and demand full daily reports from them to make sure the conditions that existed at Pini's building aren't repeated anywhere else in the city.

He said he also has asked the inspectors to give special attention to Pini's various properties around the city.

Tenants at the fire-torn building had told the Jersey Journal on Thursday that Pini did not provide an adequate number of garbage cans and that the lids for the available cans were locked in the buildings' courtyard and were inaccessible to them.

In addition, tenants said they hadn't seen a super for the building in months or anyone else who might monitor the garbage put outside the building.

Pini did not return repeated phone calls to his office yesterday.

The day before he had told a reporter by phone that he would only make a statement in person. But when the reporter arrived at Pini's office a short time later, he found the door locked. Calls to Pini's answering service after that were not returned.

Heroine

Hoboken has an authentic heroine in 14-year-old India Montes.

Residents of a five-story building hit by an early morning fire Thursday are crediting the brave teenager with saving their lives.

Not only did she rouse them to the fiery danger, but she remained in the building to see them all safely outside, stayed to comfort them in their fear and discomfort, and even personally led one woman to safety.

India's valiant appearance to have been the result of an compassion gained by personal misfortune and a lesson well-learned in school.

"We had a fire in my house when I was living in Newark . . . and I didn't get burned then and I'm not going to let anyone else get burned," said the teenager in explaining her actions.

Her ringing of the alarm that summoned fire fighters was according to "what they tell us to do in school each year," said the Hoboken High School 10th grader.

Mayor Steve Cappiello is recommending a fire department commendation for India. It is richly deserved.

'John Doe' found dead in Hoboken

By DIANE CURCIO
Staff Writer

HOBOKEN—A young unidentified man was found shot to death on the third-floor landing of a Garden Street rooming house here last night, police said.

Police Chief George Crimmins Sr. said the body was discovered on the top floor of a building at 128 Garden St. at approximately 9:30 last night. He said it appeared that the man died of a gunshot wound to his body.

The man, who was fully clothed, was pronounced dead at St. Mary Hospital here. Police said the identity of the victim was unknown.

City detectives were questioning neighbors and occupants of the building for possible leads in the case. But as of late last night, police said they had no suspects and that no weapons were found at the scene.

The rooming house is located within the 1st Ward boundaries of the city — which contains many rooming houses.

Petition drive under way on decontrol in Hoboken

The Hoboken Coalition to Save Rent Control is racing the clock to gather enough signatures on petitions to prevent a vacancy decontrol ordinance from going into effect as scheduled on Wednesday.

The ordinance, approved by the Hoboken City Council, permits landlords to raise an apartment's rent 25 percent once it becomes vacant.

The coalition has been gathering signatures on a petition to make the vacancy decontrol an issue to be decided by citizen

referendum at the November election.

If the signatures collected by Wednesday represent at least 25 percent of the city's registered voters, the ordinance will not go into effect. Instead, the ordinance will be held in abeyance pending the outcome of the November referendum vote.

If the referendum is not able to submit the required signatures by Wednesday, the ordinance will go into effect.

If the Wednesday deadline passes, the coalition will have un-

Rips Cappiello on riot talk

The head of a local Hispanic organization today accused Hoboken Mayor Steve Cappiello of trying to incite riots as a ploy to drive the Hispanic poor out of the city.

Juan Garcia, executive director of Citizens United for New Action, today blasted comments made by Cappiello last week that Hoboken and other cities in the United States face riots because of poor economic conditions.

"I have been telling people all along that a riot is exactly what the administration wants," Garcia said. "When people riot is their own neighborhoods which are destroyed. Consequently, they evict and displace themselves."

Garcia said that in the aftermath of any riot, the city Community Development Agency would build new housing to which none of the original tenants would ever return.

Garcia said the Hispanic community will not fall for Cap-

piello's ploy but will unite in recalling the mayor and pro-administration city councilmen who supported the recent revision in the city's recent leveling ordinance which allows an apartment's rent to be raised 25 percent when it becomes vacant.

Garcia called the mayor's claim that there will be no forced evictions by unscrupulous landlords who want to get a 25 percent rent increase "baloney."

"The landlords will do whatever they want," said Garcia. "The administration doesn't care about poor people in the city at all."

Garcia said it is ironic that Cappiello was quoted as saying that something has to be done to help improve housing conditions for the poor, because the problems were created by Cappiello's administration.

"Whatever happened to the millions of federal dollars which the federal Department of Housing and Urban Development

poured into Hoboken through the local Community Development Agency in order to provide better housing for the poor, who at that time were over 50 percent of Hoboken's population?" Garcia asked.

"That very same money was utilized to get them out of town and will continue to be used until every Hoboken tenant will be affected."

Garcia cited the recent cutoff of funds for his salary at CUNA by the CDA as an example of Cappiello creating social problems. Garcia was being paid \$15,000 a year to run an information and referral service for the Hispanic community.

Fred Bado, CDA director, had said last month he was cutting off Garcia's fund because he wasn't doing an effective job.

Cappiello said Garcia's comments were "ridiculous."

"When I spoke about the possible riots last week, I felt I was speaking honestly," said Cap-

piello. "It's a sad situation. I don't have any secret plan to drive the Hispanics from the city."

Cappiello calmed, in fact, that his housing programs have provided decent housing for Hispanics and other segments of the city's poor.

"Over 1,000 units of housing have been rehabilitated with subsidies for low-income people over the last 10 years," the mayor said. "And at least half the residents of those apartments are Hispanic."

While admitting there had been some displacement among the city's Hispanic community, Cappiello said: "It is unfortunate that someone is going to get hurt when a renaissance occurs in a city like the one that has happened in Hoboken."

But overall, Cappiello said, Hoboken is a much better place to live in today than it was 10 years ago.

Cappiello frowns on people living in lofts

Worried about the growing number of loft units that are springing up in Hoboken's industrial buildings, Mayor Steve Cappiello has decided to try to develop a program to reverse the trend.

"We have to try to discourage people from occupying the industrial buildings and instead keep the present companies we have now in our industrial buildings and bring new ones in to occupy empty space," he said. "I'd much rather have a company that employs 25 people in an industrial building than a loft apartment which two people occupy."

Cappiello said he has heard of numerous individuals who want to move into empty industrial

buildings. Currently anyone wanting to move into a building in the industrial section must get permission of the Board of Zoning Appeals since the area is currently zoned only for industry.

"I want to talk to board members to let them know that we cannot encourage residential use in that area," the mayor said.

Currently there are approximately 50 buildings in the city's residential section which are zoned for mixed use — a combination of industry and loft apartments being allowed.

Cappiello said he would encourage industry in those buildings too, but said if no industry was willing to locate in those buildings, he saw nothing wrong with creating loft units.

Cappiello wants ruling clarified

Hoboken Mayor Steve Cappiello says he will ask the city law department to determine if landlords who filed for a hardship rent increase before he approved the city's revised rent-leveling ordinance fall under the new ordinance or the old one.

"I would think they would fall under the old one if they filed for their increase before the new one was written into law," the mayor said. "But members of the rent-leveling board have told me they

believe every application would come under the new ordinance. I want to have the matter straightened out."

The old rent-leveling ordinance did not set a limit on the amount of any hardship increase granted by the board but the new ordinance sets a 25 percent limit.

The new ordinance also will not allow new landlords whose buildings have five or more units to apply for a hardship increase for one year.

Council may fix number of chiefs

The Hoboken City Council's Public Safety Committee will launch a study to determine if it should fix the number of superiors in both the police and fire departments.

The city's former public safety director promoted five firemen to captains in his last official action.

"There are too many chiefs and too few Indians," said Hoboken City Council President Walter Cramer. "If department directors are going to abuse their hiring rights, then the council may have to take over."

The number of police and fire superiors, along with police and

firemen, used to be specified by a table of organization.

But the city council voted last year to eliminate that table of organization to allow the public safety director more flexibility.

In announcing the promotion of the firemen in a ceremony that was announced only at the last minute in his last official act, then Public Safety Director Carmine Gullo said he made the promotions to "be a nice guy" but he offered no evidence as to whether the fire captains were actually needed.

According to current estimates, about one-third of the 100-man fire department and 125-man police department are superiors.

Council takes piers off the block for Hoboken auction

By Randolph Diamond

The Hoboken City Council has deleted the Fifth and Sixth street piers along with waterfront property in the Todd Shipyards area from the list of city properties scheduled to be auctioned off Sept. 9.

The council took the action after some councilmen denounced the administration of Hoboken Mayor Steve Cappiello for putting the properties up for sale without letting them know about it.

Councilman Robert Ranieri charged the listing of the Fifth and Sixth street piers for the minimum price of \$70,000 was a ploy by the Cappiello administration to sell the pier to friends and then share in the profit.

"There is a whole waterfront development plan being developed by the Port Authority, the New Jersey Department of Transportation and our local Community Development Agency," said Ranieri. "Those plans are supposed to be realized in the fall. What are we doing selling the piers now?"

Ranieri said he also couldn't understand why the minimum bid on the piers was \$70,000.

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Piers taken off auction block

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"The Port Authority has already announced partial plans for a half-billion-dollar development next to the Fifth Street pier," Ranieri went on. "Are you going to tell me both the Fifth and Sixth street piers are only worth a minimum of \$70,000?"

Edwin Chius, Hoboken's business administrator, said the piers were just put on the list of city properties to be auctioned off as a feeler to see what kind of market there would be for them.

"We're not really serious about selling them," he said. "Of course, if the right offer came

along, then we would consider it."

Chius said the council could have rejected the bids for the piers and said a condition of the bids was that the bidder submit a full development plan.

Chius said Ranieri's allegation that the whole thing might have been a ploy for the administration to sell one of the piers to friends was "ridiculous," and a "total lie."

Chius said during the last city land sale a year-and-a-half ago both piers were put up for sale bid and there were no takers. At that time Chius said the minimum bid was also \$70,000.

Men raise \$2,000 for CP kids' trip

It was a sad day in June for United Cerebral Palsy of Hudson County when thieves broke into its office in the Hoboken Elks Club and stole \$400 that had been earmarked to take a number of children to Asbury Park. But thanks to New Jersey Bell and two of its community relations managers there's been a happy ending.

The missing \$400 has been replaced with \$2,000 that Herman Winkemeier and Louis Hendi managed to collect from their friends and business associates with an impromptu cocktail party recently at the Chateau Renaissance in North Bergen.

"We were surprised by the amount as much as anyone," said Handi. "The whole thing was put together in a couple of days with the idea of just replacing the \$400 so the trip to Asbury Park could be held and the children not be deprived of that day of fun. We never expected it (the cocktail party) to be that kind of a success, but we're more than happy it was."

The check has already been turned over to Ms. Minnie Zoharsky, UCP's executive director, who has rescheduled the bus trip and is planning a number of other activities for the children financed by the donation.

Potential value of installation cited

Hoboken council blocks auction of piers

By CHUCK SUTTON
Staff Writer

HOBOKEN—The City Council at its morning meeting yesterday blocked the proposed auction of the Fifth Street and Sixth Street piers as part of a general municipal land auction.

The two installations are adjacent to piers that the Port Authority of New York and New Jersey is considering developing.

"It doesn't make sense why the administration would send this resolution down when the Port Authority is considering investing half a billion dollars in developing the piers right next to these," Councilman Robert Ranieri said yesterday in moving that the piers be removed from the list of properties. The council voted to do so.

The resolution was proposed by Bernard Scrivani, director of the department of revenue and finance as part of an annual tax sale. "Once a year, the city

usually puts up city-owned property for sale. We want to sell these properties so we can turn them into rentables. I was determined to have this sale, because we have a lot of empty lots just growing weeds," Scrivani said yesterday.

"Can you imagine what the value of these properties will be once the Port Authority makes their formal proposal for the development of piers A, B, and C?" Ranieri said.

Council President Walter Cramer echoed a similar concern. "Congressman Guarini has been having hearings to get the government to give us piers A, B and C, and we're talking about practically giving these away," Cramer said.

The resolution called for a minimum bid of \$75,000 for each of the piers, a price the council members denounced as "ridiculously low."

In defending his action, Scrivani said he had sat down with Mayor Steve Cappiello and Business Administrator Edwin

Chius to discuss the properties before the resolution was given to the council. He said some questions had been raised concerning the piers going on the block, but the decision was to go ahead with the auction.

Chius said yesterday that the piers had gone on sale in 1979 and there were no takers. However, he said, since the port authority has expressed interest in the waterfront development, inquiries from other developers have been coming into the Community Development Agency.

"This raises the suspicion of speculation on this property. Today is my 30th wedding anniversary, and there was some question whether I would make today's meeting. Stopping the auction of the pier properties made today's meeting worthwhile," Ranieri said.

Councilman Louis Francione of the 4th Ward said that, while he was opposed to the auction, he would favor the sale of the property "for \$1 if it would mean ratables for the city."

In other council business, the problem of police protection for Elysian Park came up. Cramer said while the city is doing repair work on the park, the problem of youths congregating there after hours will present a continuing dilemma.

Tom Vezzetti, the veteran civic watchdog, also voiced concern for police protection of the park.

Ranieri proposed that the police department consider pulling some of its officers from special assignments during the summer to work as patrolmen in the parks and other areas of the city that he said lack adequate protection.

In a related matter, Francione criticized the CDA and the Cappiello administration for what he termed failure to develop his 4th Ward the way other parts of the city have been developed with federal money.

"People in my ward want to know — what is the city doing for them?" Francione said during the City Council meeting.

Hoboken will auction off firehouse 8/8/81

Hoboken Revenue and Finance officials have decided to auction off the city's old Grand Street firehouse to the highest bidder, killing hopes by city recreation officials and community groups that it could be turned into a city-run recreation center.

Edwin Chius, Hoboken's business administrator, said the city will be asking a minimum bid of \$40,000 when it puts the turn-of-the-century firehouse on the auction block Sept. 9.

Chius said he, other revenue and finance officials and the mayor decided that it would not be practical for the city to convert the building into a recreation center.

"First we've gotten word from Washington that there is no chance of getting a grant to renovate the center," he said. "Second, even if we could get the

grant, with our budget problems, where are we going to get the money to run a new recreation center?"

Other than the downtown recreation center, which is not expected to be open to the city's youths until next year, there is only one city-run recreation center in Hoboken's uptown section.

But that program occupies only a small room in the American Legion Hall on Willow Avenue and the city's lease agreement with the American Legion prevents its being used during the evening hours.

Hoboken Mayor Steve Cappiello said he believes the solution to the acute shortage of recreation programs for the city's youth is to make better use of school buildings, almost all of which are not in use after 3 p.m. The school board currently runs

recreation program in one of the city's nine schools.

Cappiello said he was assigned Farina, who is also a school-board member, to try to convince the rest of the school board that they should launch additional recreation programs in other school buildings.

Chius said the fact that the Grand Street firehouse, which is located on Grand Street, between Fourth and Fifth Streets and is only three blocks from the city's downtown recreation center now being renovated, leads city officials to the conclusion that two recreation centers in the same area are not needed.

"If anything, we need another recreation center in the uptown section," he said. "Parents of children living there don't want to send their kids downtown."

The city council must ap-

prove the auctioning of the firehouse but council members have already said they favored selling it.

James Farina, Hoboken Health and Welfare Director, who had lobbied for the firehouse's being turned into a recreation center, said he was disappointed in the decision to sell it.

"It's a shame," said Farina. "The firehouse was really the last site in Hoboken where we could have turned an existing building into a recreation center."

Farina, other recreation officials and community groups had said that Hoboken's youth desperately need another recreation center and the fact that the Grand Street firehouse was only three blocks from the downtown recreation center was im-



John McKnight, who had worked at Hoboken's Grand Street firehouse for over 30 years when it was in service, admires the closed-down building that will soon be put on the auction block.



Owner Frank Anthony reaches out for another drink in his Barrel Bar as patrons and bartender Marty Ladich relax.

Rowdies no longer roll the Barrel 8/10/81

By Randolph Diamond

The Barrel is back in business but this time residents living near the Fifth Street bar in Hoboken aren't complaining.

The Barrel, 23 year old Pat Giassa said bluntly as she slipped her cocktail one recent evening in the renovated bar "was what was known as a 'dive'."

Fights would break out all the time in and outside the bar and neighbors frequently would be calling police to complain about rowdy youths hanging outside.

"Things had become so bad that one of the owners was nearly stabbed to death by one of the patrons last winter," said the new owner, Frank Anthony. "The place had become a hang-out. It was really bad."

But Pat Giassa said even though the Barrel was a dive, it was a place where she could hang out with a broad range of people from neighborhood residents to some of the newer residents who had moved in from New York.

"It was a mixed crowd, unlike some of the others bars where you either had the old-timers or the newtimers," she said. And the same thing is happening now that the bar is renovated. But it's no longer a dive and the rowdy youths are no longer here."

For Frank Anthony who spent six weeks renovating the bar with local workmen after he discovered it in the early spring, owning the Barrel is a fulfillment of a dream.

The 33-year-old Anthony is not your typical bar owner. He is a vice-president in charge of specials at Channel 9 in New York where he serves as producer of the mini-documentary show "What Happening America."

The show, which is aired monthly, is Channel 9's answer to 60 Minutes and recently won an Emmy award from the New York Chapter of the National Academy of Television Arts and Sciences.

Anthony first discovered Hoboken four years ago when he did a segment for Nine on New Jersey.

"I fell in love with the architecture, the ethnic diversity and just the plain charm of the place," he said. "I know I wanted to move to Hoboken right then."

But Anthony, a New York resident, said he couldn't find a house he wanted to buy on his occasional trips to the city. So four months ago he moved to Hoboken and rented an apartment.

"A few months ago I was walking around Hoboken and discovered the Barrel," he said. "I asked the owners if they were

willing to sell and they said yes on the spot."

The turn of the century bar was completely renovated, the fixtures cleaned, the tin ceiling scrapped and repainted. The bar looks just like it did at the turn of the century.

Anthony used all local labor in renovating the bar and said he is planning to offer senior citizens of the area discounts on their drinks.

"I would like this place to be sort of a community center where all the different segments of the Hoboken Community can meet," he said. "They can relate to each other as people."

Anthony is also planning entertainment, which Marisella Cook, hired by Anthony as entertainment director, says will be varied.

"We're going to have jazz one night, a talent showcase another night, and reggae music another night," she said proudly. "Tell me one other bar with this kind of selection."

Anthony also plans to open an art gallery on the second floor of the bar where he will let local artists display their work for free.

"I really want the Barrel to be a place where everyone comes together," he said. Except for the rowdies that is."

4,500 sign petitions against Hoboken's rent control law 8/13/81

The emergency coalition to save rent control in Hoboken was scheduled to present petitions containing 4,500 signatures this morning to City Clerk Anthony Amoroso.

The move is designed to block the clause in the city's revised rent leveling ordinance which allows landlords to raise the rents on their apartments 25 percent when they become vacant from becoming law.

Orlando Hernandez, a spokesman for the coalition, said yesterday that the coalition's action should have the effect of placing the whole question on the ballot in November.

Lawrence Florio, Hoboken's law director, has maintained that the group's petitions aren't valid,

however, saying the coalition can't challenge just one part of an ordinance but must challenge the entire ordinance.

Florio said the state's Faulkner Act, under which Hoboken's government operates, says that citizens can challenge an ordinance by putting the question on the ballot if they can get 25 percent of the city's registered voters in agreement, but it does not say that sections of an ordinance can be broken down and selectively challenged.

But, Hernandez says the coalition's lawyers disagree and will take legal action, if necessary, to force the city clerk to recognize their petitions.

See 4,500 SIGN — Page 22.

Council withholds selection 8/13/81

HOBOKEN—The City Council last night withheld the appointment of tenant activist Ramona Pignatario to the rent control board.

The council renamed three former members and appointed two new members, but withheld Pignatario's appointment because of "her strongly expressed views in opposition to vacancy decontrol and the rent leveling ordinance," said Councilman Robert Ranieri. In other action, the council authorized Jersey City Mayor Gerald R. McCann's accounting firm to audit the Hoboken Community Development Agency. The contract with McCann is not to exceed \$15,000.

4,500 sign petitions 8/13/81

Continued from Page 1

Hernandez also said the coalition will take legal action if "it doesn't have the necessary 4,500 signatures by today in order to get additional time to gather further signatures."

While the Faulkner Act says that citizens have 20 days in which to challenge an ordinance before it becomes law — and the 20th day is today — Hernandez claimed city clerk Amoroso would not show the coalition the city's charter or the Faulkner Act.

He said that had prevented the coalition from starting its petition drive earlier, asserting the coalition did not know the law.

Amoroso was unavailable for comment.

Says he ran clean tavern, denies report 8/13/81

The former owner of the Barrel Bar in Hoboken, Joseph Castellano, says he ran a clean establishment when he owned the bar.

Castellano made the statement in objecting to a story in Monday's Jersey Journal in which patrons and some neighbors — along with the bar's new owner, Frank Anthony — said the bar used to attract rowdies.

One patron had gone as far as to say that the Barrel had been a "dive."

But Castellano said he never had any trouble with his patrons. He also denied a report that one of the owners had almost been stabbed to death by one of the patrons.

"It never happened," he said. "I ran a clean shop."

Hoboken Public Safety Director James Giordano said he had no report on file of any stabbing in the bar during the last three years.

Tenants gripe and owners explain 8/11/81

By Randolph Diamond

There's more than a two-year waiting list for people who want to move into the twin 25-story moderate-income Grosman Marineview apartment buildings in Hoboken.

Spacious apartments — some offering spectacular views of the New York skyline — have made the complex a prime address in Hoboken.

But residents of the complex say life there is not all it's cracked up to be. They allege poor management by the Moderate Income Management Corp., which runs the state Housing Finance Agency project.

"This could be a great place to live," says Tom Illing, president of the Grosman Marineview Towers Tenant Association. "If only management wasn't only so inept."

Illing says he got involved in the tenants association after an electrical short kept blowing out the heating system in his apartment late at night. That was two years ago, and Illing says the problem was fixed only a few months ago.

Lance Larsen, another official of the tenants association, got involved because the vents don't

work in his kitchen or his bathroom.

"Everytime I cook or go to the bathroom it smells for hours," he said. "I go to management and they wouldn't do anything."

Stella La Padula says that every time it rains water seeps into her apartment.

Lucille Romano says that after months of complaining her air-conditioning unit still doesn't work properly.

Illing says many tenants complained for months that their air-conditioners needed repairs, yet the work was started only just before the summer — and only on some of them.

But what really has tenants upset, Illing says, is the condition of the lobbies.

"They're in terrible shape," he says. "They need a lot of work."

Peeling paint and holes in the wall were observed by a report.

Illing and the tenants association have formally requested that the state Housing Finance Agency remove the owners of the project, Integrated Resources of New York and the managing agency, Moderate Income Management Co., which is headed by Alvin Gershwin, a close friend of Gov. Brendan

Byrne.

Gershwin's 22-year-old daughter, Eda, is the on-site manager at Marineview.

"We don't have confidence that they (the managers and owners) can solve our problems," said Illing. "They don't seem to care."

Gershwin, his daughter and Ken Shatten, a field representative of Moderate Income Management, all declined comment.

But Richard Bluttal, vice president of the property management division of Integrated Resources, said his company is working with Moderate Income Management to get things in shape at the project.

Bluttal blamed most of the project's original problems on the Sulzberger-Roth Managing Company, which managed the project until two years ago.

Officials of that firm were unavailable for comment. Bluttal said that since Moderate Income Management took over managing the project conditions have slowly improved and said they will continue to do so.

Bluttal said Integrated also had its own financial problems

with the project, which were only straightened out last year. There were threats of foreclosure because Integrated hadn't made any mortgage payments since the project was completed in 1975.

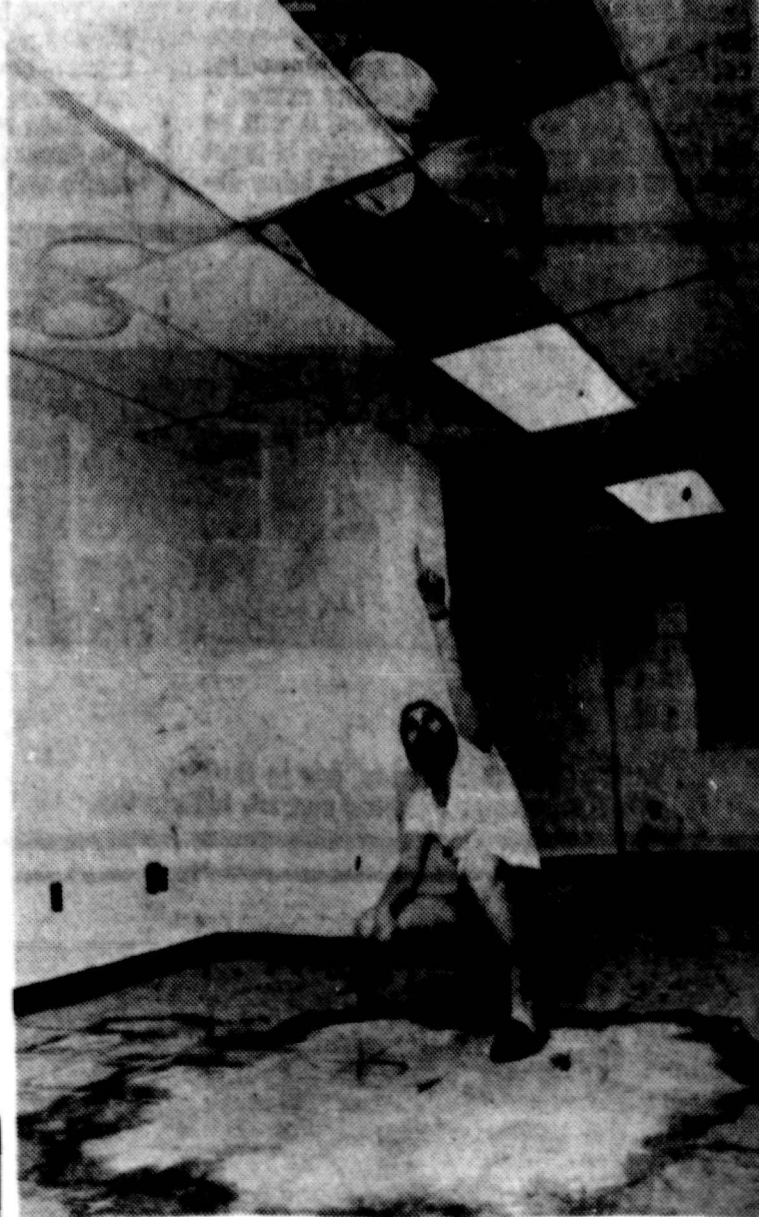
Bluttal said Integrated will soon start a \$300,000 capital improvement project to involve renovation of the lobby areas as well as the grounds outside the project.

He said his firm is currently involved in trying to fix the non-functioning exhaust and venting systems as well as persistent rain leaks in a number of apartments.

Bluttal also said Miss Gershwin will be removed shortly as on-site manager because of tenants' complaints and that a qualified on-site manager will be hired. He also said he will have monthly meetings with management and tenants to iron out specific problems.

Bruce Coe, executive director of the HFA, said his agency plans no action at this time to remove Integrated Resources or Moderate Income Management Company from the project.

"The tenants have some valid complaints, but we feel Integrated and Moderate are trying in good faith to work out the problems," he said.



Tenant association president Tom Illing points to water-stained and missing ceiling panels at the Grosman Marineview Towers in Hoboken. He attributes problems there to poor management.

Cappiello may bring back Amato and Vitale

By Randolph Diamond 8/13/81

Hoboken Mayor Steve Cappiello said today he is seriously considering returning to the city payroll two men who served as public works directors during his two previous terms, Andrew Amato and Raymond Vitale, in what would be a revamping of the public works department.

Cappiello said it was possible that either Amato or Vitale would replace William Van Wie, his current public works director, who could be given the newly created position of chief of the sanitation department.

"I haven't decided anything yet," said the mayor. "I want to talk to the City Council about the revamping before I do anything."

But, the mayor said, with word he has received from the city's private sanitation contractor, the LaFera Sanitation Co., that Hoboken's current \$700,000-a-year contract could rise 40 percent next year, he believes it's time for the city to pick up its own refuse.

Cappiello said that even though the city probably will have to lay off some municipal employees next month due to Hoboken's poor financial situation, it would be worth creating the new position of sanitation chief.

"If we can save money in the long run, then the position should be created," he said.

But couldn't the public works director be responsible for the

new sanitation division, the mayor was asked.

"I don't know," he said. "I have to talk to the council about the whole situation."

The mayor also said it was possible either Amato or Vitale could be placed in a position the city council is expected to create soon — water department manager.

Cappiello said he believes that position is needed to make sure the water department runs smoothly.

A recent Hudson County Grand Jury presentment blasted city officials for mismanagement of the water department which, it said, was resulting in Hoboken losing up to 40 percent of its water from its supplier, Jersey City.

A consulting firm hired by Hoboken has recommended the hiring of a water department manager to solve the problems in the water department and said the manager should have state certification in running a water distribution system.

Neither Amato nor Vitale has such certification.

But that certification requirement won't be contained in an ordinance creating the position of water department manager that is expected to be introduced at next week's city council meeting.

Business Administrator Edwin Chius said the certification requirement was dropped from the proposed ordinance at the request of Hoboken Councilman-at-large Robert Ranieri, who was unavailable for comment.

Vitale, who was Cappiello's public works director during his

first term, said he had heard he was coming back and would be offered some job but said he had received no official confirmation.

Amato was unavailable for comment.

Vitale was terminated at the end of the mayor's first term after his brother-in-law, Fourth Ward Councilman Louis Francione, supported Cappiello's opponent, First Ward Councilman Anthony Romano, in the 1977 mayoral election.

The mayor then appointed Amato public works director. There were frequent feuds between the mayor and Amato, and during the later part of his term the mayor stripped Amato of much of his power in supervising the public works department garage employees, saying Amato wasn't doing a good enough job.

When asked to explain why he was considering bringing back two directors whose terms he had decided not to renew, the mayor said he would prefer not to comment.

The city council must approve any appointments of any new directors.

Van Wie not quitting as public works boss

By Randolph Diamond 8/11/81

Hoboken's new public works director, William Van Wie, says he has no plans to step down and adds if the city council or the mayor want him to leave they are going to have to bring him up on administrative charges.

Van Wie, who has been in office a little over a month, said he thinks he's been doing a good job in shaping up the public works department.

"If you ask anyone, I think they would tell you the streets are cleaner and there are less potholes," he said. "And the morale of the public employees has improved because they are all being treated equally."

Speculation that Van Wie would be replaced by the city's former public works director, Andrew Amato, has been going around city hall even since Van Wie took office.

Mayor Steve Cappiello added fuel to that fire last week when he

said he was thinking of revamping the public works department and bringing back Amato and the former public works director before him, Ray Vitale.

Under his revamping plan, according to administrative sources, Amato would again be made public works director and Vitale would take over as director of water, which would be a newly-created position.

Cappiello has said he was considering Van Wie for the chief of sanitation services, which would also be a newly-created position, if the city decided to pick up its own garbage instead of contracting with the LaFera Sanitation Company of Newark.

Should Van Wie refuse to resign if he is requested to do so by the mayor, either the mayor or the council could fire him if they had sufficient administrative charges against him. But the city council would have veto power if the mayor took the action.

Charges that Van Wie could be brought up on remain a mystery, however. The new director has received praise from both citizens and public works employees since taking office.

In fact, public works employees are expected to present petitions to the city council with over 2,000 signatures at its meeting tonight asking that Van Wie be kept in office.

A number of city officials have signed the petitions, including the public safety director, James Giordano; the health and welfare director, James Farina, and Edwin Chius.

Despite everything Cappiello says he believes the revamping of the public works department may be best for the city.

The move to bring back Amato is being spearheaded on the city council level by first ward Councilman Anthony Romano, according to an informed source.

Marineview tenants waiting five months for inspection report

It's been six months since the state Bureau of Housing Inspection did its mandated inspection of the Grogan Marineview Towers apartment complex in Hoboken and found slightly more than 400 housing code violations. The inspection is mandated every five years.

And, it's been five months since Tom and Annette Illing, leaders of the tenants association at

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the state Housing Finance Agency project, first asked the state for a copy of that inspection report.

They're still waiting. They say they are getting the runaround from officials and secretaries of the state Housing Bureau.

"When we first called in March, the secretary on the phone told me where we lived didn't exist," said Annette Illing. "When I finally convinced her the building did exist, she said she didn't yet have a copy of the violation report."

Subsequent phone calls produced the same result until mid-May when the state told them the violation report was 25 pages long and that if they wanted a copy they should send a request for a transcript to John Rodgers, a regional supervisor at the bureau.

Illing said a certified letter was sent on May 21 requesting the transcript but that during a personal visit he made to bureau officials on June 26 and a subsequent phone call made in July, he was told they couldn't find the locator card which indicated where the report was.

Finally on July 6, Illing said, Rodgers told him he didn't know what had happened to the report.

See MARINEVIEW — Page 22.

Marineview tenants wait for report

Continued from Page 1.

Illing said Rodgers told him he would get a new copy of the report from Michael Curcio, Hoboken's chief housing inspection officer.

Curcio's office did the Marineview inspection under contract from the state.

On July 26, Illing said, he was told by a Mrs. Cilio at the bureau inspection reports had been sent to Moderate Income Management Co., the managers of Grogan Marineview.

Illing said Mrs. Cilio told him the letter was sent registered and he could have a copy of the inspection report as soon as the bureau got back the return receipt from the post office.

Illing said he was told by state officials that if they don't get the return receipt back by Aug. 23, they will have a state inspector post the inspection report on one of the lobby walls at the apartment complex.

Ralph Pfeiffer, bureau chief of the state Bureau of Housing, said he couldn't understand how the inspection report got lost or why the Illings had been forced through such a bureaucratic maze.

"I can assure you this is an isolated case," he said.

Pfeiffer said he called officials at Moderate Income yesterday and was told they were unable to locate their copy of the report. But, he said, he was told they are looking for it.

Meanwhile, Curcio said he has copies of the inspection report but can't give it to the Illings because he did the inspection for the state and the state is in charge of releasing it.

Curcio did reveal, however, that the inspection reports revealed 400 violations, most of them minor in nature, such as inoperative venting systems and lobby areas.

Hoboken tenants getting tax passalong increases

Rents for most Hoboken tenants will be increasing from \$10 to \$15 per month because a little noticed clause in the new rent leveling ordinance allows landlords to pass along the costs of their tax increases to their tenants.

And with the \$26 per \$1,000 valuation tax increase that property owners received this year, most landlords are passing that increase along.

"The phones don't stop ringing in our office," said Ralph Coppola, a worker in the city's

rent leveling office. "Tenants are calling up to find out if their landlord can raise the rent because of the tax increase. They can."

Business Administrator Edwin Chius said the landlord's total tax increase for the year must be equally divided among

all tenants in a building.

He said the average increase could come out somewhere between \$10 and \$15 per month.

Chius said this is in addition to the normal seven and half percent increase landlords are allowed yearly.

Hoboken tenants told it's all or nothing with city's rent law

By Randolph Diamond 8/12/81

Efforts by a tenants group to void a section of Hoboken's new rent leveling ordinance that allows landlords to raise apartment rents 25 percent when they become vacant are not legal, Hoboken City Law Director Lawrence Florio stated today.

The tenants group vowed to press on anyway.

Florio said that according to the state's Faulkner Act, under which Hoboken's government operates, citizens are allowed to challenge only an entire ordinance — not just a portion of an ordinance.

"It's either all or nothing," said Florio.

The official said the tenants are collecting signatures on invalid petitions in their drive to put the clause on the ballot because they do not state on the petition that they want the whole ordinance repealed.

Thomas Calligy, Hoboken's assistant law director, agreed the tenants would have had to indicate they want the whole ordinance repealed on their petitions for them to be legal.

The Faulkner Act states that if citizens get 25 percent of the registered voters to sign a petition opposing a particular ordinance they can get the ordinance put on the ballot in the next municipal election.

See HOBOKEN — Page 16.

Hoboken officials question legality of rent petition

Continued from Page 1.

The act also states that if the required number of signatures is gathered within the 20-day period between the time a mayor signs an ordinance and the time it goes into law, the ordinance is invalid until the election. The mayor signed the new ordinance 20 days ago tomorrow.

Anthony Amoroso, Hoboken city clerk, noted that even if the law department were to hold the petitions valid and the required number of signatures were gathered by tomorrow it would mean the old ordinance would be in effect until the November elections.

Amoroso noted that such would wipe out the various tenant-protection clauses in the new rent leveling ordinance.

Among them, he said, are the 25-percent limit on hardship rent increases and the ban on such increases for new property owners with five or more units.

Hoboken Councilman Robert Ranieri said the clause allowing landlords to raise rents 25 percent instead of the previous seven and a half percent when apartments become vacant is the only clause in the new ordinance that favors landlords.

"The tenants are stabbing themselves in their back," he said.

A spokesman for the tenants group said the tenants still planned to go ahead with their drive and would fight the city in court if necessary.

Holy Innocents and St. Paul's parishes to vote on merger

A special parish meeting will be held Sunday at Holy Innocents Episcopal Church, 311 Sixth St., Hoboken, to approve a resolution calling for the merger of the parish with that of St. Paul's Episcopal Church, also in Hoboken.

The resolution has already been approved by the vestry — elected church council — of both parishes. The decision to consolidate legally first requires approval by the involved vestries and must then be presented to each parish for congregational approval.

Pending the expected acceptance of the resolution Sunday at Holy Innocents, the matter will be referred to St. Paul's for voting by the congregation. Because of the vestry's earlier acceptance of the idea, no major opposition is expected when the parish vote is taken on Sept. 20.

All members of Holy Innocents have been requested to be present for the voting which will be held during the 10 a.m. service. There will be a time for discussion by anyone who has questions and concerns to raise at 9:30 a.m.

The decision to merge comes at a time when St. Paul's parish faces a critical future. If merger results, the two congregations will consolidate their resources for ministry. They currently share

2 Hoboken parishes will vote on merger

Continued from Page 1.

the services of the Rev. Geoffrey Curtiss as rector.

Following the resolution, there will be an election for one new vestry which will serve both churches.

The merger, however, will not dispose of the St. Paul property. It will be maintained for use by Stevens Cooperative School and possibly for the future development of a ministry to Stevens Institute of Technology.

In view of the expected acceptance of the merger plans, a service of celebration is planned

for 10 a.m. Sept. 27 at St. Paul's Church, 820 Hudson St., as a final Sunday worship service.

"It will be an opportunity to celebrate the past, present and the future of St. Paul's," said Curtiss, "and will give the people of Holy Innocents the opportunity to join St. Paul's for their final Sunday worship in that building." The Rev. James Gambrell, archdeacon for Mission and Urban Strategy, will be preacher.

Beginning Oct. 4, the two congregations will worship together and begin a full program of fall activities, both for Sunday and weekdays.

Cappiello to name waterfront panel

Hoboken Mayor Steve Cappiello has reversed himself and decided to establish a waterfront advisory committee after all. It will review the Port Authority's plans amounting to \$500 million to develop the Hoboken waterfront.

Last spring Cappiello had said he had decided against establishing the committee because Hoboken Community Development Agency Director Fred Bado told him not to. At the time, Bado would not give a reason for his advice.

But, Bado said today he was never against the committee idea and that it was the mayor who was against it. But Cappiello said he stood by his original statement.

Both Cappiello and Bado, however, said CDA Economic Development Director Miriam Kohler had played a strong role in convincing them to establish the committee.

Ms. Kohler said she talked to both Cappiello and Bado about establishing the committee because she believes the community must be actively involved in waterfront planning.

Ms. Kohler said the committee will be comprised of 16 persons from community groups, financial institutions, the city council and the business community and will most probably have its first meeting in September.

Ms. Kohler said she is currently reviewing names for the committee and said her selections would be announced shortly.

While the Port Authority has not yet formally announced its plans for the Hoboken waterfront, it has disclosed them in bits and pieces.

The Port Authority is planning to build 600 condominium units, a hotel and a shopping complex on the site of its Hoboken piers.

Escape ...almost

Azzollini tries a swim to freedom after fleeing Rikers Island

By CAMILLE KENNY
Staff Writer

Stephen Azzollini of Hoboken, convicted in November of aiding in the murder of his wife, escaped Riker's Island prison in New York City and tried to swim to freedom late Wednesday night. But he turned back because of perilous waters, a New York City Corrections Commission official said yesterday.

Azzollini, 27, was the subject of one of Hudson County's most sensational and grisly murder trials in recent years, during which he was convicted of aiding and abetting the murder of his pregnant wife, Mary Ellen, in their Hoboken apartment three years ago.

He is awaiting trial in New York for the June 1978 murder of Rosa Raso, who was found stabbed and strangled in a Times Square area parking lot.

Azzollini told officials he entered the turbulent waters of Hell's Gate Channel in the East River, but turned back after swimming about 100 feet because "the currents were too swift and he thought he wouldn't make it," said Edward Hershey, New York City assistant commissioner of corrections.

Of the six men who attempted escape Wednesday night, only Azzollini and another "reached the water," Hershey said.

James DeVita of Queens, N.Y., was able to swim the channel and is still at large. He is accused of robbery, Hershey said.

The five, all accused of murder, were

recaptured shortly after a guard spotted a figure on the prison's roof at about 10 p.m.

Corrections officials are still investigating how Azzollini and the others were able to escape from their cellblock. Hershey said the door to the cellblock, which leads to a plumbing area, was locked when prison officials checked it after the breakout.

The prisoners sawed through two pipes with a jeweler's saw or a hacksaw and "we think they had to crawl through a pipe chase up to the roof, and onto another roof," Hershey said.

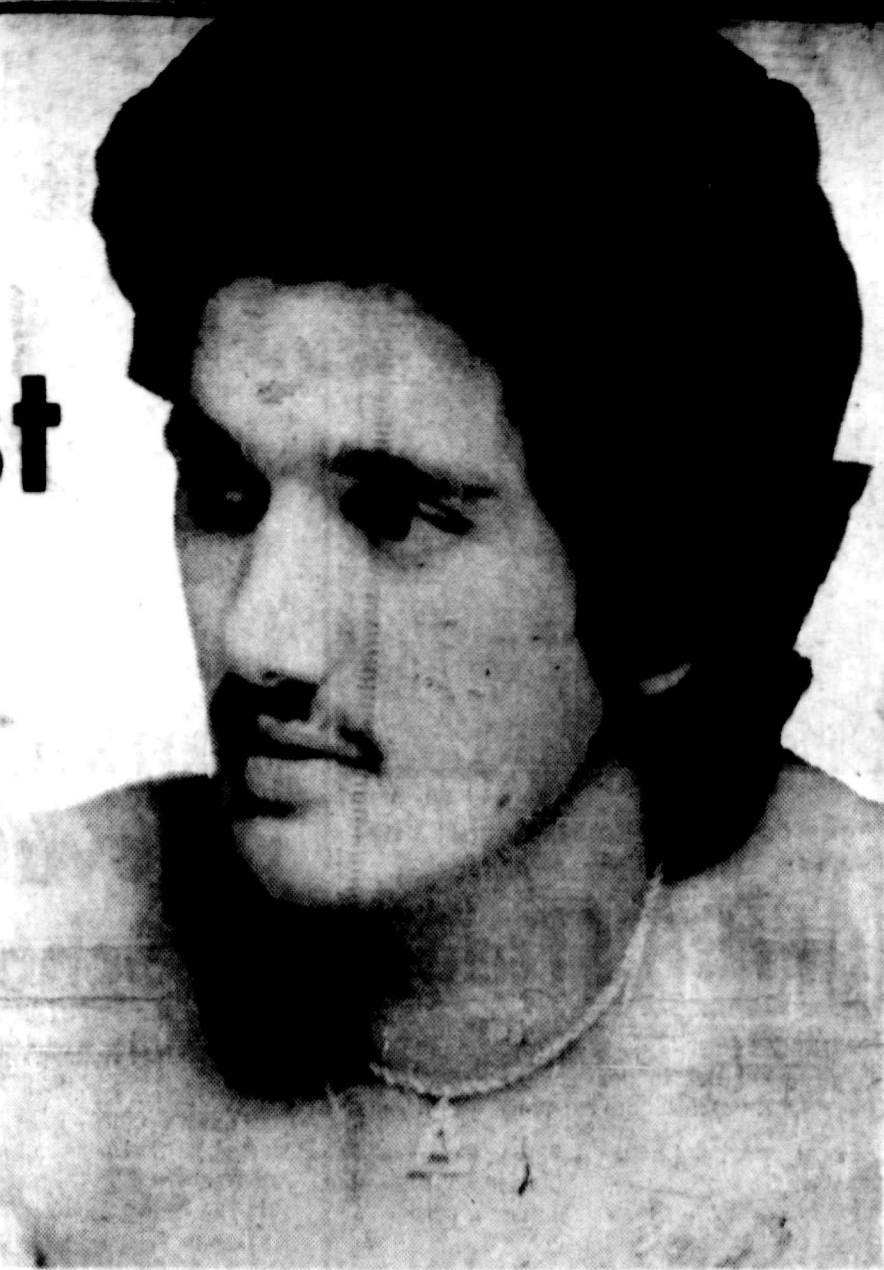
Azzollini told authorities after his recapture that a corrections captain sold a key to the door of their cellblock to the prisoners, but Hershey said the story "has not stood up."

He said Azzollini was shown pictures of jail guards but was unable to identify any as the one who sold him the key. Hershey said officials do believe Azzollini reached the water, and was "down to his shorts" when found.

Although Riker's Island is a maximum security prison, Azzollini will now be transferred to the Brooklyn House of Detention "to a special place for high-security risks," Hershey said.

Hershey said the 50-year-old prison on Riker's Island was originally built because of the perilous waters around it, and that many prisoners have drowned trying to escape. In recent years, the waters have calmed slightly, he added.

That is why officials are erecting



Dispatch File Photo

Stephen Azzollini's bid to flee Riker's Island failed Wednesday.

heavier security around the island's perimeter, but the work is not expected to be completed until next year, Hershey said.

DeVita, the successful escapee, was helped from the water in Queens by two pedestrians, whom he told he had fallen from a barge, Hershey said. The pedestrians later contacted officials when they learned of the breakout.

The next court date for Azzollini in the Rosa murder is Sept. 15, when legal motions will be heard, but a trial date has not yet been set, said Barbara

Thompson of the Manhattan, N.Y. District Attorney's Office.

Azzollini was convicted in Hudson County in a bizarre case in which his friend Dennis Raso, Rosa's husband, testified he paid Azzollini to murder Rosa. Raso said he murdered Azzollini's wife at Azzollini's insistence because Mary Ellen, who had worked as a clerk in the County Administration Building, was planning to give authorities information about Rosa's murder.

Hudson Superior Court Judge Joseph Thuring sentenced Azzollini to life plus 10 years in prison for Mary Ellen's murder.

A pier's to be fair



Photo by Bill Bayer

PIERRE MANERI, atop ladder, and Stephen Fallon take a break from preparing the Fifth Street Pier in Hoboken yesterday for the fourth annual River City Fair. The fun begins tomorrow.

Fireworks and music at Fifth Street

By ANNA AMATO
Staff Writer

HOBOKEN—A few decades ago, the Fifth Street Pier here bustled with cruise passengers, workers, and cargo — activity generated by Holland America Line's trans-Atlantic ships that used to dock here. That air of excitement is expected to pervade the waterfront again tomorrow and Sunday.

A few days ago, the Fifth Street Pier was a desolate and dilapidated spot, overgrown with weeds, potholed and dirty. Fragments of old boats lay in the water alongside the crumbling dock.

Tomorrow, the Fifth Street Pier will again bustle and light up with people, music, vendors and fireworks, and boats again will dock here as the fourth annual River City Fair opens.

The festival is scheduled for tomorrow and Sunday, featuring Pete Seeger's sloop Clearwater and other vessels that the public will be allowed to board. Other attractions include rock, jazz, folk and calypso groups, a fashion show, flea market, and dance groups. The fair will begin at 10 a.m. both tomorrow and Sunday and end at dusk.

The Clearwater, dedicated by Pete Seeger to the cleanup of the Hudson River, will sail in and dock at 10:30 a.m. tomorrow. There will be a performance by a different musical group every hour.

The River City Fair is sponsored by the Hoboken Environment Committee, with financing and support from the city and the Hoboken Community Development Agency. A fireworks display is scheduled for 9 p.m. Sunday.

Musical groups scheduled to entertain include two rock groups, the Phosphores and the Individuals; the calypso band Fuego 78; the Babylon Dance Band; and Just Banjoes, an old-time sing-along group. Local high school rock bands also will be playing and local youngsters will model in a fashion show and give gymnastics and karate demonstrations.

Dance groups include The Tracy Everitt Dance Co., the Jane Setteducato Dance Co., and Christina Caleb of the Modern Movement Experience. The environment committee created the first River City Fair in 1974 as a way of focusing attention on Hoboken's long-neglected waterfront.

Tenants want Stevens students evicted

By Randolph Diamond

Students from Stevens Institute of Technology who live at Grogan Marineview Towers in Hoboken are virtually driving the project's tenants crazy.

"I can't stand it," said Pat Caulfield, an officer of the te-

nants association at the moderate-income twin 25-story apartment complex.

Caulfield lives across from one of 18 apartments Stevens leases for the use of its students.

He said the students living in the apartment across from him throw their garbage into the

trash compactor unbagged. And there always seems to be a cooking smell coming from their apartment.

Caulfield said he suspects they are operating a cafeteria in the apartment.

"There's an order pad on the outside of the apartment," he

said. "I see people place food orders on them. It appears to be like a Chinese restaurant in the apartment."

Annette Illing, another official of the Grogan Marineview Tenants Association, said roaches are appearing in apartments of tenants who live near the Stevens students.

"The roaches are spreading through the complex because of the Stevens students," she said.

Caulfield said he believes there are more Stevens students living in many of the Marineview apartments than there should be.

"The apartment may be for only three students, but they cram in six," he said. "Stevens don't seem to care. There's no one monitoring the situation."

Richard Bluttal, vice president of the property management division of Integrated Resources, owners of the complex, says he agrees with the tenants that the Stevens students haven't been as sanitary as they should be.

But Bluttal said he has received assurances from college

officials that students will be more closely monitored to see that their sanitary habits meet the standards of the other residents.

Bluttal said, however, it's not true that a cafeteria is being operated across from Caulfield's apartment. He said a representative of his company made an inspection and the problems seem to be that different students all living in the apartment cook at different times, giving the impression of a cafeteria.

Bluttal also said Stevens students won't be living in the apartment complex after next summer when the lease agreement with Stevens will be terminated.

At that time, Bluttal said, Stevens will be opening a new dormitory on Castle Point Terrace and will no longer need the space in Marineview. He said Stevens has leased space in the complex since shortly after it was built in 1975.

But Thomas Illing, president of the tenants association, said his group feels the project's lease

with Stevens should be terminated immediately because renting to the students violates New Jersey Housing Finance Agency law.

While that law stipulates income limits in Housing Finance Agency projects for all tenants, he said the Stevens students are not subject to it.

"I would imagine some of the students' parents are making more than the income limits here," he said.

But Bruce Coe, executive director of the Housing Finance Agency, said the agency goes by the income limits of the students at the project, not their parents.

"I would say most students don't make any income, or very little," he said.

But Coe admitted that the agency has not checked the income of students living at the project.

"It's a double standard," said Illing. "We're being subjected to income restrictions and Stevens students aren't."



Photo by Jeff Hunter

CRAFT SPECIALIST—Michael Boyer prepares his pottery works for display at Hoboken's fourth annual River City Fair at the Fifth Street Pier. Sponsored by the Hoboken Community Development Agency, the fair, held Saturday and yesterday, included entertainers, food vendors and craftspeople.



MUSICAL POTENTIAL—Jay Obenour, left, and Larry Moser perform on the dulcimer and guitar during Hoboken's fourth annual River City Fair over the weekend. They were two of the many entertainers at the fair at the Fifth Street Pier.



HOBOKEN EXHIBIT—Lisa Vercollone arranges her charcoal drawings at the River City Fair. The fair included musicians, singers and dancers as well as other artists.



LOVE AT FIRST SIGHT—Lauren LaBruno seems to have her heart set on one of the little dolls available at the craft booths at River City Fair, sponsored by the Hoboken Environment Committee, the city of Hoboken and the Hoboken Community Development Agency. (Another picture on Page 3.)

River City Fair offers a variety of doings

Vacancy rent decontrol coalition to file petitions

By CHUCK SUTTON
Staff Writer

HOBOKEN—The Emergency Coalition to Save Rent Control are expected to file petitions this morning to place the decontrol section of the rent leveling ordinance before the voters as a referendum in November.

The coalition reportedly also will seek an injunction today in Hudson County Superior Court to extend the filing date for the petitions to make it easier to gather the required number of valid signatures.

"We had counted well over 3,000 signatures on Tuesday night, with more coming in. We had to do all of this in less than a week," Orlando Hernandez, spokesman for the group, said yesterday. The group began its campaign on Saturday to collect the

required 4,000 signatures. They set 5,000 signatures as their goal in the event some of the signatures are declared invalid.

According to Hernandez, the coalition will be filing for the injunction because "of misinformation given to us by the city," which he said delayed the group from pursuing the referendum action earlier. He said the actions by City Clerk Anthony Amoroso set the opposition back by nine days.

The group only had 20 days after the City Council passed the ordinance to collect the signatures. He did not say what the supposed misinformation was or how it delayed the fight against decontrol.

The specific section which the coalition wishes to overturn enables a landlord to raise the rent on a vacant apartment 25 percent.

The group said it opposes that section because it will encourage landlords to harass tenants into moving out so that rents can be raised.

"We've gotten quite a response to our petitions," Hernandez said. "Even small homeowners have given us support," he said.

"We're going to give the City Council the opportunity to rescind the decontrol section themselves. If they don't, then we'll demand the referendum," Hernandez said.

There has been some concern over whether there can be a recall on just an amendment to an ordinance, or whether the whole ordinance must be involved. "There are those who say our petitions are invalid are wrong. These petitions are legal and will force the city to either rescind the recent amendment on decontrol or place it on the ballot," he said. Organizations which belong to the coalition include Hoboken Organized Tenants, Por la Gente, and the Citizens' Association on Recall Elections.

Weehawken and Hoboken finally mailing tax bills

By Ronald Leir

The last of the third-quarter municipal tax bills in Hudson County that have been delayed by tardy municipal budget adoptions and tardy setting of local tax rates should be mailed by Monday, officials say.

Weehawken, which sent out some property owners' bills yesterday, is due to mail the balance by Monday, according to a spokesman for the county Board of Taxation. Hoboken claims to have mailed all bills yesterday, he said.

The spokesman said all other Hudson communities have sent out their tax bills.

Weehawken, Hoboken mail bills

Continued from Page 1

Property owners in the three Hudson municipalities that got tax bills out on time — Jersey City, Union City and North Bergen — have until 4 p.m. Monday to file appeals with the Board of Taxation on the fourth floor of the county Administration Building.

For the other nine communities in Hudson, which failed to get their bills out on time, the deadline has been extended to 4 p.m. on Sept. 15 by order of

Sidney Glaser, director of the state Division of Taxation.

As of yesterday, the Board of Taxation had received more than 600 appeals from all 12 municipalities, including 22 from Hoboken, the spokesman said. He explained that some Hoboken homeowners visited the city's tax assessor to learn what their bills amounted to. Nearly half of the appeals filed are from Jersey City property owners.

At the same time a year ago, more than 800 appeals had been filed, the spokesman said.

St. Mary nurses agree on pact after walkout

By CHUCK SUTTON
Staff Writer

HOBOKEN—St. Mary Hospital nurses walked off their jobs for three hours yesterday morning before hospital and nursing union officials hammered out a tentative contract agreement to end the job action.

JoAnn Pietro, a spokesman for the Jersey Economic Nurses Security Organization of New Jersey Nurses representing the St. Mary workers, called the package "satisfactory." Nurses on duty at the hospital last night indicated the membership had ratified the 30-month contract. Yesterday's negotiating sessions, the third

one before a federal mediator, began Sunday at 3 p.m. and continued until 8 a.m. yesterday — an hour before the strike deadline. However, the language of the tentative agreement was not agreed upon until 10 a.m.

Hospital spokeswoman Joan Quigly said supervisory nursing personnel along with volunteers manned the hospital floors during the three-hour walkout. "There was no interruption in patient care," Quigly said.

The contract includes:

- An immediate 6 percent salary increase retroactive to June 1 with additional pay raises for long-time employees.

- A graduated wage scale of 18 percent over two years.

- No rotating shifts after five years of employment.

- Better working conditions and salary for operating room nurses who must remain on call for extended periods.

- Beepers for nurses on call.

- Vacation time during the peak patient periods of January through December based on seniority.

Other topics covering nurses' working conditions, such as orientation when reassigned to a

different floor or given a different shift, also were included in the contract.

"This settlement was beneficial to both the hospital and the union. We feel that the contract will result in better patient care," Pietro said. Under the contract, long-time employees will get additional pay raises to bring their wages to a level equal to or more than \$8.10 an hour — the wage the hospital was offering to entice new nurses, Pietro said.

A senior primary nurse will range between \$8.48 to \$11.03 by the end of the contract. A staff nurse will earn between \$7.84 to \$10.40 an hour by the time the contract ends.

Easy livin'

In the summer, not everyone goes 'down the shore'

By JOE LAURA
and JIM CONSOLI
Staff Writers

On warm, sunny summer Sundays, not everyone in Hudson and southeast Bergen counties goes "down the shore." Yesterday, the weather was fine, and residents who stayed on their home turf seemed to have a good enough time. There was plenty to do — the Puerto Rican Day Parade, the River City Fair in Hoboken, the Plattdeutsche Volkfest Verein in Schuetzen Park — and of course, there was the laid back fun of James J. Braddock-North Hudson Park. Here are some scenes from yesterday's good times:

The call came into Hoboken police headquarters at 11:30 a.m. The caller wanted directions from South Jersey to the River City Fair. "It's on Sinatra Drive," the sergeant said.

Once known as River Street, the drive was renamed as a remembrance of the city's past and its most illustrious resident — Francis Albert "Frank" Sinatra, the immortal vocalist. The road is also a pathway to the city's future — the Hudson River waterfront and its majestic view of Manhattan.

Silhouetted by the decaying piers that brought the city its original fame, the annual fair designed to renew interest in the river and its waterfront drew a large weekend crowd.

Older people who remember what the city once was strolled the grounds of the old Fifth Street Pier with younger people who spoke optimistically of what the Mile Square City could become.

A wide variety of musical groups and a multitude of ethnic food stands, a fashion show, and a flea market provided the entertainment, with a large fireworks display as the grand finale.

Fire engines that have outlasted the piers they were built to protect, and informational

EASY LIVIN'

Continued from Page 1

stands urging opposition to federal budget cuts and support of an environmentally sound riverfront showed the diversity of the fair and the 10,000 or so people it attracted.

Some 250 volunteers, mostly members of the Hoboken Environment Committee, worked "intensively" for three months preparing for the fourth annual festival.

"It's fantastic. We've had three times as many people as last year," said volunteer Don Cotter. More than anything else, he said, the fair is designed to "raise people's consciousness about the waterfront. To make them realize the waterfront is theirs, at least part of it."

At North Hudson Park, people of all ages enjoyed the pleasant spring afternoon, either competing in or watching a number of popular summer games and sports.

There was softball, tennis, handball, soccer, fishing, jogging. The most popular sport proved to be bike racing.

Youngsters of all ages, who showed the racing determination of Mario Andretti and the nerve of Evel Knievel, competed for hundreds of trophies in the sport at the Braddock Moto-cross Raceway in the northern section of the park.

The area was mobbed with hundreds of families, many of whom barbecued steaks and hamburgers. Others brought a picnic lunch or simply munched hot dogs at the local

umbrella stands, as they watched the children compete.

The competition was intense. The youngsters, representing local bicycle sponsors throughout Hudson and Bergen Counties, raced on the tricky course of bumps and sharp turns. A few are sure to be sore today from some nasty falls.

But fortunately, as of mid-afternoon yesterday, none of the participants, who rode padded bikes and wore crash helmets, were injured seriously.

The diamonds throughout the park also were crowded as friends and relatives watched their local sports heroes compete in men's softball.

Every tennis and handball court was also in use, and many people chatted and sipped cold drinks as they patiently waited for courts to open.

The park's lake was inhabited by some local fishermen and joggers.

North Bergen's Schuetzen Park is perhaps best known locally as the site of the Fritz Reuter Altenheim Home for the Aged. But yesterday, the park was swinging during the culmination of its annual week-long German folk festival.

Marching bands playing songs of the fatherland, young girls wearing traditional North German dresses, and a variety of events ranging from a bathing suit

competition to a woodsawing and potato-peeling contest highlighted the 107th Plattdeutsche Volkfest Verein. The final event of the week was, of course, the crowning of the "Shooting King."

"This is very similar to the German folk festivals, except most of those in Germany are rifle and gun clubs," explained Henry Blome, who recently returned from a trip to his native land to commemorate the 125th anniversary of a North German rifle club.

Although the festival is held here to raise money for the Altenheim Home, representatives of more than 40 German-American organizations throughout the New York metropolitan area took part in the fun.

Even if you are not of German ancestry, the festival and the sponsoring social clubs provide a heaping portion of a tradition of European lifestyle.

In fact, you don't even have to be of German heritage to be an officer of one of the clubs. Just ask Henry Alverstad, president of the Hagener Society of States Island.

"I'm not German, but my wife is," explained Alverstad. "My wife's uncle, whom I dearly love, got me involved in the club, and I thought it was about time I do something for the club. It doesn't really matter if you're German."

So whether you call them "kartoffel wpannkoken" or potato pancakes makes no difference — it was still a summer festival.

DPW employees in drive to keep Van Wie in post

Hoboken public works employees have started a petition drive throughout the city to convince Mayor Steve Cappiello to keep his current public works director, William Van Wie, in office.

"We're going to get as many signatures as possible said William Medcalf, a senior mechanic at the city garage. "Van Wie is the best public works director we have ever had and all the men are behind him."

Cappiello had said that he was planning to revamp the entire public works department and bring back two former public works directors. The mayor stated that Van Wie might be moved from his public works director's spot and made chief of

a newly-created division of sanitation.

Signs were hanging outside the public works garage today telling Cappiello to keep Van Wie in his post.

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WHAT'S NEW?
On Page 12.

Ironically, Van Wie has given warnings to a number of public works employees for "gossiping off" since he took office.

But, Medcalf said Van Wie has earned the respect of the city's garage employees because of his fair treatment of men and his demand of an honest day's work for an honest day's pay.

Medcalf said the men are completely opposed to the return of public works directors Andrew Amato and Ray Vitale to lead the department.

"I don't understand how the mayor can consider bringing back his former public works director who he criticized for not doing their job when they were in office," he said.

Judge Fitzgibbons, president of the Hoboken Municipal Employees Association, said his union was totally behind keeping Van Wie.

"He has put an end to the political favoritism that went on before he took over," said Fitzgibbons. "If Van Wie were removed it would destroy the men's morale."

Mailman alive, they collect for a 'funeral'

Two swindlers in Jersey City are using the details of a tragic incident to collect money for a "funeral" of a man who is still alive.

The con artists are going around in Jersey City and Hoboken with a canister and a picture of Jose Gonzalez, 27, of Jersey City, who is alive, and saying he was the individual who was found hung in a Hudson County Jail cell Wednesday night.

Gonzalez, a Bayonne mailman, learned of his name be-

ing used along with his picture from a cousin, Edgar Palau, on Thursday.

Palau told his cousin he was approached by two men Thursday on a Downtown Jersey City street with a canister and his cousin's picture and name.

The swindlers told Palau they were collecting money for Gonzalez's funeral. Palau told the men Gonzalez was his cousin and gave the con artist a donation.

Palau then went to the home

of his cousin's relatives to learn more about the tragic incident. Palau was relieved to learn that his cousin was not dead, but was saddened that people would stoop so low to get money.

Gonzalez said he was also approached by one of his friends Thursday evening who also thought he was dead and that he was seeing a ghost. Gonzalez said he doesn't know how these individuals got his picture.

"I'm very much alive," he said.

The following account of the jail incident which involved a Hoboken man was given by police: Jose Dalmou, 18, had been arrested on a shoplifting charges Wednesday. A short while later he was found hanging from his cell with a shirt tied around his neck.

When police notified Dalmou's mother of his death, she had a heart attack and was rushed by ambulance to the Jersey City Medical Center where she died.

Considering race against Cramer

The athletic director at Hoboken High School may be a candidate for Second Ward councilman next year against incumbent Walter Cramer, sources reported today.

James Ronga, the athletic director and president of the Second Ward Tenants and Landlords Association, would not comment on the reports, but did admit he is thinking about it.

"I guess everyone who isn't satisfied with the way their municipality is being run and the continuous tax increases thinks about running for public office themselves at one time or another," he related. "But at this

moment that's all I'm doing — thinking about it."

However, sources report that a number of politically active Second Ward residents have approached Ronga about running next year.

Cramer, who is an attorney and the current city council president, has given no indication he will not seek re-election. Should Ronga run, it would probably be as an anti-administration candidate. Cramer, who would be seeking his third four-year term of office, has been supported in both of his previous elections by Mayor Steve Cappiello.

What's new?

Hoboken Mayor Steve Cappiello is considering bringing back former Public Works Director Andrew Amato. 8/8/81

That's the same Amato who the mayor stripped of much of his power when he was in office because, as the mayor then explained, he was not supervising his men properly.

The mayor is also considering bringing back Ray Vitale, who was public works director before Amato. Cappiello decided to let Vitale go in 1977, when Vitale's brother-in-law supported Cappiello's opponent in the 1977 mayoral elections.

What will these former directors do for the city? One may become the head of a newly-created branch of government, the sanitation department. Couldn't the present public works director handle that responsibility without adding another salary to the public payroll?

The other could become the Water Department manager, also a new position. But that job should go to a qualified professional as we have insisted in the past. If one of these former directors takes over as the qualified water expert, it would seem that the primary qualification for appointment in Hoboken is still politics.

What else is new?

Their first venture in Hoboken politics

By Randolph Diamond 8/21/81

Who are the people trying to eliminate the vacancy decontrol provision from Hoboken's new rent leveling ordinance?

The Emergency Coalition to Save Rent Control is essentially made up of three groups — Por La Gente, Hoboken Concerned Tenants and the Committee for Recall Elections — as well as independent citizens who banded together last month when the city council passed the new rent leveling ordinance.

Finance which allows landlords to raise rents 25 percent when apartments become vacant instead of the previously allowed seven and a half percent.

See Editorial: ~~On Page 10.~~ — On Page 10.

Most coalition members are tenants who have lived in Hoboken for a few years but have never gotten involved in local politics. One such member is David Axelrod, a

technician for United Press International news service in New York, who is in his mid-30s and has lived in Hoboken for five years.

Last year a new landlord purchased Axelrod's building, and he says there was lots of talk of renovation of the building and the tenants being evicted.

"The tenants on the building got together and asked what we could do to protect ourselves," he said. "We were not aware of our rights."

At that time, Axelrod related, he and other tenants in his building attended a meeting sponsored by the New Jersey Tenants Association and Por La Gente on tenant rights. At that meeting were representatives of other groups, and from there a sort of ad hoc coalition was developed, he said.

"We were all aware of the vacancy decontrol provision in the rent leveling or-

See MEET — Page 11.

Oops! 8/21/81

Just as the Hoboken tenants feared, there is no protection for tenants in the new law which permits landlords to raise rents 25 percent on vacant apartments instead of the usual 7½ percent.

What can a tenant do if the landlord forces him out and then jacks up the rent? Not a thing, under the new rent leveling ordinance.

The mayor says he will meet with the rent leveling board next month to develop a plan to help tenants. That plan should have been a vital part of the new rent leveling law.

Who can blame tenants for being suspicious of landlords and government?

Meet the coalition fighting rent law

Continued from Page 1.

While many of the coalition members are new to Hoboken, others are old-timers.

Sister Norberta of St. Francis Church has been one of the leaders of Por La Gente, which translates in English as For the People. The group has fought for the rights of poor people for a number of years. And, Juan Garcia of the Committee for Recall Elections, has been involved in local politics for at least 20 years.

Garcia is executive director of Citizens United for New Action, an Hispanic organization that tries to help Hoboken's Hispanic poor. The committee is trying to recall three of the city councilmen who voted for the rent leveling ordinance.

Will the coalition exist after the decontrol question is settled? Axelrod, for one, said it hopes it will become a permanent coalition to represent tenants as push for efficient government Hoboken. But for now, he says members are going to concentrate on getting enough signatures to put the decontrol question on the ballot November.

Another coalition member is dancer Susan Lewis. Ms. Lewis, who has lived in Hoboken for two years, hadn't been involved in local politics either. But she says that after a friend told her about the vacancy decontrol provision she started worrying about what might happen to the town's senior citizens if they were harassed by landlords who wanted to get them out of their apartments.

The coalition has no single leader but is operated by a steering group made of a number of individuals.

Axelrod said he believes that process is more democratic.

4 held in armed robbery

By WILFREDO FERNANDEZ Staff Writer

HOBOKEN—Four Union City men were arrested by two off-duty policemen early yesterday in connection with an armed robbery earlier this week here, police said. They remained in custody last night.

Arrested were David Perez, 19, and Juan Isalbe, 22, both of 214 48th St.; Angel Hernandez, 28, of 422 Fifth St.; and Jose Aballi, 23, of 514 New York Ave. Police said all are Cuban refugees.

Isalbe was not charged with armed robbery, as were his three companions. All four face charges of possession of a controlled dangerous substance (17 marijuana cigarettes); possession of a weapon and possession of a sawed-off shotgun; possession of this gun without a permit; transporting a shotgun; and possession of a handgun.

All four are expected to spend the weekend in the Hudson County Jail in

Jersey City, with arraignment likely early next week in Hoboken Municipal Court.

Hoboken Detective Eugene Drayton and Policewoman Carolyn Famularo of Jersey City were among the patrons of the Willow Tavern at 232 Willow Ave. at 1:05 a.m. yesterday when Drayton said they saw a man peering through a window of the bar.

The man returned to his car when Drayton realized that the car matched the description of a freshly painted red vehicle used in the robbery of the Hoboken Bar and Soda Outlet on Monday night, from which \$500 was stolen at gunpoint, he said.

Police said Drayton and Famularo followed the car north on Adams Street until the vehicle began racing down a side street. Drayton said he drove down a side street, blocked the car from continuing and arrested the four men.

Drayton said there was a sawed-off shotgun under the front seat of the car and a loaded handgun in the back seat, along with the marijuana cigarettes.

Many buyers interested in Hoboken firehouses

Do you want to buy a firehouse? Apparently many people who showed up in Hoboken yesterday for open houses at two structures that formerly were fire stations have that urge.

The two buildings, at 212 Park Ave. and 414 Grand Ave., were opened up so that prospective bidders for a public auction of city-owned property on Sept. 9 could inspect the merchandise.

According to Bernard J. Scrivani, revenue and finance director, 31 properties will be on the block but the two firehouses were opened because of the tremendous interest in them.

"Both firehouses are in residential areas," said Scrivani. "They could make a beautiful duplex . . . it's up to them (the buyers)."

"There's been a tremendous interest shown on 414 Grand Ave. When they call, they call asking about the firehouses but they mostly mean 414."

Scrivani described the buildings as being "pretty old" and said they were both taken out of service from the fire department several years ago.

He said 212 Park Ave. was later the home of the city's signal department and 414 Grand Ave. was used as a truck garage by city carpenters and the second floor housed the Police Athletic League.

He conceded that 414 Grand Ave. is the much better building of the two. The minimum price being asked on that is \$40,000, some \$30,000 more than 212 Park Ave. has been tagged at.

The auction will take place in the municipal courtroom in City Hall at 10 a.m.

Man held on sex charge

HOBOKEN—A 26-year-old man has been arrested on a warrant for aggravated sexual assault on an 11-year-old girl, police said.

Bienvenido Contreras of 219 Bloomfield Ave. was arrested on charges of allegedly having sex with the minor child early this month. The warrant for his arrest was issued at the request of the child's mother.

2 held for stealing sidewalk

HOBOKEN—Two Stevens Institute of Technology students who police believe were involved in an initiation ceremony were arrested for stealing a piece of sidewalk in front of 427 Hudson St. yesterday at 1 a.m., police said.

Police reports indicate that James Palermio, 18, and Daniel Kovack, 22, both of 801 Castle Point Terrace, were arrested as they carried the 4-foot-by-4-foot concrete slab down the street.

Hoboken Council will decide on bus shelters

The Hoboken City Council will decide Wednesday whether it wants the state to construct seven bus shelters in various areas of the city.

City business administrator Edwin Chius said the shelters, which will be funded by New Jersey Transit through a 1979 transportation bond issue, would be located in industrial areas.

Chius said that none were proposed for Washington Street because there is a lot of shelter on that thoroughfare already for bus passengers to hide from the elements in.

He said that although the state is proposing to build the structures, the city would be responsible for such things as the clearing of snow and cleaning.

The shelters are proposed for the northwest and southeast corners of 15th Street at Willow Avenue; the northwest corner of Observer Highway at Willow Avenue; and the northwest corner of Observer

Highway at Washington Street.

Also, the southerly side of Hudson Place at River Street; the Observer Highway island at Henderson Street; and the northeast corner of 14th Street at Park Avenue.

Chius said he is under the impression that if the city approves the shelters, the plan would have to be taken to the county because all of the sites are on county-maintained roads.

The council is also expected to appoint a special committee to study the feasibility of the city making its own refuse collections rather than contract a private firm to do it.

The committee, consisting of a few council members and an aide to Mayor Steve Cappiello, would have to report back to the mayor and the council in 90 days.

The meeting will take place in the council chambers at 10 a.m. following a caucus that is scheduled to begin at 9 a.m.

Battle with police gets man arrested

HOBOKEN—Police said they had to use force yesterday to subdue a man and arrest him for interfering with a police officer issuing a traffic summons at 158 First St.

Rufino Rodriguez, 21, of 119 Seventh St., is charged with one count of interfering with an arrest and two counts of assault.

Police said Rodriguez began swearing, pushing and shouting at Patrolman Joseph Cicala as he was issuing the summons at 3:50 a.m. After Cicala arrested Rodriguez, the prisoner allegedly hit him

with his hands and fists. Cicala reported that Rodriguez then was subdued with force.

Police said that when Rodriguez was placed in the car and was enroute to police headquarters, he kicked the arresting officer in the head.

According to police records, Rodriguez was not the driver receiving a citation. There is no indication, however, that he was a passenger in the car. Police records do not reveal any motive for Rodriguez's alleged reaction to the officer. —Chuck Sutton

City Council did discuss Van Wie

Despite announcements to the contrary, the Hoboken City Council did discuss the replacement of public works director William Van Wie in brief and oblique terms at a closed meeting Tuesday.

In a study of the session's minutes obtained by The Jersey Journal, Councilwoman Helen Macri asked Mayor Steve Cappiello if he was "satisfied with the performance of the present public works director."

Cappiello, according to the minutes, replied that he received hundreds of petitions from the public expressing their satisfaction with Van Wie's work.

Cappiello has said he has been considering removing Van Wie, who has headed the department the past month and a half and replacing him with his predecessor, Andrew Amato.

The mayor, who was out of town yesterday, could not be reached for comment and city business administrator Edwin Chius, who threatened to resign if the director was removed, and Van Wie declined to comment.

Sources, however, indicated that the issue may be dead for at least three months while the council studies whether it wants to pick up its own garbage.

Cappiello has indicated that he would like to make Van Wie director of sanitation if such a department was created under Amato's leadership.

The sources also said that 2,500 signatures have been placed on petitions in Van Wie's favor and that more are coming in.

The minutes indicated that "several members of the council" agreed that Van Wie is doing a "commendable job."

Hoboken man committed in stabbing-murder case

Julio Ramos Garcia, 21, formerly of Hoboken, found innocent of the May 24, 1977 stabbing murder of his 9-year-old niece, Elizabeth Dore, because he was judged insane, has been committed to the Trenton State Psychiatric Hospital by Judge J. Leonard Hornstein.

Garcia, as a result of the judge's finding that he was insane at the time of the crime and has made some recovery from that condition, cannot be released from the mental institution without a court order. Court records show the defendant had

delusions of persecution at the time of the killing.

Dr. Laszlo J. Litkey, a psychiatrist, and doctors from the state hospital, as a result of examinations in June, 1977 and January of this year, were unanimous in their opinion that Garcia did not know what he was doing at the time of the stabbing. Hoboken Police Lt. Paul Tewes, who was at the scene of the stabbing, also testified.

There was testimony that, in addition to the fatal stabbing of his niece, the defendant also stabbed and slightly wounded three other children of Carlos and

Josefina Dore in their Hoboken home early May 24, 1977 while they were sleeping. Their ages ranged from 11 to 15.

Police reported he was arrested at the scene after the stabbings with the butcher knife. Garcia, originally under the jurisdiction of the juvenile court, was indicted as an adult.

He escaped from the Hudson County Youth Home shortly after the killing by climbing out a window. In January, 1978, he was arrested in Puerto Rico on an armed robbery charge, leading to his subsequent return to Hudson County in 1980.

Forced-out tenants can't expect Hoboken to help

Hoboken Mayor Steve Cappiello admitted today the city has no procedures for helping tenants, forced from their apartments by landlords who want to take unfair advantage of the new rent ordinance that allows 25-percent rent increases once apartments become vacant.

Cappiello's admission comes a week after the ordinance took effect. There is some concern that landlords may harass tenants until they move out. The landlords may then charge the higher rental rates.

"They would have to get a lawyer," he said. "And if they were poor and couldn't afford it, they could go to Hudson County Legal Services."

The mayor said the city also would try to help, but he admitted there is no program or plan in effect to help a tenant who is being harassed.

"We would try to do something to help the tenant," the mayor said. "But I'm not sure what."

The new rent leveling ordinance, which went into effect last week, does allow for fines to be levied against landlords who violate the rent leveling ordinance. The fines range from \$100 to \$500.

But when asked what good the fines would do if a tenant already has been forced out, the mayor said he couldn't answer.

Harassed tenants just out of luck

Continued from Page 1. 8/21/81

Cappiello said he would like to meet with the city's rent leveling board and have it develop some type of program to help tenants who are harassed. But he admitted the soonest that such a meeting could take place would be in September and that the program would take some time to put into effect after that.

Kindergarten kids will try full sessions

Kindergarten students at three Hoboken grammar schools will attend full sessions this semester as part of a pilot program designed to prepare them better for their future learning years.

According to Board of Education president Robert Wendelken, youngsters at Demarest, Brandt and Wallace schools will participate in the program.

Wendelken said the board voted Thursday to institute the program as part of a newly formulated curriculum for kindergarten students.

"It's a new idea that is being propagated throughout the state," Wendelken said of the full-day program.

He said a pre-kindergarten program at four schools, which are attended on a half-day basis, has familiarized children with basic math and reading.

"This," he explained, "added to the new concept of full-day kindergarten, is designed for learning readiness at an early age so that they will more progressively advance."

It's more of a learning program rather than dealing in coordination-type skills, getting along with others and behavioral-type areas," he said.

Wendelken explained it is dif-

ficult to solve remedial problems for a ninth-grader but if students are gotten to earlier and if, for example, a second grader was reading on a fourth-grade level, they will most likely keep moving upward.

He said the program will last for at least the next two years because those going into the program will have to be monitored on their progress up to the second grade as compared to those who were in the half-day kindergarten at the same time.

The board also voted to readvertise for bids for roof repairs and window replacements at several city schools. He said the bids will be accepted at 11 a.m. on Sept. 8.

The board awarded food-service contracts to A.R.A. Services to continue its management of the high school cafeteria and to Draper Egg Products Inc. of Dryden, N.Y., to supply the grammar schools with pre-plated lunches. Wendelken said he didn't have the figures on the contracts but said the two firms were the lowest bidders.

He said the board's next meeting has been changed from Sept. 8 to Sept. 10 with an executive session at 6 p.m., public caucus at 7 p.m. and the regular meeting at 8 p.m.

Threatens to resign from his city post

Chius charges use of blackmail to get Amato reappointed

By CHUCK SUTTON
Staff Writer

HOBOKEN—Business Administrator Edwin Chius charged yesterday that supporters of former public works director Andrew Amato are using "political blackmail" to ensure his reappointment to the post and threatened to resign if Amato replaces the present director, William Van Wie.

Chius said Amato's wife, Flo, tried to

threaten him into supporting Amato's reappointment. Amato denied those charges.

"Tell (Chius) if he wants a debate, I'll debate him about my performance in the department," Amato said yesterday. He added, "I haven't heard anything about blackmail."

The controversy about Amato's possible appointment centers on a re-organizational plan being discussed by

the City Council and Mayor Steve Capiello.

That plan calls for Amato to be reappointed to the post he held from 1977 to June 1981. The plan will bring Amato's predecessor Rafael Vitale back as water department director and create a new position for Van Wie as director of municipal garbage collection.

Van Wie has said he will not step down from his post and serve under Amato.

Chius has denounced the plan and said Monday, if Amato is brought in, he will quit his post as business administrator. He charged that political blackmail is being used as a leverage against City Council members but would not elaborate.

"Threats were made. And some people just can't stand up to those threats," Chius said.

"No one has even talked to me about this job. I never asked for my job back."

What blackmail is he talking about? Amato responded.

Chius denied that Capiello is going along with the plan for reorganization as a result of any threat. "It's a political decision that I don't think is good for the city," he said.

He said he refuses to work with Amato after four years of "a department that would run rampant with no organization and him taking off for personal jobs." Amato owns a construction firm.

Chius also said a major concern of working with Amato is how Amato could sign documents when Amato can not read or write.

Amato would not comment, saying he will issue a statement when the time is right.

"I can't see any decent reason why the council would want to bring him back. I have a job to do. If they get rid of the man that is doing a good job, and bring back a lemon, it's just another obstacle for me in doing my job," Chius said.

THE JERSEY JOURNAL, TUESDAY, AUGUST 25, 1981

Hoboken will lay off 15 workers

Approximately 15 municipal employees will be laid off by the end of September because of Hoboken's financial problems, Business Administrator Edwin Chius announced today.

Chius said most layoff notices will be sent out at the beginning of September with termination dates ranging from the middle to the end of month. He said he would not name the employees terminated until they have received the notices.

But Chius said one employee, this Safe and Clean Streets Coordinator Perry Belifiore Jr., is being terminated Sept. 2 because his position is no longer needed. Chius said officials of the division of local government services in Trenton have reduced the paperwork required in the Safe

and Clean Streets Program and the city now has only to submit yearly instead of monthly reports.

Under the program, the state funds part of the salaries of Hoboken's walking patrolman as well as some public works employees.

Belifiore, a close supporter

See Editorial:
ANOTHER JOB
On Page 14.

of First Ward Councilman Anthony Romano, had been making \$13,500 a year in the position, which he has held for more than a year. Belifiore was not at work yesterday and was unavailable for comment on his layoff.

There was some criticism by city councilmen when Belifiore was hired last year because Chius

himself had previously done all the paperwork Belifiore was hired to handle and some councilmen felt the extra position was not needed.

Belifiore and Chius have not gotten along, and Chius told The Jersey Journal last month he would soon have a "surprise" for Belifiore.

Part of the problem, according to an informed city hall source, is that Chius and Councilman Romano are not friendly and Chius resented working with one of Romano's closest supporters.

Adding to their differences, according to the source, was Belifiore's habit of often taking coffee breaks adding up to approximately an hour daily at a restaurant near city hall.

Belifiore has confirmed to The Jersey Journal that he took

the coffee breaks but said he did so because there is no coffee machine in city hall. Belifiore also has said that for his salary he felt taking coffee breaks in addition to lunch was not excessive.

Chius today would not comment whether the layoff was a surprise to Belifiore and maintained that the Belifiore layoff was due solely to the cutback in paperwork in the Safe and Clean program.

Chius also defended the hiring of Maurice Fitzgibbons as a \$13,000 recreation coordinator in the recreation department, saying the city sorely needs more recreation programs.

While other employees are to be laid off, Chius said certain positions are needed more than others.

"I believe I can lay off the employees without seriously affecting any of our city services," he said. "It comes down to a trade-off — which position do you need more? Fitzgibbons' position was needed."



Gregory Fedin, at far left, director of the Circus Arts School in Hoboken, and his students are in low spirits after learning they may have to eventually leave their Hoboken home.

Circus School is facing 3-ring problem — no site

The directors of the Circus Arts School in Hoboken, one of the only circus-arts training centers in the United States, are worried they will be forced out of their Washington Street building shortly and consequently will have to move out of Hoboken.

The building in which the two-year-old school is located at 412 Washington Street was recently purchased by a new owner and school director Gregory Fedin says the word he hears is that the new owners have another use for the space.

"We don't have a lease," said Fedin, a former acrobatics star of the Moscow circus. "We could be given 30 days and there's nothing we could do about it."

Fedin says the school has received numerous offers to move to the south but would like to remain in Hoboken.

"Everyone's really friendly in Hoboken," said Fedin. "We don't want to leave if we don't have to."

But Fedin, who is director of the school with his wife, Nina Krasavina, also a former Moscow circus star, says there have been problems at the school's current site mainly because the ceiling in the space they now occupy is only 21 feet high.

"It's too low for acrobatics and trapeze," he said. "We really need a higher ceiling."

See CIRCUS — Page 23.

Another job

Hoboken has hired a man as a \$13,000 a year recreation coordinator.

The health and welfare director says he doesn't have the money in his budget for that job. The mayor says he assumes he has the money, but the business administrator has said the city is in such a money crunch that it will be laying off employees in the fall.

Where will the \$13,000 come from to pay for the new recreation director? Is the job needed more than any of those that will have to be eliminated in the fall?

Hudson School flourishes with program for gifted

Classes in philosophy, the romance languages and professional gymnastics.

While this might sound like a college curriculum, all these classes and more are available at Hoboken's Hudson School, at 506 Park Ave., a private school for gifted children celebrating its fourth season this fall.

And according to Suellen Newman, its director, the 50 students at the facility have no difficulty adjusting to this tough course of study, which stresses academic excellence as well as classes in the fine arts.

Community involvement is one aspect at the school that

makes it a unique facility.

Besides classroom work, students also travel to different parts of the city to complete their course studies, says Ms. Newman.

Courses in gymnastics are taught at the Circus Arts Center at 412 Washington St. Here students learn the intricacies of the trampoline and parallel bars.

Students with a green thumb are able to practice their horticultural talents at a lot on Second and Garden Streets turned into a showplace by students.

Even though academic excellence and community involve-

ment are stressed at the school, Ms. Newman maintains that a homelike atmosphere is found at the facility due to the large teaching staff and small student body.

A group of from 18 to 20 professionals teach the 50 students at the school and all are therefore able to encourage the individual talents of each student, maintains the director.

Parents interested in having their children enrolled at this private school are reminded by Ms. Newman that the school has a variety of grant programs to make this quality education more readily available.

Circus school losing home

Continued from Page 1.

Fedin said he has asked city officials to consider selling them the now-unoccupied Grand Street firehouse for \$40,000, the minimum bid the city has set for the firehouse at an auction of city-owned property on Sept. 9. Fedin said the non-profit circus

school can't afford more than the \$40,000.

"If the city would be willing to sell us the firehouse at that price, we would be willing to turn as much for the firehouse as it the firehouse into a cultural center for all of Hoboken and Hoboken, he said if the city could even renovate space in the do anything to help the circus building, for the city to hold their school find another location in own activities for nothing," he Hoboken, it would.

Hoboken Mayor Steve Capiello says the city wants to get price, we would be willing to turn as much for the firehouse as it the firehouse into a cultural center for all of Hoboken and Hoboken, he said if the city could even renovate space in the do anything to help the circus building, for the city to hold their school find another location in own activities for nothing," he Hoboken, it would.

Hoboken council to consider public works shift in private

By Randolph Diamond

The fate of Hoboken Public Works Director William Van Wie is expected to be decided tomorrow night at a closed meeting of the Hoboken city council that has been requested by Hoboken Mayor Steve Capiello.

Capiello said two weeks ago that he was considering removing Van Wie as public works director and switching him to a newly created position as sanitation chief.

Capiello had said he would then bring back his former public works director Andrew Amato, who would return to that post. Ray Vitale was the mayor's public works director before Amato. Capiello will make him the city's director of water, which would also be a newly created position.

The city council must approve Capiello's switches. But Van Wie, in a second reversal he has made on leaving his public works spot, said he wouldn't work for Amato and declared the city council or

the mayor will have to bring him up on charges to get him to leave. Van Wie has been public works director less than a month and a half.

Originally, Van Wie said he wouldn't leave the top public works spot unless he was brought up on charges, but last week he reversed his position on the issue.

While Capiello said Van Wie is doing a good job, the mayor said he feels Van Wie could better serve the city in the sanitation spot. The sanitation post is being created, according to Capiello, because the city is planning to pick up its own garbage instead of hiring a private contractor.

According to informed City Hall sources, both Amato and Vitale were promised public works spots in the mayor's administration during his third term. But an agreement could not be reached as to who would be the public works director and who would be the director of water.

See HOBOKEN — Page 8.

Van Wie not topic of closed meeting

By CHUCK SUTTON
Staff Writer

HOBOKEN—City Council President Walter Cramer said yesterday that a closed council meeting with Mayor Steve Capiello at the Clam Broth House was to discuss garbage collection, not the fate of Department of Public Works Director William Van Wie.

The City Council and Capiello decided at Tuesday's meeting to appoint a committee to determine if the city should collect its own garbage instead of using private contractors, he said.

City Hall sources said yesterday that the council met to discuss demoting Van Wie to head of garbage collection. Under a reorganization plan proposed by Capiello, former public works department director Andrew Amato would be reappointed head of the department and his predecessor, Rafael Vitale, would head the proposed new water department.

City Hall sources said the shuffle is to consummate political concessions Capiello made during his recent re-election bid. Capiello has not denied those charges.

Cramer said the closed session did not violate the state's Open Public Meetings Act, because personnel matters were discussed at the session.

Cramer said the council decided at the closed meeting to appoint a "garbage study committee" to report in 90 days whether the city should begin its own garbage collection.

A resolution, passed at the last week's council meeting, stated the closed meeting would be about "personnel in the department of public works."

The study also is supposed to find if a separate garbage collection department is permitted under the Faulkner Act — which governs the organization of New Jersey municipalities.

Cramer said they did not discuss appointing Van Wie to head the garbage



Walter Cramer Council discussed garbage collection

department, should the law allow the creation this new department.

Cramer said the council did not violate the open meeting law because they talked about how many men would be needed to run the garbage trucks and if the men would be transferred from another department.

"A lot of personnel problems are involved in forming a garbage department," he said.

"We will give public notice about what went on at the meeting and the council will not appoint its committee until the next public council meeting," Cramer said.

The Public Advocate's Office, a state watchdog agency, said yesterday that since the discussion centered on the city taking on a new municipal function, the council may have violated the law, even though personnel matters were discussed.

Would step aside if offered another job, Van Wie says

In a sudden aboutface,

Hoboken's public works director William Van Wie says he would consider leaving his current position if he were offered another position in the public works department.

On Wednesday, Van Wie had said if the city council or the mayor wanted him to leave they would have to bring him up on administrative charges since he had no plans to step down from his director's position, which he has held a little over a month.

Van Wie's statement today clears the way for Hoboken Mayor Steve Capiello to implement his reorganization plan of the public works department, which calls for Hoboken Public Works Director Andrew Amato to take Van Wie's position and Van Wie to be shifted to the newly-created position of director of sanitation.

Another former public works director, Ray Vitale, would be offered the newly-created position of head of the city's water department.

ment under the reorganization plan.

According to an informed city hall source, Van Wie was put in to replace Amato at the beginning of the mayor's third term last month because the mayor had promised both Amato and Vitale positions in the public works department.

But the source said the problem was that Amato and Vitale both wanted to be public works director and neither was willing to be water department head. So the source said the mayor put in his aide Van Wie as public works director as a temporary solution.

Van Wie has received praise from both the public and public works employees since taking over the department. The public had said the streets are cleaner than ever and there are fewer potholes. The public works men say Van Wie has ended the political favoritism that used to go on in the public works department.

Last chance on Tuesday to check 2 firehouses

Prospective buyers of two abandoned Hoboken firehouses will have one last chance to inspect the properties before they go up for sale at a public auction on Wednesday.

City Revenue and Finance Director Bernard Scrivani said the firehouses — at 412 Grand St. and 212 Park Ave. — will be open

on Tuesday from 1 p.m. to 3 p.m. Scrivani explained he has received several calls from disappointed would-be bidders who said they were unable to attend an open house held last week.

"We will have someone in each firehouse who will be available to give tours of the property," Scrivani said.

Hoboken public works shuffle

Continued from Page 1.

Sources said the mayor put in Van Wie as a temporary director until a settlement could be worked out between Amato and Vitale.

Meanwhile, Fifth Ward Councilman E. Norman Wilson Jr.

said he's upset with the mayor for playing "musical chairs" with government posts.

"There seems to be no leadership up in City Hall," Wilson said. "Having all these different directors doesn't lead to efficient government."

Hoboken-based unit backs human rights

The Pedro Luis Boitel World Committee is a Hoboken-based organization that lobbies for the human rights of the more than 250 political prisoners in Cuba, by appealing to international organs such as the United Nations.

Named after a young political prisoner who died in his cell in 1972, the group is headed by Rodolfo Pardo.

Board turns down bid for supermarket tract

The Hoboken Board of Adjustment voted last night to deny permission for the construction of a supermarket uptown on the old Hoboken Shore Railroad property.

Hoboken Shore Railroad and Supermarkets General had applied to the board for the neces-

sary site plan approval, subdivision permission and a variance for the railroad property bounded by Hudson, 14th and 15th Streets.

The board voted 4-to-2 to deny the requested permission. A board spokesman said the applicants' attorney has not said whether he will appeal the decision.

The people mover

18 8/25/81



TRAX'll get you around

By ANNA AMATO
Staff Writer

HOBOKEN—High technology will be serving Hoboken Conrail and PATH passengers with the scheduled introduction of a new type of automated walkway, said to be the first of its kind in North America, in a 300-foot area between the stations.

The new accelerated walkway, nicknamed "TRAX," is scheduled to be installed for a one-year test period in the spring of 1983, according to John Pavlovich of the Tri-State Regional Planning Commission, the agency receiving money to plan and purchase the system. Although money to build, rent and test the walkway in the plant has been approved, funding for the actual purchase and installation of TRAX still must be approved by Congress, Pavlovich said.

Photo by Chuck Loeller

THIS CONCOURSE at the Erie Lackawanna Terminal in Hoboken is the site for the proposed walkway.

The estimated total cost of the one-year experiment will be between \$4 million and \$5 million, which covers the cost of buying, installing, maintaining, and testing the system at the stations, which are located on the Hudson River waterfront, for that period of time. According to the current plan, the proposed installation would be considered permanent pending the results of the one-year test.

The experiment will go ahead despite the strong opposition of Hoboken Mayor Steve Cappiello. He said yesterday, "I hope they don't install it. It's a waste of money. I was hoping they'd use the money more prudently." He said he believed the money should have been used to improve rail service by purchasing new cars and other equipment.

Planning for the people-moving system has been going on since 1977. But with the changed economic mood, Congress is taking a closer look at technological projects before funding them. It is possible that Congress will not give money to the U.S. Department of Transportation for the test period, Pavlovich said.

See TRAX, Page 5

Suspensey

Yes, it's back to school time again and, while Hoboken teachers have not yet reached a contract agreement, they are back in the classrooms and back at the negotiation table.

That's a good sign. Of course, the teacher negotiators have the responsibility to get the best terms possible for their members. And the school board has the obligation to do its best for the taxpayers.

The object of everyone should be a contract that is fair, to all. No one wants a strike because the ultimate losers in a teacher strike are the children.

TRAX

Continued from Page 1

If the money doesn't go for the walkway, though, the Hoboken stations would not get it, Cappiello said.

The \$720,000 contract to build and test the equipment was given to Ateliers et Chantiers de Bretagne, a heavy equipment manufacturer in Nantes, France. Their TRAX system was described by Pavlovich as the most advanced of four similar accelerating walkways that are being developed.

The three other companies whose systems were considered are Dunlop, Boeing Corp., and the Dean Research Corp. TRAX is scheduled to go into operation by late 1982 in the Paris transit system, thus giving it a head start on the other systems.

The difference between this unit and what is now commonly used in airports and other transportation facilities is that it speeds up instead of staying at one slow speed. Pavlovich said the major problem with these is that they are underused because many people feel they can walk faster than the walkway can carry them.

The automated walkways now being used run at half the average walking speed. When a passenger steps onto TRAX, it is moving at normal walking speed — 1.8 miles per hour. The passenger is then accelerated to about four times that — 7.5 mph. Before the passenger gets off, the system slows down again.

The Hoboken site was chosen because it is a covered level site with a heavy volume of commuters during rush hours. Installation would not require any heavy construction or major architectural changes. Since this is a test site, even if the system does break down, it can easily be closed and worked on during off-peak hours without causing any inconvenience, Pavlovich said. And, he said, the passengers who use the stations "are a good cross-section of the population" for survey purposes.

New York City's Metropolitan Transit Authority also was interested in the unit for a busy section in its Times Square station between the Port Authority Bus Terminal and one of the city's major subway lines. Pavlovich said the MTA will consider installing a TRAX system there if the Hoboken test proves successful.

The other agencies sponsoring the project are the Port Authority of New York and New Jersey, the New Jersey Department of Transportation and the Urban Mass Transportation Administration of the U.S. Department of Transportation, which is paying for the project.

Public works chief rejects demotion

HOBOKEN—Public Works Director William Van Wie said yesterday he will not step down and serve under Andrew Amato, a former director who was promised the job by the mayor in return for support in the last election.

The City Council and the mayor are scheduled to hold a rare closed meeting tonight at the Clam Broth House here to discuss personnel matters in the public works department.

"I will not work under Amato. Why should I step down as director and work under him in the sanitation department? Why should I demote myself to a lesser job and let him get all the credit for my work?" Van Wie asked angrily yesterday.

Van Wie, regarded as a close personal friend of Mayor Steve Cappiello, served as his aide until a month ago, when he was appointed to the public works post.

Cappiello wants the department reorganized with Amato as director, and his predecessor, Rafael Vitale, placed in charge of a new water and sewage division.

That reorganization plan, Cappiello said, would put Van Wie in charge of the department's garbage collection division.

Van Wie said yesterday he will not accept the deal, and sources say he has considerable support on the City Council.

"We have support from enough members of the City Council to prevent any reorganization that would replace Van Wie," City Business Administrator Edwin Chius said yesterday.

City Council members Thomas Kennedy, Helen Macri, Nunzio Malfetti and Salvatore Vitale have joined 2,000 others in signing petitions in support of Van Wie.

The same sources say Van Wie was given the position until a compromise could be worked out.

Through proposed reorganization, they say, Amato would get the \$26,500-a-year position as director and Vitale would be given the \$24,000 position as chief of the water department. A City Council ordinance, however, would be required to reorganize the department and create the new positions.

Cappiello does not deny he promised both men the position in exchange for their political support during the last mayoral election.

"Show me a city that doesn't have political patronage. But you've got to ensure patronage performs," Cappiello said.

Both men have run the department during the past 10 years, and the operation of the department during that period was criticized in a grand jury presentation in March.

The presentation not only cited the loss of more than 40 percent of the city's water during 10 years of mismanagement of the public works department, but also showed examples of abuses by water department employees — like going to the beach when they should have been working.

Co-op school has new stage

"We stress the education of the 'whole' child rather than just his academic side."

According to Mary Dalisio, a spokesman for Stevens Cooperative School in Hoboken, this explains the philosophy behind the school which runs from pre-school through grade four.

Stressing this philosophy, the school maintains a strong academic department as well as placing a strong emphasis on the arts which includes class trips and inviting guest lecturers to the school.

Last year the school had a variety of guest lecturers including an actor and a poet.

The Metropolitan area is also used as a learning tool at Stevens. The academic subjects like history are brought to life through tours of Hoboken and points of historic interest in New York.

Students are also encouraged to learn at their own pace through the school's system of non-graded classes, says Ms. Dalisio.

One new facility will greet students on their arrival at the school at 820 Hudson St., is a renovated stage. (The pre-school is located at 800 Castle Point Terrace.)

With the use of this learning tool, students will be encouraged to write, produce and act in their own productions this year, says the spokesman.

Petitions fail! Hoboken rent law takes effect

By Randolph Diamond

Hoboken's revised rent leveling ordinance is scheduled to go into effect today after City Clerk Anthony Amoroso ruled that petitions submitted by a coalition of tenants to delay a decontrol section of the ordinance from taking place were not valid.

While organizers of the tenant coalition had claimed they would have petitions containing 4,500 signatures — 25 percent of the registered voters in the city — by yesterday's deadline to block the decontrol phrase of the ordinance from taking effect until the issue could be decided by voters in November, they presented petitions containing only 2,500 signatures.

Amoroso said that fact alone disqualified the tenant coalition's petitions. He added that even if there were the proper number of signatures it wouldn't have mattered, since the city law depart-

ment had already concluded that the petitions were not worded properly because they only challenge a section of the revised ordinance and not the entire ordinance.

Lawrence Florio, Hoboken's law department director, had stated previously that an entire ordinance must be challenged — not just a section of an ordinance. He said the state's Faulkner Act says residents of a municipality can petition to put an ordinance on the ballot but says nothing about breaking up sections of the ordinance.

Representatives of the emergency coalition claimed, however, that their petitions would be valid if they had enough signatures because of a 1980 New Jersey superior court decision that the initiative and referendum provisions of the Faulkner Act should be liberally interpreted to encourage citizen participation.

Hoboken Assistant City Attorney Thomas Calligy said he would study that decision but said

the city at this point was sticking by its guns that the petition is not legal.

Davis Axelrod, a spokesman for the coalition, said the coalition was asking the city to extend the 20-day time period in which the coalition was supposed to collect the required number of signatures to delay the ordinance from going into effect.

Axelrod said that was because the coalition got the runaround after the new rent leveling ordinance was signed by the mayor. It had asked city officials at that time how it could challenge it.

Axelrod said the city law director, Lawrence Florio, told him there was no way he could challenge the ordinance and said he got the same answer when he first went to the city clerk's office. Florio was unavailable for comment yesterday, but Amoroso said he provided the group with all the necessary information.

Chius vows he'll quit if Van Wie is replaced by Amato

By Randolph Diamond

Hoboken Business Administrator Edwin Chius said today he will resign if Hoboken's new public works director, William Van Wie, is removed and replaced with former public works director Andrew Amato.

Chius said removing Van Wie and bringing back Amato would be a blow to making Hoboken government effective, a blow that he says would be a slap in the face to everything he has tried to do in the last four years.

Hoboken Mayor Steve Cappiello has said he has been considering removing Van Wie, who took office when the mayor began his third term approximately a month and a half

ago, and replacing him with Amato, who was public works director for the previous four years.

Cappiello has said Van Wie would be shifted to a newly created spot as director of sanitation if Amato comes back.

But Chius said Amato was "incompetent" as public works director and that he could not understand how the mayor could consider bringing him back.

"All Amato ever did was do things that create havoc when he was public works director," said Chius. He didn't know how to manage the men, and he didn't do anything about civil service law or regulation or how to plan a budget. Other people including

myself had to do his work for him."

As a result of his ineffective leadership, Chius said, the streets of Hoboken were often dirty and potholes were not fixed.

Chius said one of major problems was that Amato did not know how to read and write, which made him a very poor director.

"I don't see how you can have a department director lacking those skills," said Chius. "It just doesn't make sense."

Chius also said Amato's own construction company distracted him from devoting full time to his public works job.

"A department director is supposed to be on duty 24 hours a day," said Chius. Just the fact that Amato has his own company

distracted him from doing that."

Amato admitted he had problems reading in an interview with The Jersey Journal two years ago.

The former public works director has refused to comment on any of Chius' charges. But in the past Amato has claimed political influence by Cappiello and Chius prevented him from running an effective department. Amato had said he couldn't really run his department effectively because the mayor and Chius really had the control. Amato even went as far as to say he couldn't discipline men because they were Chius' and the mayor's friends.

Studio grant in motion

By John Watson

Hoboken's challenge to the Hollywood studio monopoly officially gets started Monday when the city applies for a federal grant to build a series of motion picture studios at the old Erie Lackawanna Terminal.

Last night's sparsely attended public hearing on the proposed studios was the final step before the Community Development Agency could make formal application for a \$1.2 million Urban Development Ac-

tion Grant from the U.S. Department of Housing and Urban Development.

If approved, the grant money would come directly to the city, according to CDA Director Fred Bado, and would then be lent at an 8 percent interest rate to Hoboken Stages Inc., to build as many as seven sound stages.

The 8 percent interest amounts to \$104,000 which will be paid annually to the city for other community projects.

CDA is also seeking a \$175,000

grant to construct a pedestrian mall in front of the terminal building. Federal approval is expected before the end of the winter months to allow construction to begin on schedule in the spring, according to Bado.

The studios will be "fully operational by Jan. 1, 1984," according to Jerry Kretschmer, president of Hoboken Stages, Inc.

Despite the Reagan Administration's reduction of the UDAG monies by more than \$100 million, Bado said he is confident

the grant application will be approved "because this is the kind of program Reagan wants. It's geared to create new industry and therefore should be favorable to him."

The studio will need a constant supply of electricians and carpenters, according to Kretschmer, and is expected to provide some 300 jobs.

Kretschmer said there is a big demand for studio and sound stages in the New York area and he expects his planned studios to prosper.

Cappiello is honored

Hoboken Mayor Steve Cappiello has been named Italian-American of 1981 by the American Maritime Academy. Rear Admiral Richard Lukeman, president, announced.

Cappiello will join the academy for its annual Columbus Affair on Sept. 20 down the Hudson River.

Hoboken teachers may strike

By John Kampe

The possibility of a Hoboken teachers strike looms now that talks between the educators and the board of education have stalled.

"There is the possibility of a strike or some kind of job action, but that will be decided on Sept. 8," said Mary Petrowski, president of the Hoboken Education Association.

On that date — the day before teachers are to report for school — the union's executive committee, negotiating committee officers and, possibly, a consultant from the New Jersey Education Association will meet to plan a course of action.

Members of the union, which also includes secretaries, clerks, attendance officers and drivers, will "most likely" be on the job on Sept. 8, she said.

"I don't think we will have a contract by the time school starts," said Ms. Petrowski.

She said both sides met last on Tuesday and that the board's offer was a seven-percent increase including increments, while the union sought 11 percent plus increments for its 550 members.

The meeting was adjourned with no further sessions scheduled, she said. She said a meeting could take place, however, if the board comes up with a better offer.

"We wouldn't want to meet with them if they continued to offer seven percent because that offer is totally unacceptable to the negotiating team," said Ms. Petrowski.

School board president Robert Wendelken could not be reached for comment yesterday.

Ms. Petrowski said the union membership is concerned because "we really don't like going back without a contract. We thought originally that we would have a contract by the end of the school year."

She said negotiations have been conducted since February, when the HEA asked for a 30 percent pay hike plus increments and the board started at "zero percent."

Ms. Petrowski said the two factions have met "a few times" this summer and that the meetings have been "pretty calm and congenial."

She said those discussions have produced an "agreement in principle" on non-economic issues, but she declined to describe issues before the union membership could be informed.

Cappiello standing firm on Amato

By Randolph Diamond

Hoboken Mayor Steve Cappiello says he still wants Andrew Amato to replace William Van Wie as public works director even if Hoboken Business Administrator Edwin Chius is going to resign over it.

Cappiello said he feels Amato is the best man for the public works job. A meeting was held last night by the city council on the Van Wie issue, but efforts to learn results of the discussion were unavailing. Mayor Cappiello also could not be contacted for comment.

Chius termed Amato "incompetent," as public works director and he couldn't see how the mayor could consider bringing him back.

Amato served as the public works director for the entire four years of Cappiello's second term. But the mayor did not nominate Amato when he began his third term a month and a half ago. Instead, he picked his side Van Wie for the public works post.

When asked today why he now wants Amato back, public works department Cappiello said he felt Amato was a good construction worker and would be helpful in directing sewer repair projects and fixing broken catch basins.

When asked whether he thought Amato was a capable administrator, the mayor

responded that he did not know the answer to the question. Chius yesterday said Amato was not capable of managing the men in the public works department, didn't know anything about Civil Service rules or regulations, could not plan a budget and was unable to read or write. Amato refused to comment on Chius' statements. Cappiello admitted that Van Wie refused to step down as public works director is a "big problem for me."

If Van Wie does not step down, the only way Cappiello can get him out is to bring him up on administrative charges. Cappiello refused to say whether he had any grounds for making such charges.

Arrest suspect in murder

Following a State Police ballistics test on a gun that Hoboken police believe was used to kill Eugenio Sagardia, a week and a half ago, Hoboken police have arrested Carlos Cosme, 27, a resident of Garden Street rooming house, where Sagardia lived, and charged him with the murder.

According to police sources in Hoboken, the gun, which was

reported stolen last month, was traced to Cosme, and the ballistics test showed the gun was used in the murder. James Giordano, Hoboken public safety director, said he could not disclose how police located the gun but said the break in the case came as a result of work detectives John Howe and James Behrens did on their own time.

Police also arrested Samuel DeJesus of Adams Street of Hoboken and charged him with stealing the gun that Cosme used during a house burglary police say DeJesus committed in July. Police said both arrests took place Sunday morning. Police said Cosme refused to talk to them after he was arrested and that they still do not have a motive in the Sagardia killing.

Blight hearings scheduled in Hoboken

In response to a request from the Hoboken Community Development Agency, the city's Planning Board voted last night to hold blight designation hearings Sept. 23 for three areas.

Related Story on Page 10.

The board will be conducting a preliminary blight designation investigation of the properties at 200-212 Willow Ave., 306-314 Second St., and 205-209 Clinton St.

Washington St. to expand its parking lot from 10 to 16 spaces. The approval is conditioned upon compliance with directions of the Historic District Commission.

The Maxwell House Corp. was granted site plan approval for the planned relocation of its Hudson Street entrance to the Sinatra Drive side of the facility.

The plan reportedly will lessen traffic congestion on Hudson Street. Maxwell House also was given permission to expand its parking lot's 305 spaces to 329 spaces. Permission also was granted for 30 off-street parking spaces for trailer trucks.

Hoboken council ducks DPW dispute, talks about garbage instead

The Hoboken City Council used Tuesday's special closed caucus to discuss whether the city should haul its own garbage. The issue of public works director William Van Wie being replaced by his predecessor, Andrew Amato, didn't even come up.

Mayor Steve Cappiello wants Amato back in his old position and would make Van Wie director of sanitation if the city does decide to pick up its own garbage.

Cappiello, who was present at Tuesday's meeting, referred all inquiries to Cramer.

Cramer said the council will appoint a special committee to look into the garbage situation at its next meeting on Wednesday. "The contract will be coming up for renewal soon and we're anticipating quite an increase in the bids," he explained.

He said the panel would probably consist of members of the council and a close aide to the mayor. He added the group could possibly bring in an outside consultant.

"We had a problem last July when the garbage people went out on strike," Cramer said. "We collected our own garbage for eight or 10 days and it worked out pretty good."

"Of course, we worked under ideal conditions. They didn't have to contend with

cold, rain or snow." He said Cappiello wants the committee to report back in the next 90 days. "We don't want to get smacked in January," Cramer explained. "When we put out for bids, there's usually only one bidder—La Ferra (LaFerra Sanitation Co. of Newark)—and it boils down to a take it or leave it situation. We want to be in a strong position."

The city currently does have some trucks that could be used for trash pick-up. Cramer estimated Hoboken owns three compactors trucks and said it would take about three more, which could be purchased through a bond issue.

Cappiello now favors tenant counselor

By John Kampfe

Hoboken Mayor Steve Cappiello yesterday reversed his position and said the city needs a tenant counselor — but a proponent of the plan is taking a "wait and see" attitude.

"I'm going to talk to the Community Development Agency to institute a service for the protection of tenants who are being harassed by their landlords," said Cappiello, who has come out against the idea in the past.

"What we hope to do is to let people know what their rights are and where they can go for help," he explained, "particularly those who are unable to help themselves."

The mayor said that the plan is still in the "talking stage" and no appointment has been made yet but added he has been assured of support by the city council.

He also said he has asked for the support of the Hoboken Bar Association and added he hoped that group would provide services for the poor now that Legal Aid funding has been cut out.

Cappiello said many people have come to his office or called him at home about problems with landlords, particularly Sister Norberta, the chairwoman of Por La Gente.

See CAPPIELLO — Page 14.

Cappiello now favors counselor

Continued from Page 1.

But Sister Norberta said she is a little wary of the mayor's change of heart because her previous attempts to have a similar position created have been shot down by city officials.

"We proposed this very same thing to CDA when the federal funding was coming through in March and the response was negative from CDA director Fred Bado," she related.

She said that she and Father Terrence from St. Francis Church met with the mayor on Tuesday and "demanded" some response to tenant problems in the city.

"We felt it was his obligation to institute some program where tenants could have their rights explained to them," Sister Norberta said.

Even though Cappiello said yesterday he would like to get the program started as soon as possible, Sister Norberta was not duly impressed.

"I'm saying now that I hope this position isn't just more rhetoric from city hall," she said. "I want to see some action."

Cappiello said he is waiting to hear from the federal department of Housing and Urban Development as to whether they can fund the position through the CDA.

He explained that the counselor would listen to a tenant's problems and then determine which city agency would be best equipped to handle the situation.

"I perhaps would like to get a young lawyer who is not afraid to do a little digging," the mayor said.

Only killer knows motive for murder

By Randolph Diamond

From all accounts, 24-year-old Eugenio Sagardia led a simple life. The Puerto Rican native went to work every day at a manufacturing firm where he put together watch bands. After work, he would return home to a Hoboken rooming house, eat dinner and then watch some television.

He usually would keep to himself, but on rare occasions he would visit other people in the rooming house to chat briefly or go to a local bar for a drink or two.

"He didn't seem to have any close friends or enemies," said one Hoboken detective. "There

seems to be no reason anyone would want to murder him."

Sagardia was found dead outside his room in the third-floor hallway of his Garden Street rooming house last Saturday. There was a puncture wound in his chest.

"We can't understand it," said the detective. "From everything we've heard he was a hardworking guy who never seemed to give anyone a problem. We don't have any leads on solving this case."

See ONLY — Page 4.

Only the killer knows motive

Continued from Page 1.

Police believe Sagardia was stabbed coming out of the bathroom on his way back to his room.

"He may have surprised someone," the detective said. "But robbery doesn't appear to be a motive. For one thing, nothing was missing. It's a shame. He just may have been in the wrong place at the wrong time."

Sagardia, the detective said, had lived in Hoboken less than a year after coming to the United States in search of a better life. "He was a very hardworking man," the detective said. "He apparently got a job right away after coming to Hoboken."

Sagardia's landlord, Lisalotte Lieber, said he never caused her any problems.

"He was the last person in the world to give anyone trouble," she said. "When I heard there was a murder in the rooming house, I just couldn't believe it was him."

Mrs. Lieber said Sagardia

followed all the rules of the rooming house and was very shy and soft-spoken.

At his Hoboken work place, workers said Sagardia would always say hello to them but would then keep to himself.

"Why would anyone want to murder him?" asked one of his co-workers. "It just doesn't make any sense."

Hoboken wants HUD to fund position of rent law counselor

A Hoboken Community Development Agency official thinks there's a good possibility that a rent law counselor could be funded through the federal Department of Housing and Urban Development.

Sal Santaniello, the housing and neighborhood development director, however, stressed that he is still investigating HUD regulations to see if such a position is an allowable activity.

The problem is whether such a position is eligible to be funded by HUD," Santaniello said. "We assume that it would be."

"The position certainly would provide assistance in helping both tenants and landlords, serve the purposes of housing and assist low and moderate income families."

He said the city, in going for HUD funding, will have to define "very carefully" what the role of this person would be. He added the person occupying the position "probably should have a legalistic background."

"It would have to be someone who could explain the rent laws

to tenants and landlords," said Santaniello.

Mayor Steve Cappiello said last week that he was in favor of such a position being created and revealed yesterday that he had talked to Santaniello about it.

Cappiello said such a counselor would not be an advocate of tenants' rights but would "merely interpret rent laws" for people who have the inability to do so.

"I don't think the city has the right to be an advocate for any group," Cappiello said.

Santaniello said that the city council and mayor would have to grant their approval for the creation of the new position. He added that he is confident that the council would approve it.

"The city recognizes the fact that there is a serious problem and it should be addressed," he stated.

Hoboken reviewing 3 rehabilitation plans

The Hoboken Community Development Agency is reviewing the feasibility of three proposals submitted for the construction and rehabilitation of mostly rent-assisted housing totaling almost \$9 million.

One proposal calls for the construction of 20 two-family homes on First Street between Adams and Grand streets — the first private homes that would be built in the city in the past several years.

Sal Santaniello, the housing and neighborhood development director, said once the agency finds a proposal to be sound, it

will be sent to the federal department of Housing and Urban Development for study.

The director said Park House Apartments would like to rehabilitate 75 units of housing at a cost of approximately \$3.5 million in scattered parts of the First Ward.

A second proposal by Clinton

Plaza Associates calls for 80 units of new construction between Willow and Clinton avenues for some \$6 million, he said.

The Grand and Adams streets plan will be on an urban renewal site with demolition being confined to one vacant building. The proposed project — which would cost close to \$1.7

million — was submitted by Caparra Home Development Co.

With the exception of 20 units in the Caparra plan, all of the dwellings would be eligible for HUD rent assistance, which requires the tenant to pay a percentage of his income towards rent while the federal agency subsidizes the rest.

Tenants told to stay put despite note

Tenants in a Hoboken apartment building have been advised by a city agency to stay in their homes even though their landlords wanted them moved out by today.

According to Terri Ratti, a caseworker for the city's Senior Citizens Center, the residents are being put out because the building's owners want to renovate the structure at 610 Second St. The owners could not be reached for comment.

Ms. Ratti said that the landlords, however, are obligated to provide the tenants with alternate housing while the work is being completed. But she said the center is powerless to enforce this.

"The only action we can take is to advise the tenants not to leave their apartments," she explained.

Richard Toonkel, a construction worker who lives in the dwelling, claimed the landlords promised they would move families into different units until the work was finished.

"When they first approached me about it," Toonkel related, "I was very open and told them I would even help them with the renovation just so I could stay in the apartment."

But then, he said, the landlords, Ruggiero Fuccilli and Carlo Maramonte, hand-delivered a notice on Aug. 1 that stated the tenants were to be out of the apartments by today.

"The tenancy is hereby terminated," the notice said, "as the building is in need of renovation and must be vacant in order that the necessary repairs and renovations can be completed."

Toonkel admitted that the landlords said he could have "first choice" of the renovated apartments but added that he didn't know if this was the case with other residents.

Ms. Ratti said the notice given to Toonkel was worthless because it wasn't even signed.

"This is a joke this thing," said Toonkel as he pointed to the sheet of paper. "They didn't sign it, it was Xeroxed and they spelled my name wrong."

Toonkel, sitting in his almost bare apartment, said he and fellow tenants would stay in the apartments past the deadline but added that he had moved most of his furniture into a storage garage he rents in Bergen County.

"I need more time to look for a place," he said. "One month to get out and find a place in today's world is an impossibility."

Ms. Ratti said Fuccilli and Maramonte could go into court to have an order issued to the residents to vacate their homes.



Sister Norberta, Hoboken tenants organizer, helps an elderly resident sign a petition calling for a referendum on the recently-passed vacancy decontrol ordinance.

Pushing for a referendum on Hoboken decontrol law

By John Kampfe

Even though Hoboken's vacancy decontrol ordinance has already been passed by the City Council, a citizens' group still has hopes of getting rid of the law.

Sister Norberta and members of Por La Gente were out yesterday getting signatures for petitions that are calling for the issue to be voted on by the people in November.

"There are a lot of people signing," said Sister Norberta as she stood near a table set up in front of a check-cashing business located behind City Hall.

She said the group wants to get at least 1,500 more signatures that would be added to the 3,000 already obtained. They must be submitted 60 days before the Nov. 3 election, which is this week.

Sister Norberta said she is optimistic that once enough signatures have been obtained, the decontrol question will be placed on the November ballot in the form of a referendum.

"I think there is a pretty good chance," she said. "If it isn't put on the ballot, then the city is

going to have a lot of trouble with people who are upset over it."

She predicted that if the issue is on the ballot, voters will "definitely" come out against the concept of vacancy decontrol.

Sister Norberta explained that the 3,000 signatures were obtained without a "terribly large amount of work" and a concentrated, organized campaign against vacancy decontrol will amass a lot of support.

"We feel that with the number of signatures we've gotten in five days," she said, "the voice of the people has to be heard."

Sister Norberta stood in front of the check-cashing service handing out literature against decontrol while asking people in Spanish and English whether they had signed petitions.

"They (the people) are very positive," she related. "They definitely wanted to sign. People are worried about this problem and realize they've got to stop it."

Sister Norberta has charged that the city did not take the city's poor into consideration when the council voted for vacancy decontrol. She has said that the law will drive the underprivileged out of Hoboken.

She'll give City Hall a merry Yule

Even though it's only early September and there are plenty of hot days ahead, Hoboken Councilwoman Helen Macri already is humming "Deck the Halls With Boughs of Holly."

Mrs. Macri, who is in charge of decorating City Hall for Christmas, said she and Public Works Director William Van Wie have already begun planning for the Yuletide.

"I just don't want to be caught at the last minute and then we can't get anything done," the councilwoman said of her early planning.

She said the city has just about everything that would be needed to decorate the municipal building, with the exception of fresh greens.

"We're planning probably the

same thing that we did last year with the lighting of the tree and putting fresh wreaths around City Hall," Mrs. Macri explained.

"It's nothing that will cost the taxpayer any more money."

She said that two "beautiful fresh trees" planted outside City Hall by Mayor Steve Cappelletto several years ago would also be utilized.

Mrs. Macri said her plans probably won't go into action until the end of November. She said the decorating would most likely be done by employees of the public works department.

"In fact," she added, "I think several of the fellows donated their services on a weekend last year to string up lights and put up the greens at City Hall."



FINE START — Hudson County Mental Health Association fund campaign co-chairman John Santoro, displays the check he received for outstanding service to the mentally ill to Hoboken Mayor Steve Cappelletto, left, and Alice Yacullo, the drive chairwoman. The Trust Company of New Jersey presented the check and a plaque, the Rose Napolitano Award, to Santoro during the 1981 fund campaign kickoff.

'FIRST STREET RIOTS' 3 days of strife in 1971 polarized Hoboken

By CHUCK BUTTON Staff Writer

HOBOKEN—It was exactly 10 years ago today that the streets here erupted into the First Street Riots — three days of civil disorder that polarized this community.

The air in Hoboken was politically charged. The Puerto Rican and the white community were locked in a bitter battle. The Puerto Rican community had only been in this city of immigrants for 20 years, and its members were trying to establish themselves as the Irish and Italians had done before them.

Power, jobs, housing and the desire to be "respected as equals" were the volatile issues at stake. And on Sept. 5, 1971, an incident of alleged police brutality ignited the powderkeg.

Two brothers, Luis Santana, 26, and Jaime Santana, 24, got into an argument with the owner of La Arciblan Jewelry Store, 367 First St., over a television set repossessed for non-payment.

Ernest Martinez, the owner, told police he had been threatened with a knife.

Police arrested Luis Santana in the store, but Jaime and two other men with him fled on foot. Victor Velasquez was 21 years old then and claimed he vividly recalled that day.

"The police beat one of the brothers pretty bad. People in the neighborhood saw it and called for a rally," Velasquez alleged.

Four members of Self-Help Inc. of 304 First St., an organization that offered counseling free of charge to Hispanics, were sent as a delegation to go into the police station and demand the release of the brothers. They also asked for the suspension of the two officers who they alleged used "brutal force" in arresting the brothers.

Outside the police station on First Street where 300 people had gathered, a shouting incident between a policeman and a group sent the protesters storming down First Street.

firebombed, but the property damage reported did not compare with similar disturbances in other cities.

Mayor Louis DePascale had to declare a state of emergency for Saturday and Sunday as brick-throwing youths hit 40 shops throughout the area. Dozens were injured during the melee, including a number of policemen. At least 30 people were arrested, and later released as a result of negotiations between the city and Puerto Rican community leaders.

Among the police injured were Patrolmen Frank Garrick, who received a left leg cut which required 14 stitches; James Peck and Ernest Mack, both struck in the chest by a brick; and Patrick Donatelli, struck in the back by a glass bottle.

That Monday, Thomas Martinelli had a group of 800 supporters of law and order, singing "God Bless America" and chanting "Power to the Police." During the rally, fear was expressed that trouble might erupt, and the leaders of the group, including then-City Councilman Steve Cappelletto, got the group to disperse.

See RIOTS, Page 6

Garbage-study group delayed in Hoboken

The Hoboken City Council yesterday created a special committee to study the city's garbage collection problems but it may be at least 30 days before any actual investigation begins because the group failed to act on another measure.

The committee, a special consultant and a confidential aide to Mayor Steve Cappelletto, were to have looked into the feasibility of the city's picking up its own garbage.

But the council did not introduce an ordinance recreating the aide position — held by current Public Works Director William Van Wie until July — and the current committee must now wait until the next council meeting to see if it is introduced then.

The ordinance would have also recreated the position of water supervisor and raised that salary from \$22,500 to \$24,500. The aide's salary was to have been pushed up from \$24,500 to \$26,500, which is comparable to that of a city department direc-

tor. The council's inaction came after council members Thomas Kennedy and Helen Macri complained they weren't given enough time to study the ordinance.

"The Water and Sewage Committee didn't come back with a report to the council," Kennedy said later. "They just put it on the agenda yesterday. We didn't know it was there until this morning."

"We're not against the ordinance. We just wanted to study it for 30 days. This is too important to put on the table and vote on it one-two-three."

Councilmen Robert Ranieri and Walter S. Cramer had argued that a 30-day delay would put the committee well behind in its survey.

Vramer pointed out that since the city's contract with a private hauler runs out in February, the council wouldn't have too much time to get new equipment if they decided to go into the "garbage business."

"It's not a setback," Ranieri said after the meeting. "Call it a hindrance... an additional challenge. Instead of having six months to do it in we'll have five months."

Ranieri, who is a member of the committee with Mrs. Macri and Councilman Anthony Romano, said he would set up an initial meeting to determine the panel's parameters.

Cappelletto had asked the council to appoint the committee to look into the situation and then report back to him within 90 days.

The mayor said the move does not jeopardize the possibility of the city's collecting garbage. He referred to it as a "delay."

Ranieri said that although the committee will begin working on the issue, it won't carry the "heavyweight" it would have if the mayor's aide were present.

"I wanted to come back to the council with full force and authority and say this is what we can do and this is what we cannot do," he explained.

Bus service for seniors may win an expansion

The possibility of an expansion of Hoboken's senior citizens' bus service will be studied "some time after Labor Day," a city official said yesterday.

Business Administrator Edwin Chius said he would meet with Senior Citizens Center Director Vincent Barbo to discuss extending the daily hours of service the bus.

This was prompted by a complaint by Councilman Louis Francione at Wednesday's City Council meeting that the bus hours are inadequate for many senior citizens.

Francione claimed the bus runs from 7 a.m. to 2 p.m. and that many seniors who wake up late are unable to take advantage of the service.

Chius said that, in actuality, the bus runs until 3 p.m. but, until a "couple of months ago," it was in service until 11 p.m.

He explained that the bus, which is free for people 55 years of age and older, was purchased

in 1975 with federal funds and had been driven by two CETA workers.

But, he continued, President Reagan's slash of CETA funds caused the city to drop the drivers and now the vehicle is operated by one person who is paid through a senior citizens' grant.

Chius related that the age of the bus and the lack of funds could eventually put the whole program in jeopardy.

One solution for the extended hours, he said, would be to utilize the city-operated "crosstown" buses which have been running since 1969 and are driven by two city employees.

"The fare is 25 cents and 15 cents for senior citizens," Chius said. "It runs at a substantial loss to the city but provides much-needed service to people in the southwest area of the city."

He said one proposal he is considering to give to Barbo is to

"integrate" the senior citizen and crosstown bus routes.

"If I change the crosstown route slightly," Chius explained, "it can do most of the senior citizen route with the exception of Washington Street."

Cappelletto's activities while the rally by the Young Democrats and a later rally of 300 longshoremen were going on later were criticized by Frank Duray, a spokesman for Hoboken Hispanics.

By Tuesday, negotiations had begun involving the Puerto Rican Coalition and city, county and state officials. With all the factions making their demands on the city, the community had become a tinder box.

By Wednesday, the tinder box had again been ignited. This time, the leader of Self-Help Inc., Luis Lopez, was arrested when, police said, he attempted to interfere with another arrest. There were two firebombings, the stabbing of a 15-year-old boy, and 20 more arrests.

Although the disorders in the streets had attracted wide publicity, the negotiations in a Jersey City motel were just as significant. There, both groups made demands and concessions. Calls for "cooling it" came from both sides, and an agreement was unanimously adopted.

Included in those negotiations were Lopez, now a union organizer for hospital residents and interns in New York City; DuRoy, a professor at Essex County College in Newark; and Willie Rolon, now a community health worker at St. Mary Hospital here.

Hudson County was represented by Prosecutor Geoffrey Gaultin, now a Superior Court judge. The city's official representatives included Law and Public Safety Director E. Norman Wilson Sr., Police Chief George Crimmins, Business Administrator Sherman Blum, City Council President Thomas Gallo and Councilmen Joseph Brennan, Anthony Romano, and Cappelletto.

Among the city representatives of the Young Democrats was James Farina, now director of the city Department of health and welfare.

The city apologized for the incident when a patrolman allegedly tore up a Puerto Rican flag and for any police brutality that may have occurred.

The city appointed Pellin Millan as deputy mayor in charge of Hispanic affairs, and Manny Rivers as director of human resources.

According to DuRoy, it was a classical example of "both sides learning to communicate — the hard way."

Hottendorf marks 31st year on Hoboken school board

By John Kampfe

Tomorrow is the first day of school for Hoboken youngsters, but for Otto Hottendorf it will be his 31st anniversary as a member of the Board of Education — possibly the most by any school board member in the state.

"The point is that may or may not be true depending on how you look at it," Hottendorf explained. "I've been on the board since 1950 without a hiatus."

"But, there are other school board members throughout the state — I don't know their names — who have longer tenure but it's broken by a year here or there."

Hottendorf said that when he was appointed to the panel by former Mayor Fred DeSapio, most of the people on it were businessmen such as grocers and butchers. He himself is a retired shop foreman for a Secaucus firm.

"Now," he related, "most of the members are in some executive capacity. There are very few business people."

He said the biggest change he has seen in education over the last 31 years has been the ever-declining student reading and math test scores.

"When I first came in," he said, "most of the test scores were much higher than they are now. They have been getting progressively worse."

"I think this has been caused, to a large extent, by a lack of dis-

cipline on the part of society as a whole. It's being said that everyone should do their own thing. Kids aren't mature enough to do their thing without the guidance of teachers, parents and society in general."

But, Hottendorf said, he notices a slow, upward turn in these scores and attributes this to the public recognizing "the fact that reading, writing and arithmetic is more important than a lot of new concepts in education."

He explained that if you analyze a new technique learning program, for example, you will find that it started back with the Greek philosopher, Socrates.

"At long last they are going back to the old-fashioned concept that has been proven over the milleniums," Hottendorf stated. His self-described "pet project" these days is to make sure that New Jersey gets its equitable share of federal monies for school districts.

"I have some data that has been compiled by the National Education Association," he explained, "that conclusively proved New Jersey receives the least amount of per capita funding for education from the federal government."

He said that Alaska has a higher per capita income than New Jersey and yet receives almost four times as much federal aid for education.

How long does he plan to remain on the board?

"I'm open-ended," Hottendorf said. "As long as God wills me the power to be healthy and functional, I would want to be on the board."

Hoboken blessing The Rev. Jerome Pechillo, auxiliary bishop of the archdiocese of Newark and Vicar of Hudson County, will bless the new convent at the Academy of Sacred Heart in Hoboken on Thursday at 7 p.m.

The seven Sisters of Charity, who will reside in the brownstone right next to the academy at 715 Washington St., are sponsoring a reception following the blessing.

The academy, founded in 1868, is Hoboken's only Catholic high school.

The sisters had been living on two floors in the school building until this summer after a major fund-raising campaign enabled them to purchase and renovate a brownstone for living quarters.

3 plans get conditional OK

Three Hoboken construction and rehabilitation proposals have been deemed feasible by the Community Development Agency and are on their way to the federal Department of Housing and Urban Development.

But, Housing and Neighborhood Development Director Sal Santaniello said CDA feasibility approval was granted conditionally.

Santaniello explained that once HUD approves the

feasibility, his agency wants the plans back to make sure the developers have a workable relocation plan, can provide adequate construction and have an acceptable management plan.

The director said that the CDA wants to make sure that the three developers—Caparra Home Development Co., Clinton Plaza Associates and Park House Apartments—are experienced in dealing in those three

areas. Caparra's plan would be implemented on First Street between Grand and Adams streets; Park House's in scattered section of the First Ward and Clinton Plaza's in an area between Willow Avenue and Clinton Street.

Combined, the projects call for the construction or rehabilitation of 195 units of mostly rent-assisted housing at a cost of close to \$9 million.

Santaniello declared that HUD's decision on the feasibility of the projects should be in the CDA's hands by the end of the month. He added that once his agency has the second-look at the plans, HUD will make a final decision.

He estimated that construction, contingent on the approval of the proposals, would not start before the spring of 1982 and wouldn't be completed for 18 months to two years.

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Teacher talks round-the-clock

HOBOKEN—Round-the-clock negotiations scheduled for this weekend a membership meeting set for Wednesday will determine whether teachers here go on strike, according to the head of the Hoboken Teachers Association.

Union leader Mary Petrowski said yesterday after the association met in executive session that they are willing to meet again with the board. "At the present time, we have decided not to strike, but to give negotiations with the board another chance."

She said the board and the union will meet over the weekend in an attempt to reach some agreement for the 500 teachers, clerks, and attendance officers covered by the contract.

The main issue dividing the board and the association is salary. The teachers are asking for an 11 percent across-the-board salary increase and increments.

The board is offering 7 percent across-the-board increases, which include increments. —Chuck Sutton

2 firehouses top parcels for sale

Thirty-one city-owned lots and buildings — including two abandoned firehouses — will be up for bid at a public auction tomorrow in Hoboken City Hall.

According to a spokesman for the Department of Revenue and Finance, the city is expecting a large crowd at the auction, which is slated to begin at 10 a.m. in the council chambers.

"We had 200 folios made and they're all gone except for two or three," said the spokesman.

He said the most popular of the properties on the block are the firehouses, at 212 Park Ave. and 412 Grand St., and a one-family structure at 157 Third St.

In fact, the city conducted another open house today at the firehouses because of prospective bidders who said they were unable to attend a similar function on Aug. 26.

He said many people were in-

terested in the Third Street location because it is in "a good neighborhood" and is in the vicinity of David Rue School.

The minimum bids range from \$40,000 for the Rand Street firehouse to \$800 for a 25-foot by 60-foot plot of land at 205 Madison St.

The other properties are: 601-603 First St.; 400 Newark St.; 553 Monroe St.; 606 Observer Highway; 67-69 Paterson Ave.; 563 First St.; 82 Madison St.; 68 Madison St.; 64 Madison St.; 73 Madison St.; 132 Jackson St.; and 125 Madison St.

Also, 117 Clinton St.; 114 Willow Ave.; 222-232 Monroe St.; 229 Monroe St.; 218 Madison St.; 219 Madison St.; 225 Madison St.; 318 Monroe St.; 518 Monroe St.; 79 Monroe St.; 60-68 Jefferson St.; 210-212 Jefferson St.; 65-69 Madison St.; 208-215 First St.; and 414 Madison St.



Motorist Joseph Gallup places his donation to muscular dystrophy into a collection box held by Hoboken firemen Dennis Knapp, left, and Augie Schwab.

Hoboken firemen help fight muscular dystrophy

Hoboken firemen hit the streets yesterday to collect money for the fight against muscular dystrophy.

The firefighters manned posts at the intersection of 14th Street and Park Avenue and First and Washington streets holding binoculars for passing motorists and pedestrians to drop money in.

"The people of Hoboken — the average guy — he's the one that gives the most," said Capt. William Bergin as he stood in the middle of Washington at First.

"Up on 14th Street," he continued, "guys passing in cars will say 'I didn't cash my check yet. I'll get you on the way back.' And, usually do."

Bergin, who is president of Local 1076 of the International Association of Fire Officers, said the drive was conducted in connection with the International Association of Firefighters Local 1076 and its president, Joe Bovaro, and with the cooperation of the city.

"Most of the men are volunteers," said Deputy Fire Chief Richard Tremietzki, who

added that "emerge apparatus" was on hand at both donation sites.

"The only ones who are on duty are the union representatives who are coordinating the drive and they are in radio contact with headquarters," Tremietzki explained. "In fact, if we get a fire, we will have a few extra hands."

Tremietzki, himself a former president of the officers' local, said the firemen used to run "50-50" until about five years ago when they found out they could make more money in one day just standing at intersections.

Bergin said that muscular dystrophy is the "pet charity" of the two unions and that drives similar to the Hoboken venture were being conducted simultaneously yesterday throughout the nation and Canada.

He added that not all of the international's locals stand in the middle of the street collecting money.

"A couple of years ago," he related, "one outfit somewhere in Canada bought a house and then raffled it off. They not only paid it off but 'x' amount of dollars."

106 lose CETA positions as Hudson's \$\$ run out

By ROY KAHN
Staff Writer

HOBOKEN—The Hudson County CETA program has been forced to lay off almost half of its personnel and sharply reduce its activities because federal funds are drying up.

County CETA Director Edward Farrelly said yesterday that 106 of his 244 employees have been laid off, and his operating budget has been whittled down to \$7 million from \$18 million.

The list of programs that will be curtailed or eliminated reads like the local Comprehensive Employment and Training Act program directory.

Farrelly said job training, youth programs, day-care and outreach programs will be hit. The impact also will be felt by senior citizens who currently enjoy the benefit of aides for their nutrition program, entertainment at lunch hours, arts and crafts teachers and people to organize trips. The CETA director said all of that is going.

In addition, outreach offices in Harrison and Bayonne, supposed to help bring candidates into CETA training programs, will be closed. And the outreach offices in Hoboken and West New York are scheduled to be moved from their

present locations into existing CETA administration office space in North Hudson, Farrelly said.

The exact impact of the cuts still is being determined as funding levels for the county program will not be determined until Oct. 1.

Farrelly said, however, that there is no chance things will get better and they still can get worse.

CETA programs for youth employment and training were expected to be cut 20 percent across the nation, reduced from \$750 million last year to \$576 million.

While the money is contained in the budget, it has not been appropriated for those two programs, and Farrelly said there is talk that, instead of a 20 percent cut, it may turn out to be a 75 percent reduction.

This would mean that, in Hudson County, instead of 950 youths involved in the program, there could only be 250 or 300 enrolled.

The Reagan administration contends that the overall impact of the reductions has been small.

Administration spokesmen claim that 74 percent of the people forced out of CETA programs have been picked up in private sector jobs.

Farrelly believes that figure is fantasy.

"They must be counting people who are going on unemployment," he said. "If we are placing 25 percent of the people, it is a lot. There are no jobs in Hudson County."

He also took issue with Reagan administration predictions that local CETA programs still will be able to operate effectively with the reduced funding levels.

"That just isn't legitimate," he said. "What is happening is the whole program is being scaled down."

Farrelly said that there will be less demand for the day-care programs because there will be fewer people in training programs. Furthermore, with fewer job opportunities, there will be fewer people to counsel and less of a need for placement counselors.

"If we continue to operate, it will not prove that, if we had less people before, we could have run the same program," he concluded.

What is left of the CETA program is skills training, which still will serve about 1,200 people, and a cooperative program in which private industry trains and employs participants and then is partially reimbursed with CETA money.

Hoboken seeks developer for highrises

By Randolph Diamond

The Hoboken Housing Authority next month will again be seeking plans from developers to build two highrise buildings on land it owns at Second and Hudson streets and Third and Hudson streets.

Joseph Caliguire, authority executive director, made that announcement today and said he was hopeful the authority could select a developer for the sites by December.

Already two developers — Hoboken's Applied Housing corporation and the Presidential Development Corp. of Syracuse, N.Y. — have expressed interest in building highrises on both sites.

Caliguire said he expects a number of other developers to bid on the sites when the authority advertises them next month.

The authority gave the Presidential Development Corporation the option to build on the Second Street site last year but the deal fell through.

The Housing Authority currently operates 1,353 units in 28 buildings in Hoboken.

Meanwhile, Caliguire said he hoped a proposal by local investors to build 20 two-family houses on Housing Authority land on Adams and Grand streets between First and Second streets will be approved by the Department of Housing and Urban Development and get under way by January.

Most successful bidding in 19 years

Hoboken auctions 30 land parcels, raising \$278,450

By CHUCK SUTTON
Staff Writer

HOBOKEN—The continuing revitalization of the city's housing stock is credited with the most successful local public land auction in at least 19 years, which netted \$278,450 yesterday.

Revenue and Finance Director Bernard Scrivani said yesterday that the success of the auction was beyond his own expectations and added that the sale wouldn't have been possible without the revitalization.

"We're very proud of this success. In the past, more than half of the parcels offered weren't bid on. This sale will be a big bonus for the city," Scrivani said.

City Council chambers were packed as 30 of the 31 parcels of land were auctioned off to the highest bidder. Many had come to buy, and some had just come to watch.

All of the parcels of land were located in the 4th Ward, an area that city officials say is destined to experience the housing improvement boom that has upgraded other parts of the city.

The "stars" of the auction were two abandoned firehouses that had been the center of controversy when some local residents tried to pressure the city into using at least one of them for recreational programs.

Business Administrator Edwin Chius agreed that the sale was a boost for the city. "It takes the property off the public tax rolls and puts it back into the private sector," he said.

"Hoboken is the greatest city in the world. It's right next to two tunnels, and it's located between uptown and midtown New York," C.A. Murray, one of the successful bidders, said yesterday.

Murray, representing a group of investors, said yesterday

he wasn't sure yet what would be developed on the property he bought. Murray bought 10 parcels of land for \$17,200.

Another buyer, Robert Tatum, bought a three-family house at 157 Third St. for \$25,000.

Dr. Clementino Purisima and Dr. Fely Purisima bought a parcel on which they say they hope to build a medical clinic within a year.

The OCS Security Guard Service, located across the street from City Hall, bought several pieces of real estate with the purpose of establishing an investigators' academy on some of the property and residential buildings on other parcels.

But the sale that attracted the most attention, brought in the most money and elicited the most "oohs and aaahs" from the audience, was the sale of the two firehouses.

Arthur Tsuehiya of Rochester, N.Y., bought the firehouse at 212 Grand Ave. for \$37,000. He said he intends to convert

part of the structure into a loft and part into a working studio.

Silence fell on the room when the firehouse at 312 Grand St. was placed on the auction block. The bidding opened at \$40,000 and within seconds had soared to \$75,000. The voice of auctioneer Walter Beronio called out, "\$66,000 once, \$66,000 twice. Sold for \$66,000!"

Marc Foreman, like other winning bidders, will be given 60 days by the city to come up with the entire amount for his firehouse, which he said he will convert into lofts.

Each new owner must now present a letter to the city describing how he plans to use the property, all of which is now zoned residential.

But not everybody at the auction walked away happy about the results. Toni Hockman and her husband, Sam, had their hopes on buying the Park Avenue firehouse. "It's too bad we didn't get it. It would have been fun living in an old firehouse," she said.

Hudson CETA slashes staff

The Hudson County CETA Consortium in Hoboken will be operating with a little more than half its present administrative staff after Oct. 1. And more layoffs may be needed before the end of the year.

Edward Farrelly, county CETA director, said 106 administrative employees have received termination notices effective Sept. 30.

The layoffs, prompted by federal budget cuts, reduces Farrelly's staff by roughly 48 percent.

As a result of the layoffs, two full-time outreach offices will be closed Oct. 1 and two others will be moved to existing CETA buildings, Farrelly said. Also, the program's only day care center,

which is in Hoboken, will be closed.

The Harrison and Bayonne satellite offices will be shut. CETA representatives will be available two days a week at the state Employment Service office in Bayonne to answer questions and accept applications. Farrelly said his people are still negotiating with the employment

office in Harrison to set up similar services.

The Hoboken outreach office will be closed, but full-time services will be available at the consortium offices on Adams Street.

In North Hudson, where the largest CETA branch office is located, the center on Bergenline Avenue will be closed, but full-

time services will be available at the CETA Career Training Center on Polk and 65th streets in West New York.

Farrelly said he has no idea how many other administrative layoffs will be necessary — if any — once the federal Office of Management determines how much money will be allocated for CETA youth training programs.

"We have projected a 10-percent decrease in youth funds," Farrelly said, "so we cut our administrative costs for those programs likewise. I am afraid, however, that we are going to be disappointed."

The Hudson County CETA budget has already been cut by \$10 million, Farrelly said, from \$18 million to just over \$7 million.

Attention ends OT

The overtime claims of Hoboken municipal employees has dwindled "almost to nothing" since the City Council demanded strict accounting for every claim during the past two months.

A report delivered at last night's council caucus indicated that before the accounting order the overtime claims averaged between \$4,000 and \$6,000 a week. The overtime claims for the past week totaled \$234, according to Councilman Robert Ranieri.

"Overtime came to a grinding halt as a result of all the attention we were giving it," the councilman said.

When the council meets in regular session tomorrow evening, it is expected to approve the payment of some \$23,000 due to

the controversial Eastern Supply Co. of Hoboken since March.

The payment to the company for supplies delivered the municipal sewerage treatment plant was tabled when accusations of impropriety were being made against the company and its sales agent, Union City Commissioner Robert Botti. The council has since found no reason not to pay the bill.

The council members vigorously debated the proposed building of sound and film stages at the Erie Lackawanna terminal in preparation for a vote

tomorrow to permit or veto the Hoboken Stages Inc. project.

Some council members said the project would help with the city's renaissance. Others suspected that out of town entrepreneurs backing the project might wind up giving the city little or nothing in return for its cooperation. There was no definite indication of how the council members would vote tomorrow.

An ordinance will be introduced at the meeting to update the city's traffic and parking ordinances.

Reports Hoboken school pact imminent

The Hoboken Board of Education and the Hoboken Teachers Association are close to reaching a contract agreement, a source connected with the on-going negotiations said today.

The source said the teachers are expected to settle for a 9 percent pay increase per year over a

two-year contract period. The teachers had been demanding 11 percent and the board had been offering 7 percent.

"It looks like 9 percent will be the number both sides will reach agreement on," said the source.

Time clocks for workers at city hall

Hoboken City Hall employees returning today from the long Labor Day weekend will be greeted by an unfamiliar sight — time clocks.

According to Public Works Director William Van Wie, instead of filling out time sheets, each worker will be responsible for punching-in his or her own time card.

"This way no one can say anything about when someone comes and goes and the city has an accurate account of the employees' time," Van Wie explained.

He said the city will be able to see who comes in late and will now be able to dock those late comers. He also warned those who may not punch their own cards.

"Anyone caught punching someone else's time card will be subject to disciplinary action," he stated.

He said the city purchased two time clocks — one will be a spare — and that they are to be in the third-floor outer office of the Public Works Department.

"The clock will be in a location for the convenience of everyone," Van Wie said. "We have an elevator that comes up here and all they have to do is get off the elevator, punch in at the time clock and go on about their business."

The idea for time clocks came up while he was still a superintendent of public works, he said, and it began moving after he had a meeting with city business administrator Edwin Chius.

"When I was superintendent," he recalled, "I spoke to Mr. Chius and said it is only fair that all employees punch in on time clocks. If they have to punch in down at the public works garage and at the sewage plant, then they should punch in up here."

Van Wie said he has not gotten any reactions yet from city hall workers and added that any griping would not bother him.

"It's very good business," he explained. "The county does it, the garage does, the sewage plant does it."

Hoboken lax on pinball legislation

Despite city lawyers and police officers writing amendments to Hoboken's pinball ordinance three months ago that would have enabled the city to bring in an estimated \$50,000 in revenues a year by collecting licensing fees for the 250 or so pinball machines in the city, the city council has done nothing to enact the legislation.

In the meantime, the 250 illegal pinball machines that police estimate are in the city bring profits to both the pinball companies and the stores and bars they are located in and the city isn't collecting a dime.

While Hoboken's pinball ordinance allows only one pinball machine per establishment, there are many stores and bars with four and even more pinball machines, admits Leo Serrano, the Hoboken police officer in charge of pinball machine regulation. And Serrano says the student center at Stevens Institute of Technology has over 10 machines.

Serrano said the city doesn't crack down on the illegal machines because it really does not believe there is anything wrong with them.

The amendments to the pinball ordinance, said Serrano, would allow four machines per establishment with Stevens being allowed an unlimited number as long as only students and faculty members were allowed to use the machines.

Serrano said the new amendments would call for registration fees of \$100 per machine instead of now \$15 fee the city collects for the one legal pinball machine allowed in each establishment.

Serrano said the new amendments were presented to the city council's public safety committee in late June.

Councilwoman Helen Macri, the committee's chairwoman, said her committee had the matter under study but she could not explain why it took three months to study the matter except to mention that some committee members were away during the summer.

Besides Mrs. Macri, the committee is made up of Councilmen Nunzio Malletti and Sal Cemelli. Mrs. Macri said she does expect the committee to come up with some type of recommendation on the pinball issue by next week.

Ironically, the city is scheduled to lay off 15 employees next week because it doesn't have enough money to pay them.

Hearing on piers

WASHINGTON — Rep. Frank J. Guarini announced today that a congressional hearing will be held Tuesday on legislation Guarini has filed to transfer ownership of federal piers to the City of Hoboken.

Mayor Steve Capiello and Chamber of Commerce and Industry Executive Vice President Ellsworth Salisbury will head the list of witnesses. Helen Manogue of the Hoboken Environmental Protection Committee and a top official of the Port Authority will also testify. Guarini also said written statements will be submitted by the state Department of Environmental Protection and the Hoboken Cultural Council.

Guarini's bill, H.R. 3620, calls for transfer of Piers A, B and C on the Hoboken waterfront to the city. The piers are now leased to the Port Authority under an agreement between the Port Authority, Maritime Administration and the mayor and city council of Hoboken.

From their peak activity as a troop transport facility during World War I, the piers saw a gradual decline in activity that continued despite a brief revival in the 1950s and 60s and eventually led to complete abandonment in 1974.

"Ownership transfer is necessary," Guarini noted, "because under the terms of the 50-year lease signed in 1952, the Port Authority allows use of the piers only as a maritime terminal. With ownership in the hands of Hoboken city officials, there are many possibilities for these piers. The Hoboken Cultural Council has proposed a major arts festival for next year, and there have been suggestions involving business development and possible use as a site for new housing. This kind of waterfront revitalization is part of an important trend in our county and all along the New Jersey shoreline."

The hearing on Guarini's bill will be at 10 a.m. in Room 1334 of the Longworth Building before the House Merchant Marine Subcommittee chaired by Rep. Mario Biaggi of New York. Biaggi has indicated support for the transfer.

Councilman wants anti-burglary force

By CHUCK SUTTON
Staff Writer

HOBOKEN—Councilman E. Norman Wilson yesterday demanded the establishment of a special task force to stop what he called a wave of burglaries in the 5th Ward area.

Wilson also was critical of the large number of police assigned to the detective bureau.

Public Safety Director James Giordano denied there was a significant increase of burglaries citywide.

Giordano said there already is an adequate burglary squad, pointing to the 10 percent solving rate of burglary cases. He added his department's rate for solving cases compared well to the 12 percent rate statewide.

Figures released by the police department indicated that compared to 552 burglaries citywide at this time in 1980, there have been 538 burglaries this year — down 14.

According to Giordano, the department does not keep track of burglaries according to wards,

but only citywide figures.

"Hoboken is a safe city. I don't know why Wilson would want to say people are afraid to come out of their homes at night for fear of being burglarized," Giordano said.

Wilson responded, saying he really didn't expect the director to agree that there had been an increase in the 5th Ward.

"I'm sure the residents of the area agree with me, because they're the ones expressing their fears to me," Wilson said yesterday.

Wilson said he has received an alarming number of calls from friends, relatives and neighbors complaining about an increase in burglaries.

"There was a slight increase during the summer months, but that's a normal seasonal increase," Giordano said.

In response to the charge that there are too many detectives, the department released figures pointing out that of 127 police officers, 19 are assigned to the detective division.



Charley Roberts explains his thwarted plans to build an outdoor cafe extension to the Madison Hotel Bar and Restaurant on Washington Street in Hoboken.

Restaurateur complains about delay in plans

An owner of Hoboken's Madison Hotel says he had it with the city administration and the city council over his plans to create an enclosed indoor sidewalk cafe.

Charley Roberts, who is also a city fireman, says he has been trying for more than a year to get permission to build the indoor cafe extension to his restaurant but all he has been getting was a run-around.

"I'm willing to pay a licensing fee for the cafe," said Roberts. "And the city could have the right to take away my permit for the cafe if it isn't run

right. The cafe would beautify the block. I don't see why anyone has an objection."

Roberts said he first went to the Board of Zoning more than a year ago, then the Planning Board and then the City Council without any satisfaction.

"I understand it's now up to the council but they wouldn't do anything, either," he said.

Hoboken Councilman Robert Ranieri, one of the councilmen studying the issue of sidewalk cafes in Hoboken said the council hasn't been able to do anything about it.

Perhaps we should have moved a little faster," he said.

Ranieri said he didn't know when the council would move on the issue.

Is it dear sailing or stormy weather for Hoboken condo?

By Randolph Diamond

Depending on whom you believe, proposed development plans for the Hoboken waterfront to create a condominium project, a shopping complex, a marina and a hotel are either in serious trouble or are not in trouble.

The problem is Hoboken wants to gain control over the now-unused piers run by the Port Authority of New York and New Jersey that sit on federal land.

If Hoboken could get possession, it would clear the way for developers, with whom both the city and the Port Authority have been negotiating informally, to commit themselves to actual development on the waterfront.

City officials have said they and representatives of the Port Authority have met with a number of well known developers, including the Maryland-based Rouse Corporation and the New York-based City Development Corporation headed by MTA chairman Richard Ravitch.

To do so, the city must get control of the land.

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"We don't even have a dime," Hoboken Mayor Steve Cappiello said when asked about a possible purchase. "They (the feds) will have to give us the land." (Or the developer would have to buy it.)

That was why Cappiello and some Hoboken development officials were in Washington Tuesday.

Cappiello was questioned about why the federal government should simply turn over control of the piers.

Cindy Wilkinson, an attorney for the House of Representatives subcommittee on the matter,

said the Office of Management and Budget would recommend that Hoboken pay a price that could be below the market value of the property.

She said she believed the committee would go along with that recommendation when it makes a decision in two weeks.

But the 14th District's Congressman, Frank Guarini, said he believes he has enough votes on the subcommittee to get the legislation through without Hoboken paying a dime. There are 11 Democrats and eight Republicans in the group.

Ms. Wilkinson said she was shocked to learn Hoboken city of-

United Cerebral Palsy group opens Hoboken headquarters for 32nd year

For the 32nd year the United Cerebral Palsy unit of Hudson County has opened its doors at its Hoboken headquarters at 1005 Washington St.

A full physical therapy room along with classrooms in which children spend one-half of their two-day-a-week session are staffed with therapists registered in their particular field to provide instruction.

Children are also treated at Murdoch Hall, Jersey City, which is an outreach program for youngsters with disabilities who cannot go to Hoboken. This

program has been in existence for several years.

A recreation and swimming program, which will be held on Saturdays at Jersey City State College, will be available to children through the New Jersey Development Disabilities Council.

3 Hoboken cops, councilman hurt as elevator falls

By Lawrence Babich

Three policemen and a city councilman investigating a Hoboken factory burglary last night were seriously injured when a freight elevator cable snapped, plunging them down 15 feet.

Third Ward Councilman Sal Cemelli, Sgt. Bruce Elsworth, Sgt. Michael Lipowski and Police Officer Nicholas DePalma were taken to St. Mary Hospital for treatment of numerous broken bones.

Cemelli suffered a fracture of the right heel, a possible fracture of a vertebra and a head cut that required nine stitches. Elsworth broke his right ankle and heel and a vertebra. Lipowski fractured his right and left heel and his left ankle while DePalma fractured two ribs and suffered a contusion of the right cheek.

According to Chief George Crimmins, police went to Tolly Togs, 1033 Jefferson St., on a burglary alarm and found a broken window on the second floor on the southeast side of the building.

Cemelli, who is an executive of the firm, left a city council meeting to check out the burglary and got on a freight elevator lift with Sgts. Elsworth and Lipowski and Police Officer DePalma and went to the second floor.

"As the elevator reached the second floor, the cable severed and the elevator fell 15 feet down to the first floor," Chief Crimmins explained.

Showdown

Hoboken's new rent leveling ordinance — like the former law — requires landlords to register their rents at city hall.

That is essential for obvious reasons, but just to spell it out: The city can't enforce a rent leveling law if it doesn't know the level of the rents.

Most landlords ignored the rent registration provision of the previous law and, so far, only 300 or so of the city's 1,500 landlords have registered their rents under the new law.

Hoboken City Council President Walter Cramer wants to give landlords a few weeks amnesty beyond today's registration deadline.

That's a good suggestion, provided that the city is prepared to strictly enforce the penalty for failure to register.

The law provides for fines from \$100 to \$500 for failure to register rents. Yes, there were penalties under the old law, too, but Hoboken did nothing about them. The city should not make the same mistake this time around.

The other foot

For Hoboken Councilman Robert Ranieri, the shoe is on the other foot.

Ranieri is frequently visible — and audible — attacking the mayor, city administrators, and any other target in sight when he feels there's the slightest ground for comment.

It was he who raised an outcry last year when the Washington Savings Bank started tearing down a landmark building without a permit from the Historical District Commission.

It was he who was upset about restaurant owners who erected fences on city sidewalks in violation of the city's zoning ordinance.

Now it is discovered that Ranieri had part of an extension built on his home without the necessary permit from the Board of Zoning Appeals.

His contractor, Andrew Amato, former public works director, claims he told Ranieri last month that he needed the variance. Ranieri blames it all on Amato, saying he didn't know Amato didn't have a permit until last week.

It isn't that Ranieri committed the most terrible and corrupt offense, but then again, those Ranieri attacked in the past didn't feel the things they did were that terrible either.

It always helps to walk a couple of steps in the other fellow's footprints.

Freight lift that injured 4 in Hoboken installed illegally

The Hoboken factory freight lift that fell 15 feet after a cable snapped Monday night seriously injuring Third Ward Councilman Sal Cemelli and three city patrolmen, was installed illegally and without a city permit, Alfred Arezzo, Hoboken's building inspector, said today.

Arezzo said Seymour Rogovin, the owner of the Tally Togs Corporation at 1033 Jefferson Street, had never applied for a permit to install the freight lift, which he said looked like it had been in place for four to five years.

"I don't have any record of a freight lift," said Arezzo. "It's not supposed to exist."

Rogovin refused to talk with reporters yesterday, saying through a secretary that he "didn't have any time for them."

Meanwhile, Cemelli, Sgt. Bruce Elsworth, Sgt. Michael Lipowski and police officer Nicholas DePalma were all reported in serious but stable condition in St. Mary Hospital, Hoboken.

Cemelli, the most seriously injured of the four, suffered a

fracture of the right heel, a fracture of a vertebra and a head cut that required nine stitches. Elsworth suffered a broken vertebra and a broken right ankle and heel. Lipowski fractured his right and left heel and his left ankle while DePalma fractured two ribs and suffered a contusion of the right cheek.

Cemelli and the three policemen were in the Tally Togs plant investigating a possible burglary of the plant after a factory alarm went off. Cemelli, who is an executive of the company, was called to the scene by police from the city council meeting he was attending because police could not gain entry to the plant. Cemelli, police reported, had a key.

Hoboken Police Chief George Crimmins Sr. said the four had been in the factory for about 20 minutes when at 7:40 p.m. they boarded the freight lift to go from the first to the second floor and the cable broke.

"It was just an awful sight," said police officer Bobbie Burns, who was stationed outside the plant at the time. "I heard this

loud noise and I went inside the plant and saw everyone lying unconscious in the lift."

Crimmins, who visited the three policemen and Cemelli in the hospital yesterday, said he was praying they would all recover.

"It's just a freak kind of thing," said the police chief. Arezzo said while the lift was not supposed to be used by passengers it should have held the approximate 800 pound weight of Cemelli and the three patrolmen.

He said he will be conducting his own investigation today to try and determine why the cable snapped.

Arezzo has been doing safety inspections of all Hoboken factories under a program he started last year but said the Tally Togs Company had not been yet inspected.

"The owner of the company tried to tell me the lift had been in place for the last 40 years and never gave them a problem," Arezzo said. "But looking at the lift it is obvious it was installed recently."

Police said Cemelli and the said.

Hoboken gets \$278,000 at auction of real estate

Yesterday's auction of land and property in Hoboken was a smashing success, with \$278,000 set to pour into the city's coffers. Five vacant tenement houses, two vacant firehouses and 23 empty lots were sold.

"The \$278,000 is much better than I thought we would do," said Bernard Scrivani, Hoboken's revenue and finance director. "I'm very pleased, to say the least."

More than 200 persons packed the City Council chambers for the auction — the first the city had held in a year and a half — and there was much competition for the various parcels, which started for as little as \$800 for a piece of vacant land. In fact, only one parcel among the 31 pieces of land and property on the block attracted no bids — a deteriorated tenement at 414 Madison St. which a successful bidder would have had to tear down as condition of purchase.

Almost all of the property and land sold was in Hoboken's southwestern section, considered the city's most run down, and Scrivani said he was very pleased the property and land attracted buyers.

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"I would say this is because of the renaissance that has been happening in Hoboken the last few years," he said. "It's encouraging to think that people are going to renovate buildings and build new homes and buildings in what has been considered our less desirable sections."

All the vacant buildings and the two firehouses sold and as a condition of their purchase that they be rehabilitated within one year. The vacant lots were sold with the stipulation that a building be put on them within one year.

The two firehouses, which were auctioned off at the end of the nearly two-hour sale were considered the plum properties, and there were many spectators who stood through the whole auction waiting to see what price they would bring.

The firehouse at 412 Grand St. was finally sold for \$88,000 and the firehouse at 212 Park Avenue brought \$37,000.

Marc Forman, who put in the winning \$88,000 bid for the Grand Street firehouse, said he plans to convert the three-story, turn-of-the-century structure into loft apartments. Video artist Arthur Tsuchiya, who put in the winning \$37,000 bid for the firehouse on Park Avenue, said he would make it his home and studio and is considering opening a video gallery.

The vacant tenement houses sold are at 601-603 First St., 460 Newark St., 533 Monroe St., 157 Third St. and 209-215 First St.

Most of the vacant lots sold are on Madison Street between Observer Highway and Second Street, with a scattering of other lots on Clinton, Monroe, Jefferson and Jackson streets and Observer Highway.

OCS Security, a New York security firm that opened New Jersey offices in Hoboken last year, purchased the 601-603 First St. building as well as a number of lots.

Charley Hetzel, a representative of OCS, said the company was planning to use the existing buildings and the lots to build additional office space as well as a school to train persons in security techniques and as possible apartments for some OCS employees.

The five-story apartment house at 533 Monroe St. was auctioned off for \$25,000, the highest sale price at the auction except for the firehouses.

The purchaser, Peter Bouton, said he plans to completely renovate the building and offer modern apartments at market rents.

Hoboken welfare chief faults state study

The state Department of Public Assistance says a study done of the Hoboken welfare office which showed gross inefficiency in the department involved 90 cases taken at random in June — the same time Robert Drasheff took over as Hoboken's new welfare director.

Drasheff is contending that the cases sampled really do not reflect the job he has been doing in straightening the welfare department out since the records that were audited were June's and he was new on the job then.

Drasheff said if the state department of public welfare was to take a look at July or August

records it would not have found the problems discovered in June's records.

A top official of the state department of public assistance had told The Jersey Journal last week that the audit revealed numerous missing forms in clients' welfare records.

In addition, he said the audit revealed clients who were either paid too much or too little when they received their welfare checks.

The state official, who asked not to be identified, said today the state would keep in mind that Drasheff had just taken office in reviewing the situation at the welfare office and determining what action to take.

P.A. is mum on piers

Hoboken Mayor Steve Cappiello said today the Port Authority wouldn't hold a public hearing on their plans to develop the Hoboken waterfront until after Congress decides whether to give back Hoboken the land on which the Port Authority piers sit or to charge for it.

Cappiello said he is personally in favor of the Port Authority's holding a public hearing now to let everyone know what their plans are but he said the Port Authority wants to wait until various plans for the develop-

ment of the piers, including a condominium development, a hotel, a marina and a shopping complex.

Ms. Wilkinson said that as it now stands, the land on which the piers sit is of little value because the piers are not in use and it would cost a considerable amount to tear them down.

Ms. Wilkinson said in no way did she feel the Port Authority or the city of Hoboken had tried to hide information from her about the development of the piers.

Hoboken wants piers

Hoboken Mayor Steve Cappiello, Rep. Frank Guarini and representatives of the Port Authority and Chamber of Commerce have told a congressional subcommittee that the lack of use of Piers A, B and C in Hoboken has been hurting that city's economy.

The hearings in Washington on Guarini's bill to transfer control of the piers from the federal government to Hoboken was held by the Merchant Marine Subcommittee.

Guarini said he felt "positive and hopeful" after the hearing.

Hoboken has lost \$68 million in real estate tax income, Cappiello told the subcommittee, in the 64 years since the federal government took possession of the piers.

He also said Hoboken has lost hundreds of businesses and thousands of jobs over the years.

"The slide began," he said, "after Hoboken's heyday from the turn of the century to the end of World War II."

"The location of these deep water piers," Guarini told the subcommittee, "in the shadow of the Holland and Lincoln tunnels and the PATH tube train facility to New York City, plus surface transportation arteries of the Turnpike and U.S. Routes 1 and 9, is mind boggling."

"I hope the committee will agree Hoboken has paid its dues by the loss of this waterfront land which is a most priceless possession. This unfair economic yoke Hoboken residents have been carrying on their shoulders since 1917 must be removed."

He said return of the piers to the city would provide the "economic adrenalin needed to restore the life blood" to the city.

"A tremendous loss of tax revenue," Guarini said, "has spelled the difference between full development and stagnation of the waterfront."

Ellsworth Salisbury, executive vice president of the Hudson County Chamber of Commerce Industry, related the lack of use of the piers to containerization in water transportation, and told of the need for "a balanced waterfront development consistent with the changing economic structure of the area."

"Unless and until this property is released to the city," said Anthony Tozzoli, Port Authority director of ports, "free of its present use limitations, the City of Hoboken is totally unable to go forward with any progress to develop the waterfront of the city."

Sinatra Drive speed limit reads 25 mph, but it's okay at 55

The speed limit on Hoboken's Frank Sinatra Drive (formerly River Road) says 25 miles per hour but many of the cars go by at 55 miles per hour. And the police department can't do anything about it for the present.

This despite the death of two persons who were killed in the last few months crossing the road alongside Hoboken's waterfront.

A number of head-on collisions have occurred with serious injuries resulting when drivers have lost control of their cars as they go around the many curves on River Road.

The problem, according to Hoboken's public safety director, James Giordano, is that Sinatra Drive is classified by the state as

a highway and not a city street. Giordano said the speed limit on highways is 55 miles per hour as opposed to 25 miles per hour on city streets. The city of Hoboken thought Sinatra Drive was a city street.

Last year, Giordano said, signs were put up with the 25 miles per hour speed limit and police cars with radar units were stationed on the road. Giordano said a number of tickets were then given out to speeding motorists throughout this summer when some motorists started complaining to the state department of transportation.

Then, Giordano said, the state ruled Hoboken's posting of the 25 miles per hour speed limit was illegal.

"We can't give out a ticket because of that, if the motorist is in excess of the 25 mph limit," Giordano said. "We're powerless now."

Giordano said the state is willing to make an exception from its regulations after Hoboken does a traffic survey and documents the fatalities on the road the public safety director noted the whole bureaucratic process would take at least a month.

"Even with the 25 mph limit we had a lot of cars ignoring it," said Giordano. "But now the word is getting around that we can't do anything, cars are just zooming down the road. I just hope another person is not killed."

Hoboken teachers get pay raise of 18 1/4%

Hoboken teachers would receive an 18 1/4 percent pay hike over a two-year period if the union rank and file approves the contract late next week.

Terms of the contract were revealed today by a Hoboken Board of Education member, James Farina, who said he thought the settlement was fair for both sides.

"The teachers were asking for 21 percent over a two-year period and the board was offering 14 percent," said Farina. "We just about split the difference down the middle."

Farina said teachers would get a nine percent hike for the current school year and a 9 1/4 percent raise for the 1982-1983 school year.

During the second year of the contract, Farina said teachers would add full family-plan dental to their current individual plan.

A clause in the contract requires all teachers to join the Hoboken Teachers Association and pay yearly dues. Currently some teachers belong to the American Federation of Teachers, which has challenged the Hoboken Teachers Association for representation of Hoboken's teachers the last two years.

Farina said he objected to mandatory union membership. Leaders of the teachers association were unavailable for comment on the settlement.

Clean it up!

Last spring, a Hudson County grand jury handed up a presentment which bluntly said that the Hoboken welfare department was a mess and recommended that the state take it over.

Not long after that, a new welfare director was appointed in Hoboken and he started making improvements.

The number of welfare recipients is now at an all time low — 464, down from 1,200 last year. The new director said the police welfare fraud unit caught many recipients who didn't live where they said they did.

In addition, the reintroduction of the state's welfare program caused some welfare clients who don't want to work for their checks to be cut from the rolls.

The director says the welfare department is coming along just great.

The state doesn't agree.

A state welfare official says the Hoboken welfare department is still a complete mess. Some welfare clients get more than they should be getting, others get less. Clients' records are incomplete; some of them do not include applications for the welfare being granted.

Instead of a barrage of criticism every few months, someone should stop talking and start taking action on Hoboken's administration of welfare.

For example, the state should either take it over, or give practical, realistic support to help straighten out the mess.

Income

Hoboken is the place where employees are being laid off because the city doesn't have the money to pay them.

It's also the place where illegal pinball machines continue to operate without charge, although the city could amend its law to legalize them and collect license fees.

It's also the place where a businessman has a plan for expanding his business, but hasn't been able to make a move for six months because of government inaction.

Charley Roberts owns a Hoboken restaurant called the Madison Hotel. He has an outdoor sidewalk cafe and wants to create an indoor cafe that would extend onto the sidewalk.

He is more than willing to pay the city a yearly fee for both cafes. The City Council, however, has to pass legislation allowing for the cafes.

A number of councilmen have said they don't see anything wrong with Charley's cafes, but they have been sitting on the cafe legalization for more than six months.

That's not the way to run a city.

Appeals may boost Hoboken tax rate

Because Hoboken property owners filed 121 tax appeals, the municipal assessor says the 1982 tax rate could skyrocket \$20 or more if even a few appeals go through.

Hoboken's tax rate has gone from \$112 million in 1977 to \$103 million.

Ironically, the tax assessor noted that he felt that many of the homeowners and industrial owners appealing assessments were protesting this year's \$24 per thousand tax increase, which boosted the tax rate to almost \$139 per thousand of assessed valuation, one of the highest in the country.

State finds Hoboken welfare is a 'mess'

By Randolph Diamond

Inspectors from the state public welfare department have found "serious deficiencies" in the operation of Hoboken's welfare department during an audit made of the department's records last month, The Jersey Journal learned today.

A top official in the state's welfare department, who asked not to be identified, said that senior staff members are now in the process of reviewing the audit, which was highly critical of the Hoboken operation.

The state audit comes on the heels of a presentment by a Hudson County grand jury last spring which said the department was ineffective, run and thus massive fraud by welfare clients was taking place.

The presentment had recommended that the state take over operations of the welfare department until it could be straightened out.

The state official said that senior staff

members would consider a state takeover of the department as one of the possibilities being considered to clean up what he said is "the mess in the Hoboken welfare department."

The official said the state had found in the audit numerous mistakes in the payment of welfare clients.

"Some clients were paid more than they should have been while others got less than they should have," said the official. "Other clients have been getting their checks later than they should have. It's things like this that we consider very serious."

The official said the audit also turned up a number of cases where important documents were missing from clients' welfare records such as the original application a client made when he or she applied for welfare.

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"How can you determine whether a client is even eligible for the benefits he is receiving when you don't even have the application he made to get on welfare?" the official asked.

The audit, according to the official, covered 90 cases picked at random from the welfare department's files.

"There are serious deficiencies in the operation of the department," said the official. "This is not just a few minor problems."

Robert Drasheff, Hoboken's welfare director, who has been on the job since mid-spring, said he was "very surprised" at what the state official had said.

"I've heard that the audit was very favorable to us," he

said. "If it's not I can't understand it."

Drasheff said he was unaware of any of the problems the state official was talking about.

The welfare director said the current Hoboken welfare rolls are now down to 464 recipients, the lowest number anyone can remember.

Drasheff said those statistics are down from 508 recipients in August and down from over 700 last March and over 1,200 last year.

Drasheff said many of the recipients dropped off the welfare rolls were dropped due to the efforts of the Hoboken police department's welfare unit investigative squad which found many recipients not living at the address they gave on their application.

He said the most recent recipients who had been dropped are mostly ones who have refused to participate in the state's welfare program, which was recently reintroduced.

Under that program welfare clients are required to work off their welfare checks by doing some type of municipal job created by the municipality.

Drasheff said there are now 100 Hoboken welfare recipients involved in the program, most of whom are working at cleaning city parks or in some capacity in the public works department.

"Just the number of recipients we've cut shows we're doing a good job," said Drasheff. "There were problems in the past but I believe the department is running smoothly now."

Plan for Celebration '82

The Hoboken Cultural Council is inviting all area residents to two special meetings for new participants in its project, Hoboken Celebration '82. Anyone who wants to participate in the celebration, slated for April to June of next year, is encouraged to attend.

The meetings will be held tomorrow night and Wednesday, Oct. 7 at 7:30 in the Multi-Services Center, Second and Grand Streets, Hoboken.

Plans for the celebration are well under way. The Cultural Council has received applications from residents who want to produce dance performances, plays (ranging from Shakespeare to modern one-acts), music (all kinds), sculpture and painting, historical displays, craft and food demonstrations, photography, and many more too numerous to mention.

A lecture series entitled "Historic Hoboken" is being planned in conjunction with walk-

ing tours, a tour to Ellis Island, and several historical exhibitions. A film series, featuring movies shot in Hoboken, is also planned.

In addition, enthusiasm about the celebration is spreading among the area's business people. Many local firms have pledged their support and cooperation, it was declared.

Children's films at library

The Hoboken Public Library, 500 Park St., Children's Department, will have film viewing at 10 a.m. on the following Wednesdays:

Pre-School Films, September 30, My Dog is Lost, Alexander and the Car with the Missing Headlight; October 7, Hansel and Gretel, The Rabbit Who Wanted Red Wings; October 14, Eighteen Cousins, Ferdinand the Bull; October 21, Mole and the Hedgehog, Mole and the Umbrella; October 28, A Very Special Day; November 4, Mole and the Lollipop, Mole and the TV, Mole and the Egg.

Also, a film viewing for school aged children at 3:30 p.m. on Fridays as follows: September 25, For Capi Club, Fun Factory; October 2, The General, Elza and Her Cubes; October 9, People Soup, Miquel Up From Puerto Rico; October 16, Brats, The Red Balloon; October 23, Birthday Blues, Fly by Kite; October 30, Runaway of Red Chief, Closer, The Queen's Drum Horse.

Academy opens new residence

The Academy of the Sacred Heart in Hoboken celebrated its 114th year of educational service to the communities of Hudson and Bergen counties with the opening of a residence for its teaching sisters.

Bishop Jerome Pechillo offered mass in the school auditorium and then formally blessed the new convent in the presence of Parents, friends, alumnae, civic leaders, students and Sisters of Charity from surrounding parishes. A reception followed in the school.

The new residence symbolizes the commitment of the Sisters of Charity to the city of Hoboken and surrounding communities and is the first step in a planned modification of the school plant, it was asserted. The sisters previously occupied a wing in the school building.

Plans include creation of additional classroom space, resource areas and an expanded lavatory/locker facility. A \$250,000 fund-raising campaign, Invest in a Tradition, is under way to finance the needed improvements. More adequate teacher salaries and financial aid for students are also objectives of the campaign.

The first regular meeting of the campaign committee for 1981-82 will be held on Oct. 8 at 7:30 p.m. Any persons interested in attending may call Sister Marion Houghton.

School pact for Hoboken details 'secret'

The Board of Education and the Hoboken Education Association have reached a tentative agreement on a new contract — but the details of the pact are shrouded in secrecy.

Both sides agreed that a new "multi-year" agreement was worked out during a 36-hour period that stretched over three days and ended early yesterday.

However, Robert Wendelken, president of the school board, and Mary Petrowski, president of the 600-member education association, were reluctant to discuss specific issues.

"We reached an agreement, but we agreed there would be no details given out to the press until the teachers had a chance to see it," Wendelken said.

Petrowski said the association membership will get a chance to see the agreement Monday, but a vote will not be taken until Thursday, she said.

It was not clear what each side meant by a "multi-year" contract.

It had previously been reported that the teachers were seeking a 21 percent increase in a two-year contract and that the school board was offering 14 percent over the same period. It is believed the agreement is closer to 9 or 11 percent and includes some language changes as well.

Wendelken said both sides met through Sunday night to just before dawn Monday. The final session resumed around 4 p.m. Wednesday and lasted until the early morning hours Thursday when the agreement was reached.

The union represents secretaries, clerks, attendance officers, and drivers as well as the teachers.

Closer look

Well, pool halls have practically vanished and the pinball palaces that once flourished on the shore and at the old Palisades Amusement Park have gone down the path to memory lane.

Now we have electronic games.

Union City has rejected a proposed electronics games center opposite City Hall. Weehawken is discussing a more restrictive ordinance than it has at present. Hoboken is struggling with adapting its pinball ordinance to the electronic game explosion.

Everybody is fumbling for a handle on the situation. When you think about it, nobody really solved the pool hall and pinball problems, either. Everyone just got used to living with them. Maybe that's what will happen with these electronic games.

Hoboken slates terminal festival

By Marian Courtney

Hoboken's renaissance as an elegant residential community will be highlighted Saturday when the city joins New Jersey Transit in a festival to celebrate the rededication of its newly renovated terminal building.

The festivities which will include a fair and entertainment, will begin at noon with a parade from City Hall to the terminal — a parade that will be led by the high school band and enlivened by clowns giving away free balloons.

Gov. Brendan Byrne will be there at 1 p.m. for the rededication ceremony. With him will be Mayor Steve Cappelletto, Anne Candy, chairman of the board of New Jersey Transit and acting commissioner of transportation, and other officials.

People who haven't done so already will want to ogle the \$4.8 million renovation that restores the turn-of-the-century copper building to its original splendor.

The piece de resistance is the sparkling Louis XVI-style waiting room, where a Tiffany-like glass ceiling has had a thorough cleaning so that sunlight pours into the once-dim interior.

The room has been painted, too, so that delicate carvings on the walls and ceilings and griddwork on the stairway are seen as they must have appeared to commuters when the building was constructed in 1907.

The terminal, now owned by New Jersey Transit, was once considered the finest waterfront passenger station in the world.

Titled the Hoboken Terminal Renaissance Festival, the celebration will feature the

Hoboken project for seniors gets \$8.3 million HUD loan

The Department of Housing and Urban Development approved an \$8.3 million loan to the Columbian Towers Development Corp., clearing the way for the construction of an eight-story senior citizens' building in downtown Hoboken. The 135-unit building would cost almost \$63,000 per apartment.

The awarding of the federal loan under HUD's 202 program was announced today by 14th District Rep. Frank J. Guarini.

The Columbian Towers Development Corp., a non-profit subsidiary of the Hoboken Knights of Columbus Chapter, won out over several other groups.

Martin McCarthy, a consultant to CTDC, said he hoped construction of the building to be located on vacant land owned by the city that is bounded by Observer Highway, Bloomfield Street and Newark Street, could start within a year.

McCarthy said in addition to the \$8.3 million loan which would be at an interest rate below the normal market rate HUD would provide rent subsidies for all apartments in the building, making it affordable for low-income senior citizens.

The city council must approve the transfer of

the land to CTDC. The transfer is considered routine.

Originally Hoboken's Community Development Agency had planned to build a park on the vacant land. Bids were too high four times, so the idea was scrapped.

James Gabriele, president of CTDC, said he was happy about HUD's approval.

"It's just great that this is finally going to happen," he said. "With the rents skyrocketing in Hoboken and many seniors being displaced out of the city, this building is going to be just fantastic."

CTDC had been trying for five years to build a senior citizens building in Hoboken. Originally the corporation had been given land owned by the Hoboken Housing Authority at Third and Hudson streets for the construction of a senior citizens high rise and CTDC sought financing through the state Mortgage Finance Agency.

Despite numerous tries, financing was unavailable and last year the Housing Authority canceled CTDC's option on the land.

The Housing Authority will advertise for developers to submit plans for the Third and Hudson site as well as authority land at Second and Hudson.

Cappelletto wants Byrne aid in saving movie studio plan

While Gov. Brendan T. Byrne is in Europe trying to woo foreign film maker to New Jersey, Hoboken Mayor Steve Cappelletto is planning to woo Byrne to direct them to Hoboken.

Cappelletto is also hoping Byrne will intervene to save a proposal by a group of New York investors to build a film studio at the Erie-Lackawanna terminal.

Cappelletto's action comes after the New Jersey Transit Board meeting in closed session last week decided against negotiating a lease agreement with the group of investors headed by former New York City Environmental Protection Commissioner Jerome Kretschmer.

"It's very important for the economy of Hoboken that this film studio proposal go through," the mayor said. "The benefits of the studio complex are countless."

The mayor said not only will jobs be created for local residents if the studio complex comes about but the numerous producers, directors and actors coming from New York to the studio complex will eat in local restaurants and shop in local stores bringing money into the local economy.

In addition, the mayor said a film studio would enhance not only Hoboken's image but the whole state of New Jersey.

"The studio complex could do wonders for New Jersey public relations wise," the mayor said. "And New Jersey could certainly use a better image."

See CAPPELLETO — Page 7.

Zoning Board chastises Councilman Ranieri

The Hoboken Zoning Board chastised Councilman Robert Ranieri last night for beginning an extension on his building without first obtaining the proper building permits.

The board nonetheless voted to grant a variance approving the extension. Ranieri, applying as a private citizen, sought the

variance to extend his building at 228 Hudson St.

A variance was also granted to Mr. and Mrs. Sethcon Grasing for a rear-yard extension of their property at 1229 Bloomfield St.

An application for permission to operate a auto body shop at 713-715 First St. was postponed until the board's October meeting.

Hoboken official loses transit job

After 16 years as chief legal counsel for Public Service, forerunner of Transport of New Jersey, Hoboken City Council President Walter Cramer has been discharged and word is that he is in line for a job as an attorney to the Hoboken Board of Education.

Cramer said he was informed in a letter from Transport of New Jersey that his services were no longer required and that the state attorney general's office would now be handling all legal work for Transport because it is considered part of a state agency. Transport of New Jersey was taken over by the newly formed state corporation New Jersey Transit last year.

Cramer said he was offered an opportunity to work for the attorney general's office, but rejected it because he would have had to make a three-year commitment without knowing his salary level or even where he would be located in the state.

In addition, Cramer said, because he would have been working for the state, he would have had to resign from the city council, something he would not want to do.

Meanwhile, a Hoboken school board member who asked not to be identified said the Hoboken Board of Education would offer Cramer a part-time job paying \$30,000 as school board attorney as soon as litigation involving the

board and its former attorney, Robert W. Taylor, is complete. The board fired Taylor two years ago for what it said were economic reasons and Taylor has been contesting the firing.

Cramer said he had not been offered such a job with the board but would consider it if it were offered to him.

Meanwhile, the city council president said he has been looking for office space in the city to open a private law practice and hasn't been having much luck.

"There are very few offices available in town, and the rents they ask for them are outrageous," he said. "I'm getting an education as to how popular Hoboken has become."

Hoboken gets \$902,000 housing grant

The Hoboken Housing Authority has received a \$902,000 grant to modernize some of its oldest buildings but the executive director, Joseph Caliguire, had requested slightly more than \$7 million from the federal department of Housing and Urban Development.

Andrew Jackson Gardens, a 582-unit built less than 30 years ago, needs the most work to repair broken windows, flooded laundry rooms and some non-functioning elevators.

Caliguire said the money would be used to install smoke detectors in the apartments and to check the pilings and foundations which are slowly sinking.

Caliguire said the authority doesn't have the money to keep the buildings up and said further decline could be expected.

He said the authority would make a 14 1/2 percent cutback in October, meaning the layoff of 10 of the authority's 55 employees, according to Caliguire.

Andrew Scherer, chairman of the Housing Authority Board, said the outlook at the Jackson complex was not good with the cutback in federal funding. "It's a bleak time for public housing," he said.

Demolition off if landlords fix buildings

The Hoboken Planning Board has decided to give 70-year-old Rose Natoli and two other Hoboken landlords a chance to rehabilitate their buildings instead of allowing Hoboken's Applied Housing Associates to tear them down and build new housing for low and moderate income families in their place.

Ben R. Goodman, chairman of Hoboken's Planning Board, said the board decided to take the action after hearing plans from the landlords to rehabilitate their own buildings. Goodman said the landlords will have until next month to present their rehabilitation plans to the city.

The planning board had been considering blighting the area where Miss Natoli's and the

other landlords' buildings sit on Willow Avenue and Clinton Street between Second and Third streets and Second Street between Willow Avenue and Clinton Street.

If the area were blighted then the city would have been able to condemn the buildings in the area and Applied Housing would have been able to build new units.

Goodman said the board felt the present landlords should first be given the chance to rehabilitate their own buildings. In addition he said Joseph Barry, president of Applied Housing, also told the board that Applied would withdraw its proposal if the landlords had their own plans to upgrade the neighborhood.

HOPES a comfort to seniors with fuelish problems

By CHUCK SUTTON
Staff Writer

HOBOKEN—Just as the autumn chill set in, a local community organization arranged with Public Service Electric and Gas Co. to continue service to 58 senior citizens with delinquent bills, a group spokeswoman said yesterday.

PSE&G had threatened to discontinue its service because the group had not paid its bills because of a computer breakdown in a state-run, federally funded Heat and Energy Assistance Program that had promised payment of the previous winter's bill.

Senior citizens were caught between 'a cold place and bureaucracy,' says a HOPES spokeswoman

Candice Boyd, a program monitor, said the office is making the checks out by hand and that they "should be in the mail within a month."

Boyd also said the state has not sent notices to those who have been promised money for last winter's utility bill to inform them of what steps they could take to head off a service cut.

"People only have to contact us. They won't be discontinued as a result of this delay," Edward Anderson, of PSE&G's Newark office said yesterday.

Camille Vescuso, a member of HOPES, Inc., explained how the senior citizens were about to be caught "between a cold place and government bureaucracy."

"The had all registered at the end of the winter for the Heat and Energy Assistance Program. They were contacted by the state and told they were accepted and that PSE&G would be paid up to \$400," she said.

"But the state never sent their checks. Now some of them have enormous bills and they were worried about being cut off because PSE&G sent them notices," she continued.

"On July 15, the state notified people saying the checks would be sent directly to them, but they never received them," she added.

Boyd confirmed this, explaining that some checks were sent out prior to the breakdown, but she assured, "The checks will be sent directly to the individual by next month."

"Public Service has been very cooperative in working with us," Vescuso said.

Hoboken Organization Against Poverty and Economic Stress Inc. contacted PSE&G and arranged for the utilities to stay on until the seniors citizens receive their long overdue checks from the state Department of Human Resources, a spokeswoman said.

The department and a representative for PSE&G said that there are literally thousands across the state who also face service termination.



BERNADINE VAN CARPELS is surrounded by paperwork for the Hoboken Rent Leveling Board.

Rent troubles kept under control

By CHUCK SUTTON
Staff Writer

HOBOKEN—"Tell your landlord you spoke to me and I said you don't have to pay any increases until he fixes those violations," a firm but gentle voice behind the desk tells a client.

Bernadine Van Carpels says it was a "quiet morning" for her — the only rent leveling board administrator for the entire city.

On Thursday, she had worked on two tenant complaints: one for overcharging and one for reduction of rent, and had seen two landlords, both wanting to make sure they are entitled to pass along recent tax increases to tenants. And it was only 11:08 a.m.

Among many other things, Van Carpels is responsible for registering 1,600 apartment buildings under the new rent leveling ordinance. She is also responsible for overseeing pass-alongs of both capital improvements and tax increases.

But what's even more burdensome for her is the fact she is also the only city official monitoring landlord-tenant relations.

On a daily basis, it is up to her and her alone to keep unscrupulous landlords from harassing tenants

out of their apartment in order to take advantage of the city's new decontrol ordinance. "I do the best I can," she said.

But is that good enough?

Mayor Steve Capiello has made several announcements about plans to have additional personnel who would help in the day to day monitoring of the rent leveling ordinance. But so far, three months after the ordinance was passed, the plans have not materialized.

At the time the ordinance was passed, the mayor said he would form a task force to monitor its impact, but now he says he is working on a new idea.

Sometime later, Capiello announced he would hire a tenant advocate, but that idea, too, was scrapped — for an information referral service that has yet to be established.

The mayor said last week he is now waiting to see how much money will come from fees for registering apartments before determining what new services will be established.

Van Carpels herself draws praise for her work, and she refuses to complain about her plight.

Others, however, have noticed. "She does the work

of five people," said Sister Norberta of Por La Gente, which is part of the Emergency Coalition to Save Rent Control.

"She's doing one helluva job, but she's overloaded," was the praise from Ray Fiore, president of the Hoboken Real Estate Association.

For the last six years, Van Carpels has worked out of a partitioned office near the mayor's office in City Hall.

It is the rent leveling board which hears requests for hardship increases, rent reductions, and capital improvements.

But it is Van Carpels who must prepare the material for the board to discuss, besides serving as secretary during board meetings and as administrator when the board is not in session.

"I've tried to give this job away, but no one wants it," Van Carpels said.

"I take my lunch around 2:30 p.m., and I usually work until 5:30 p.m.," she said. Most city employees are gone by 4:15 p.m.

And when there is an overload of work, she brings in one of her daughters who is "paid" by being taken out to lunch. "I could use a clerk typist," she said matter-of-factly.

Hoboken cafes may offer open-air dining

By CHUCK SUTTON
Staff Writer

HOBOKEN—The aroma of coffee, waiters, bringing kitchen delicacies into the open air, and patrons leisurely taking brunch under the canopies of the sidewalk cafe.

Paris' The Village?
No. Hoboken.

Councilman Robert A. Ranieri said yesterday that he will introduce an ordinance at the Oct. 7 City Council meeting that will allow cafes to set up sidewalk tables.

"They seem to create a calm and festive atmosphere. Sidewalk cafes in the

European style will be an asset to our community," Ranieri said.

Ranieri said the sidewalk cafes will also encourage keeping the streets clean for patrons.

The ordinance will allow the Madison House, at the corner of 14th and Washington streets, to open its sidewalk cafe. Owners Charlie Roberts and Patrick Capiello, Mayor Steve Capiello's nephew, built a sidewalk cafe nearly two years ago, but have been prohibited from operating it for lack of an ordinance that allows for the extension.

Roberts was ecstatic on learning of the proposal. "It's about time they did this. It's been two years," he said.

The ordinance calls for cafe owners to

apply for a permit once a year at a cost of \$1 per square foot of outdoor space. Ranieri said. The owner would then be allowed to erect a temporary structure to the fence line.

Should an owner want to expand the sidewalk cafe beyond the fence line, approval would have to come from the building inspector, the board of adjustment and the City Council, Ranieri said.

"It's a system of checks and balance," Ranieri said. Roberts said, based on the fee proposed, the Madison on would pay \$240. "That's cheap," he said.

Ranieri said the only possible obstacle to the ordinance is that it may require an amendment to the zoning laws. Ranieri said he would attempt to avoid that approach. "The simplest way is the best way," Ranieri said.

Hoboken workers want raise or OK to move out

If Hoboken isn't going to offer its municipal employees a big pay raise for next year then the head of Hoboken's Municipal Employees Association wants city employees to be allowed to live outside of the city.

"Municipal employees are the lowest paid of all the city employees," said Jude Fitzgibbons, president of the Hoboken Municipal Employees Association.

"And we just can't afford to live in Hoboken any more with the skyrocketing rents. Apartment rents are doubling and my members can't afford that."

Fitzgibbons said the only way his association will waive on the issue of living outside of Hoboken is if the city gives them a pay settlement way in excess of the \$2,500 increase they got over a two-year period during the last contract.

See HOBOKEN — Page 24.

Cappiello wants Amato back as special aide

It appears that former Hoboken public works director Andrew Amato will be coming back to work for the city after all, but not as public works director.

Hoboken Mayor Steve Capiello said today he wants to make Amato a special aide in charge of trouble-shooting in the public works department. The mayor said Amato would be in charge of supervising repairs and cleaning of the city's sewer system and supervising various city construction projects.

As a special aide, Capiello said, Amato would also handle other problems that arise on a daily basis in the public works department.

Capiello said since Amato runs his own construction company and has built many sewers, his expertise would be useful to the city.

Amato was Capiello's public works director during the

mayor's second term but when Capiello started his third term in July, he decided not to reappoint Amato, saying he felt the public works director wasn't doing an effective job.

Amato was replaced with William Van Wie, Capiello's aide. But shortly after replacing Amato Capiello said he wanted Amato back as public works director though refusing to explain why.

But Van Wie said he wasn't leaving office and that the mayor or the city council would have to bring him up on administrative charges if they wanted to get rid of him.

Hoboken's Business Administrator Edwin Chius said he would resign if Amato was brought back as public works director, saying Amato was inept and could not even read or write. Meanwhile, it was revealed by The Jersey Journal that two

members of the city council who has also been pushing for Amato's reinstatement, Robert Ranieri and Anthony Romano, were having extensions to their houses built by Amato's construction company. In Ranieri's case, it was also revealed that Amato's company did not have a building permit and that a zoning variance from the Hoboken Board of Zoning Appeals had never been applied for.

The mayor and the council suddenly fell silent on the whole Amato issue until the mayor's statement today.

The mayor would need permission of the city council to create the special position for Amato. He said he will be meeting with them shortly.

Amato himself was unavailable for comment but two weeks ago he told a reporter, "I will be back."

Hispanics to convene on rent decontrol

By CHUCK SUTTON
Staff Writer

HOBOKEN—Rent decontrol and the phasing out of bilingual programs will be the two major issues on the agenda of the first Hoboken Puerto Rican Convention on Sunday.

According to organizers, the convention, scheduled from 2 p.m. to 6 p.m. at St. Joseph's School at 73 Jackson St., will launch a local working committee to "tackle the everyday problems of the Puerto Rican community."

"We invite the entire Puerto Rican community of Hoboken to the convention to actively partake in creating positive change," said Frances Cerpa of the National Congress of Puerto Rican Rights.

Cerpa, a national NCPRR officer, has been working with local Hispanics in organizing the conference.

According to Ralph Mercado, director of Citizens United for New Action and one of the local convention organizers, the conference will consist of education and

housing workshops and will include speakers from Hoboken and the surrounding area.

Organizers say this conference is a stepping stone to the New Jersey Puerto Rican Congress which will take place Oct. 9-10 at the Hilton Hotel in Secaucus.

The local convention will mark the first time local Hispanics have not held the meeting in conjunction with Hispanics in Jersey City.

"We think the time is right for us to concentrate on the problems we have here in Hoboken and pull together Hispanics from different ideologies, different backgrounds and personalities to organize," Cerpa said.

Both organizers say the key to the success of the conference is the local working committee that is expected to emerge from the conference.

Mercado pointed out that the workshops will center on "two of the most important issues facing Hispanics in Hoboken, rent decontrol and cuts in the bilingual programs."

On the topic of rent decontrol, Cerpa said "That's another form of displacement. As rents go higher and

higher, Puerto Ricans will not be able to afford the rents and they'll have to leave this community."

She added that the group has been handing out fliers advertising the convention and people are responding favorably. "People we spoke to say they're willing to fight, to organize, so they could live all their lives in Hoboken," she added.

On the topic of bilingual education, Cerpa said, "Education has always been one avenue the community uses to make itself more aware of how to create change." She cited cutbacks from the Reagan administration as endangering bilingual programs.

Speakers for the program include: Mariene Lao, of the NCPRR; Ranan Itrazary, well-known activist lawyer; Diane Archo, of Aspira, a social service agency; Edward DuRoy, bilingual specialist for the Hoboken Board of Education; Hector Soto, of the Puerto Rican Educational and Legal Defense Fund; and Father Diego, of St. Joseph's School.

Hoboken wants to tear down eight homes

Rose Natoli has spent 63 of her 70 years in her house on Second Street in Hoboken.

"It's all I've ever really known," said the elderly woman. "Now the city may take it away from me and I don't know why. I've kept my house up good. And my four tenants don't have any complaints."

Miss Natoli's house, along with another house her brother owns on Clinton Street, are among eight buildings and a garage that would be torn down under a proposal by Hoboken's Applied Housing Associates to build 100 units of new low- and moderate income housing on the west side of Willow Avenue and the east side of Clinton Street between 2nd and 3rd Street and the east side of 2nd Street between Willow and Clinton.

The Hoboken Planning Board will be considering tonight at 8 p.m. in the city council chambers a request by the Hoboken's Community Development Agency to have Miss Natoli's building and the seven other buildings designated as being in a blighted area. If the planning board goes along with that designation, the city could then condemn Miss Natoli's building and the seven others, clearing the way for Applied Housing to tear them down and build the 100 new units of housing.

Miss Natoli's house on Second Street seemed to be in moderately good shape, a reporter noticed during a tour of it. There were no apparent housing violations.

Miss Natoli's neighbors, Lynn and Daniel Janssen, who own three buildings at 206, 208 and 210 Willow Avenue that would also be torn down as part of the blighted area, said the elderly woman hasn't been able to sleep since she found out about the blight hearing.

"It's so terrible for an elderly woman to have to be put through something like that," Mrs. Janssen said. "My husband and I really feel for her."

But Mrs. Janssen and her husband are also concerned for themselves. "Our buildings are assessed at about \$28,000 each, though with the real estate boom in Hoboken they are probably worth \$100,000 each," she said. "But if they condemned them we have to take what is offered to us."

Mrs. Janssen admitted her buildings needed a paint job along with new storm windows and a general sprucing up but she said she and her husband were prepared to make those repairs in the next year.

"When it comes down to it, these buildings are basically sound," Mrs. Janssen said. "I don't see why they have to be torn down."

A tour of the buildings by a reporter showed no apparent major violations, nor did a tour of another building scheduled for demolition at 200 Willow Ave., owned by John Tedesco and under lease to Georgy Plaza.

Plaza said he had leased the building from Tedesco for the last eight years and it two years will have an option to buy it.

"I've upgraded this building for the last eight years," he said. "Show me what's wrong with this and why the city should take it over."

Plaza said he also recently spent \$30,000 to renovate a bar he owns in the building.

"Is the city going to give me my \$30,000 back?" he said.

Sal Santaniello, Hoboken's Housing and Neighborhood Development director, admitted the buildings under consideration were not slums but he said some of them needed upgrading.

"I'm not saying these are the worst buildings in the city," he said. "But we have a plan here to build 100 units of housing for the poor and moderate-income families while at most now there are 30 units at the same location."

Santaniello said what was especially noteworthy about the Applied proposal was that one-fifth of the units would be three- and four-bedroom apartments suitable for large families. In the past, Applied Housing has come under attack from community groups for not providing enough housing for large families in their projects. Applied has rehabilitated over 1000 units of housing in Hoboken, though this project would be their first attempt involving all new construction.

Ben R. Goodman, chairman of Hoboken's planning board, said the board was pretty much evenly split on the issue as to whether to blight the area or not. Goodman said the board has retained a planning consultant, Daniel Moskowitz, who will report to the board at tonight's meeting as to whether the area should be blighted.

September continued
in next scrapbook

SEPTEMBER 1981

THROUGH

AUGUST 1982

Hoboken citizens group naps police

By CHUCK SUTTON
Staff Writer

HOBOKEN—For the second time in as many months, Citizens United for New Action yesterday charged the Hoboken Police Department with harassment.

The latest charge was made by two males, one 18 and the other 14, who allege that police badgered them Saturday while they were putting up fliers on Washington Street advertising the Puerto Rican Congress that was held Sunday.

Public Safety Director James Giordano denied the incident was police harassment. Instead, he said, the officers were following established procedures in prohibiting the posting of materials on public utility poles.

Juan Garcia contends that a case decided by the U.S. Court of Appeals produced a ruling that the posting of fliers on public utility poles is a legitimate means that poor people have of political expression.

"I'll be sending a letter to the public safety director again. This is the second incident we

have had over political material, and this city must recognize that we won't just sit down and accept this," said Garcia, the former executive director of CUNA.

Garcia had charged on Aug. 28 that he was the victim of police harassment as a result of his role in the rent decontrol petition drive, which several members of CUNA participated in.

Giordano has acknowledged that local police picked up Garcia, but he said it was because Garcia looked suspicious carrying a bag at 9:30 p.m. down Park Avenue.

The pair involved in the latest incident, who asked that their names not be used for fear of reprisals from the police, said they were stapling the materials advertising the convention at Washington and First streets to a pole when the policemen approached them.

One of them said: "They told me, 'Hey you want to get locked up for that?'" According to the youths, the officers took both the staple gun and the fliers from them while they questioned them for half an hour.

"They told me they could lock me up for

carrying a staple gun on the street," the 14-year-old claimed. He said the officer returned the fliers and the staple gun after he asked for them back.

Ralph Mercado, an organizer of the meeting of the local unit of the Puerto Rican Congress, said he believes the police would not have stopped the pair from placing the posters if the material had been for a local politician running for office.

Garcia alleged that on Aug. 28, two police officers picked him up at Sixth Street and Park Avenue after he refused to let police look into a bag of dirty laundry he was carrying.

Garcia alleged that the officers ordered him into the car at gunpoint and drove him to another location in the city, where one officer told him: "Look, if we catch any more of your people passing out leaflets, we're going to make sure we find something on them (that) would allow them to make an arrest."

Giordano said the officers saw Garcia walking with the bag, he looked suspicious, and they were doing their job when they stopped Garcia.

Van Wie puzzled by Amato move

Hoboken's Public Works director William Van Wie said today he can handle the responsibilities of the public works department himself and doesn't understand why the mayor wants to appoint the city's former public works director as a special aide to the department.

"I have everything in the department under control," said Van Wie. "If the mayor wants to hire Amato I will work with him, but personally I think it's a waste of a salary."

Mayor Steve Cappiello had said yesterday that he would put Andrew Amato in charge of cleaning and fixing sewers, doing heavy construction work and trouble-shooting in the public works department.

Van Wie said it had better be clear to everyone that he — Van Wie — is director and not Amato.

"If Andrew has a suggestion to make I'll listen, but I am the boss," he said. Cappiello said he couldn't believe Van Wie's comment and refused to say anything else on the matter.

Amato was Cappiello's public works director during his second term but, when his third term started in July, the mayor decided not to rename Amato and instead put in Van Wie, who was Cappiello's aide, as public works director.

Shortly after Van Wie took office, however, Cappiello had a change of heart and said he wanted Amato back as public works director.

However, Van Wie has refused to resign. Cappiello refused to explain why he decided not to reappoint Amato as public works director and now wants him back.

Tax board orders reassessment of all Hoboken property

By John J. Farrell Jr. and Randolph Diamond

Hoboken must revalue all real estate within its borders in time for the 1983 tax year, according to a Hudson County Board of Taxation order.

Hoboken last conducted a revaluation in 1970, but it must now appropriate money to hire a professional revaluation firm to revalue because "all property within the county must be assessed at an equal just share," the board ruled yesterday.

A board spokesman, when asked why 11 years had passed before Hoboken was ordered to revalue at 100 percent true value, explained it had problems with Kearny, under orders by the Superior Court and the board, apparently may be continuing its seven-year fight since yesterday it filed an answer which, in effect, says the board must prove its case.

Hoboken's assessment ratio of 46.71 percent of 100 percent true value is the county's lowest, the board declared in its order. Hoboken's \$138.04 per \$1,000 assessed valuation rate is also the highest rate.

It also mentioned that Hoboken's general coefficient — a measure of assessment variations — is 41.09 percent. An average deviation from the assessment ratio permitted by courts is 15 percent, the board held in observing that there have been appeals where top industrial firms got substantial reductions of assessments.

An industrial property with an estimated true value of \$100,000, for example, in appealing its \$75,000 assessment, might end up with its being reduced to \$50,000 because the variation of 15 percent.

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cent below, not the variation of the same percentage above the ratio, must be used.

The board members, Tax Commissioners Anthony J. Ciento, president, John J. Barry, Marita Borzaga, George E. Davis and Rosalie D'Alessandro, ordered Hoboken to immediately take steps toward revaluation so all real estate in the city "will bear its full and fair share of taxes."

The city must begin giving the board monthly progress reports on its compliance commencing Dec. 1, so that revaluation will be completed no later than Oct. 1, 1982, in time for the 1983 tax year.

A board spokesman explained that a professional revaluation firm must be engaged in a contract with the city. Both the contract and the firm must conform to standards set by the state Division of Taxation.

The board, while hearing 1981 assessment appeals, is also continuing a study to determine if other municipalities should revalue.

Hoboken Mayor Steve Cappiello says he'll do everything possible to comply with the county order, but said he is worried that some homeowners will be hurt because they won't be able to afford their new assessments.

He also said he believes the reassessment would stop the skyrocketing house prices in Hoboken because homeowners will now be assessed at what their house is worth instead of only a small value of it.

Cappiello said while no local politicians wanted to order the reassessment, everyone agreed "it was time for it."

Hoboken council may allow more video pinball games

By CHUCK SUTTON
Staff Writer

HOBOKEN—The City Council will soon double or quadruple the number of pinball and video machines allowed in an establishment, Councilman Robert A. Ranieri said.

"I'm perfectly willing to be liberal on this and allow the doubling of the machines. But I would like to hear from the mothers and fathers of Hoboken children to find out if they want to see as many as four machines in local candy stores," Ranieri said yesterday.

For the last three months, the public safety committee of the City Council has been studying two ordinances.

The present ordinance only allows for only one machine per establishment.

One of the new proposed ordinances will permit four machines, and provide for the licensing of arcades at the discretion of the city clerk.

The other proposed ordinance, offered by Ranieri, will allow for allowing for two machines per establishment.

"Under the present circumstances legally you are permitted one machine, but most establishments have two, and if they have a favorable wink, they have four. If they are allowed four legally many will have five and six, and with a favorable wink, more," Ranieri said, in criticism of what he termed the "present non-enforcement of the ordinances."

Detective Leo Serrano has been assigned to oversee the enforcement of the pinball machine ordinance but he could not be reached for comment yesterday.

Ranieri said he also opposed leaving the licensing of arcades to the city clerk. "This is no reflection on the present city clerk, but the matter of the pinball machines should be that of the law and not one man's discretion."

Ranieri said at present there is already one arcade in town and there are several which are hidden behind false walls.

"There is no such thing as this law being unenforceable. If you want to enforce it, you can."

Ranieri said he has sensed that a compromise ordinance will be offered soon by the committee. He added that he would like a response from parents on what they think an appropriate number of legal machines should be before the City Council votes on a compromise.

Cappiello criticized for friends on payroll

The president of the Hoboken Board of Realtors, Ray Fiore, said today Hoboken Mayor Steve Cappiello should stop concentrating on putting his political friends back on the city payroll and instead focus on providing effective city service if he doesn't want to stop the Hoboken renaissance.

Fiore said with the county tax board ordering Hoboken to revalue all of its property by 1983, investment in the city could come to a standstill if the tax rate is not reduced significantly when the revalue is done.

Property in Hoboken is currently assessed at 46.71 percent of true value and the city has been reordered to revalue at 100 percent true value.

Fiore noted the city's tax rate had gone up \$26 this year and already the city's municipal assessor is saying it could go up another \$20 next year. He said if the tax rate

is not significantly reduced no one will want to buy a house in Hoboken and existing homeowners will no longer be able to pay their taxes.

Fiore said Cappiello is "planning to hire back his public works director as a special aide when the current public works director says an aide is not needed," said Fiore. That in addition to a water director he says he will hire and a special aide to himself to handle public relations that he has already hired. This is just too much. How can the mayor think of controlling the tax rate when all he is doing is putting his friends on the payroll?

In response, all Cappiello would say is "If the revalue stops the greedy landlords and real estate brokers from making a killing, that's good. All they are interested in is making money."

Cappiello ties in with McCann

By Randolph Diamond

While Jersey City Mayor Gerald McCann and leaders of the North Hudson Democratic organization, which supported McCann's opponent, Walter Sheil, the head of the Hudson County Democratic Organization, in the June mayoral race, have still not made peace, the same doesn't go for Hoboken Mayor Steve Cappiello.

Both McCann and Cappiello were all smiles at Hoboken's Hotel Madison where a party was held Thursday night for McCann supporter Anthony Russo of Hoboken who is social educational coordinator for that city's school system.

While Cappiello, who had worked for Sheil in the mayoral race is an active member of the North Hudson Regional Council of Mayors and often says his political chief is North Hudson Democratic leader and Union City Mayor William V. Musto, Cappiello told The Jersey Journal he wants to work with McCann.

And McCann said the same. "Hoboken is one of our customers that gets water from us and we have to keep our customers happy," said McCann in a joking mood Thursday night.

Then, shifting to a more serious tone, McCann said that Cappiello and Sheil were never the best of friends anyhow and

that he and Cappiello have always been somewhat friendly even with their past political differences.

McCann said that now that Sheil is politically dead, Anthony Romano, a Hoboken councilman and business manager of the Hoboken Board of Education, who was a close friend of Sheil, no longer wields any power in Hoboken and will not be a wedge between him (McCann) and Cappiello.

Cappiello said after the Thursday party that Hoboken and Jersey City have many of the same urban problems and he hopes the two cities could work together in some sort of alliance.

And, he said one possibility would be for Jersey City to join the North Hudson Regional Council of Mayors.

But, despite McCann's statements, Cappiello said he was still friendly with Sheil.

Cappiello also denied rumors in Hoboken over the last few weeks that he will lead a drive to have Romano removed from his Board of Education position.

Russo, who was honored by his political club at the party, ran for City Council on Romano's ticket in 1977, and lost. Russo worked for McCann in this year's election and was appointed recently to the Hudson County Utilities Authority.

Puerto Ricans vow to battle cuts in Hoboken programs

Hoboken's Puerto Rican community is trying to get its act together politically in these times of Reagan budget cuts to let national, state and local politicians know it will continue fighting to keep existing programs.

For the first time, Hoboken will have two elected representatives at the statewide Puerto Rican Congress at the Meadowlands Hilton next month. The two were elected at a local Hoboken Puerto Rican convention meeting Sunday afternoon, the first time the Hoboken Puerto Rican community has ever had such a meeting.

Fifty members of the Hoboken Puerto Rican convention attended that meeting, where there were workshops on housing problems, social service programs and other areas of interest to the Puerto Rican community.

Juan Garcia, executive director of Citizens United for New Action in Hoboken, which runs an information and referral service for the community, said it was decided at the local convention to form a Hoboken Hispanic tenants union.

Garcia said the union would help Hispanics who are being harassed by landlords to move out and also work to improve some of the decaying conditions in the tenement houses they live in.

Garcia said originally the Hoboken Puerto Rican community was invited to join with the Jersey City Puerto Rican community and send representatives to the state Puerto Rican Congress convention that represented both Jersey City and Hoboken. But, he said, it was decided among the local community that Hoboken has to fight for its own programs.

"There are as many as 18,000 residents of Hoboken who are Puerto Rican," said Garcia. "It was decided the community needs its own representatives."

'No special treatment' for Ranieri

Frank Cameron, the chairman of the Hoboken Board of Zoning Adjustment, said today that the panel will not be giving any special consideration to Councilman Robert Ranieri's request for a variance to build an

extension to his house on Hudson Street when it meets tonight at 7:30 in the council chambers.

Cameron said he was making a statement on the matter because he had received numerous phone calls in the last

few days from callers stating that they didn't believe the board would treat Ranieri like anyone else.

Cameron issued the following statement: "Despite Councilman Ranieri's violation of the construction code, despite the fact that he failed to appear before this board to receive a zoning variance prior to commencing construction, the zoning board will review this matter and treat his application fairly and objectively, but I wish to point out emphatically that Mr. Ranieri will receive no special or preferential treatment because he is councilman."

A Jersey Journal investigation had revealed that a construction company owned by former Hoboken Public Works director Andrew Amato had started construction on an extension to Ranieri's house even though no building permit had been issued and neither Ranieri nor Amato had gone to the zoning board for a variance.

Services get good mark, not streets or sewers

Continued from Page 1

The report suggests the creation of an Economic Development Council made up of private sector individuals. The council, the report said, would also function as a policy board for economic revitalization and be advisory to the mayor.

The report also recommends that the mayor establish an economic development cabinet which would be made up of heads of various city departments to deal with some of the problems local businessmen complain about, such as clogged sewers and inadequate parking.

And the report recommends the creation of a Local Development Corporation similar to plans Hoboken had several years ago.

The report said, "An LDC will offer long-term existence, outside the realm of political and policy shifts, limited liability and the capacity to receive certain

forms of financial aid unavailable to a city government."

Mayor Steve Cappiello said he did not want to comment on the report until tomorrow when he would have a chance to read it.

According to the report, only 15 percent of the companies surveyed were familiar with economic development programs available to them. The report stated that the Economic Development staff of the Community Development Agency should make a greater emphasis on letting the companies know about development programs.

Fifty percent of the respondents had rated sewer maintenance and drainage unfavorable, 33 percent favorable and 17 percent no opinion.

The report was made by the urban affairs division of Bell Telephone in cooperation with the Hudson County Chamber of Commerce, the city and Stevens Institute of Technology.

Industry survey says schools in Hoboken fail to measure up

New Jersey Bell Telephone Co. has released a study on how industrial companies feel about doing business in Hoboken that indicates the 72 businesses surveyed are happy with police, fire and sanitation services but unhappy with street maintenance and drainage and unaware of the economic development programs offered by Hoboken's Community Development Agency.

Revealed in the final draft of the report, however, an item that was not contained in the preliminary report issued last month, was criticism of the Hoboken school system.

The report said, "Many businessmen stated that the schools were not graduating students with skills that are needed. Others complained that the technical schools were using machinery that has been outdated for years. Still others offered a general sentiment that there was no avenue for meaningful dialogue between the two groups."

Fifty-two percent of the report respondents had said they could not find adequate employees for their jobs.

Board of Education officials were unavailable for comment.

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Hoboken bars care of water regulators

Hoboken will not take over the maintenance of the regulators that control the water pressure of the water that comes from its supplier, Jersey City, William Van Wie, Hoboken's Public Works director, said today.

Van Wie said Hoboken is prepared to go to court if necessary if Jersey City insists.

Van Wie said the regulators are right on the Jersey City-Hoboken border but are on the Jersey City side right past Harrison Street and Observer Highway.

"How can we maintain something that's on Jersey City's property," Van Wie asked. "I don't think we can."

Van Wie said crews from the Jersey City water department are at the regulators every day because of sediments from

Jersey City that get stuck in the regulators.

"We don't want to pay our men overtime to maintain them," he said.

Jersey City officials said they would reassess the situation, but were inclined to dump the problem back into Hoboken's lap.

Acting Water Director Charles Carbrillo noted that "it's Hoboken which gets the water. Do they want us to shut it off?"

Engineer William Goble noted it was Hoboken which derives the benefit from the water regulators. He explained that the regulator lowers the 90-pound per square inch pressure in the Jersey City system to 60 pounds per square inch for Hoboken's system.

"It is in Hoboken's best interests to see that the regulators are maintained," said Goble.

Bus may be restored after 2 p.m.

Hoboken Business Administrator Edwin Chius said today he is seriously reconsidering restoring service on Hoboken's cross-town bus after 2 p.m. but he said at the most the bus will run until 6 p.m. and not until 11 p.m. as it used to.

Chius said a ridership survey he conducted showed that at most 20 people were riding the buses after 2 p.m. with almost all of those riding between the hours of 2 and 6 p.m.

"There's no point in running the bus after 6 p.m.," said Chius. "Not for one or two people."

The business administrator acknowledged the receipt of a petition containing 70 signatures asking for the restoration of the bus service.

But he claimed many of those people who signed the petition didn't use the bus.

While Chius admitted the city had not gone to lengths to publicize the existence of the cross-town bus, he claimed the city didn't have the money to do that.

Hoboken nursery is 96

By Elizabeth Hayes



Body image drawing is done by Memorial Day Nursery teacher Deborah Chelak on Iggy Mitolo. The exercise encourages pupils to think about their self-image.

Youngsters at the Memorial Day Nursery in Hoboken will undoubtedly be having a special birthday party this year — they'll help celebrate the nursery's 96th anniversary.

Founded in 1885 by Caroline Wittpenn, the nursery began at a time when day care centers and working mothers were not common.

Mrs. Wittpenn was the daughter of Edwin Stevens (of the Stevens Institute family) and was founder of the first day care center in Hudson County, says Therese Cilento, president of the board of managers.

Boys and girls, ages 3 to 7, are cared for in the three-story building weekdays from 7:30 a.m. to 5:30 p.m.

Throughout its 96 years, the nursery has hosted an average of 13 children per year.

Many of its graduates, says Mrs. Cilento, are city firefighters, police, professionals and businessmen.

According to teacher Deborah Chelak, nursery participants explore their own family life and work on the development of a positive self-image.

Among areas of study are youngsters investigating their parents' careers, promoting them to look upon their parents active lifestyles in a positive manner and studying an infant's development in order that they might understand the attention given to a younger sibling. Also they can be found practicing cooking activities and making snacks so they can learn independence; creating a family tree to understand their ethnic background, and having show n' tell programs that center on one another's individuality.

The nursery also concentrates on helping youngsters learn "the ability to relate to and accept others as individuals," said Ms. Chelak.

Body image drawing, in which a youngster lies on a huge piece of paper and has his overall frame sketched, is a popular activity with the students. Once the sketching is complete, students add a written "definition" of themselves onto the drawing, such as, "Jennifer likes to sing and dance."

Sharing family photos and "personality" collages are other favorite activities.

The nursery is directed by a Board of Managers which consists of volunteer women, some of whom have been on the board for more than 25 years.

Keeping its standards high,



Nipa Dalal, a student at the Memorial Day Nursery, Hoboken, shows fellow students a native Indian outfit. Teacher's aide Mary Frey helps Nipa model and discuss her ethnic background.

Cappiello will make studio plea to Byrne

Hoboken Mayor Steve Cappiello will make a personal plea tomorrow to Gov. Brendan T. Byrne, when he visits the Erie-Lackawanna train terminal, to save the proposal by Hoboken Stages to open a film studio in the station from what now appears to be an almost certain death.

Indeed, the mayor admitted he believes only the governor himself can now save the proposal.

New Jersey Transit has rejected a lease agreement with Hoboken Stages, the mayor said. "The only way they are going to reconsider is if the governor tells them to do so."

Cappiello said time is of the essence to save the Hoboken Stages' proposal since the deadline for Hoboken to apply for the \$12 million grant from the federal Department of Housing and Urban Development for the studio is Oct. 15.

If the application is not approved by that date, the mayor said Hoboken would have to wait until next year to apply for a grant from HUD.

"Who knows if there is even going to be a grant program next

year?" the mayor queried. Officials of Hoboken Stages, which is headed by former New York City Environmental Protection Commissioner Jerome Kretschmer, said they must get the UDAG grant for the proposal to become a reality.

Jerome Primo, executive director of New Jersey Transit, said NJT had decided not to go through with a lease agreement with Hoboken Stages because the company was not offering enough money to lease the space.

In addition Primo said NJT would have had to relocate the Conrail offices on the second floor of the train station to an adjoining building which would cost \$2.5 million to renovate.

But, the mayor said he believes the Hoboken Stages' proposal would be a bonanza for the whole state creating jobs and improving New Jersey's image. He noted that the governor, during his recent trip to Europe, was trying to convince film makers to come to New Jersey to make movies.

"What better way to attract filmmakers than to have a film studio?" the mayor said.

Teens get program

Hoboken will have a complete teenage recreation program for the first time in two years soon.

Maurice Fitzgibbons, who was just rehired as teenage recreation coordinator, in addition to doing special aide duties for Hoboken Mayor Steve Cappiello, said within the next two weeks program will be announced for teenagers.

Among activities planned ac-

cording to Fitzgibbons are the resumption of the Studio 124 discos that haven't been held in over a year at the city's Multi-Service Center on Friday nights, as well as resuming an image building class.

Fitzgibbons also said a full evening recreation program is planned for teenagers similar to ones held last year. Plans for that program will be announced shortly.



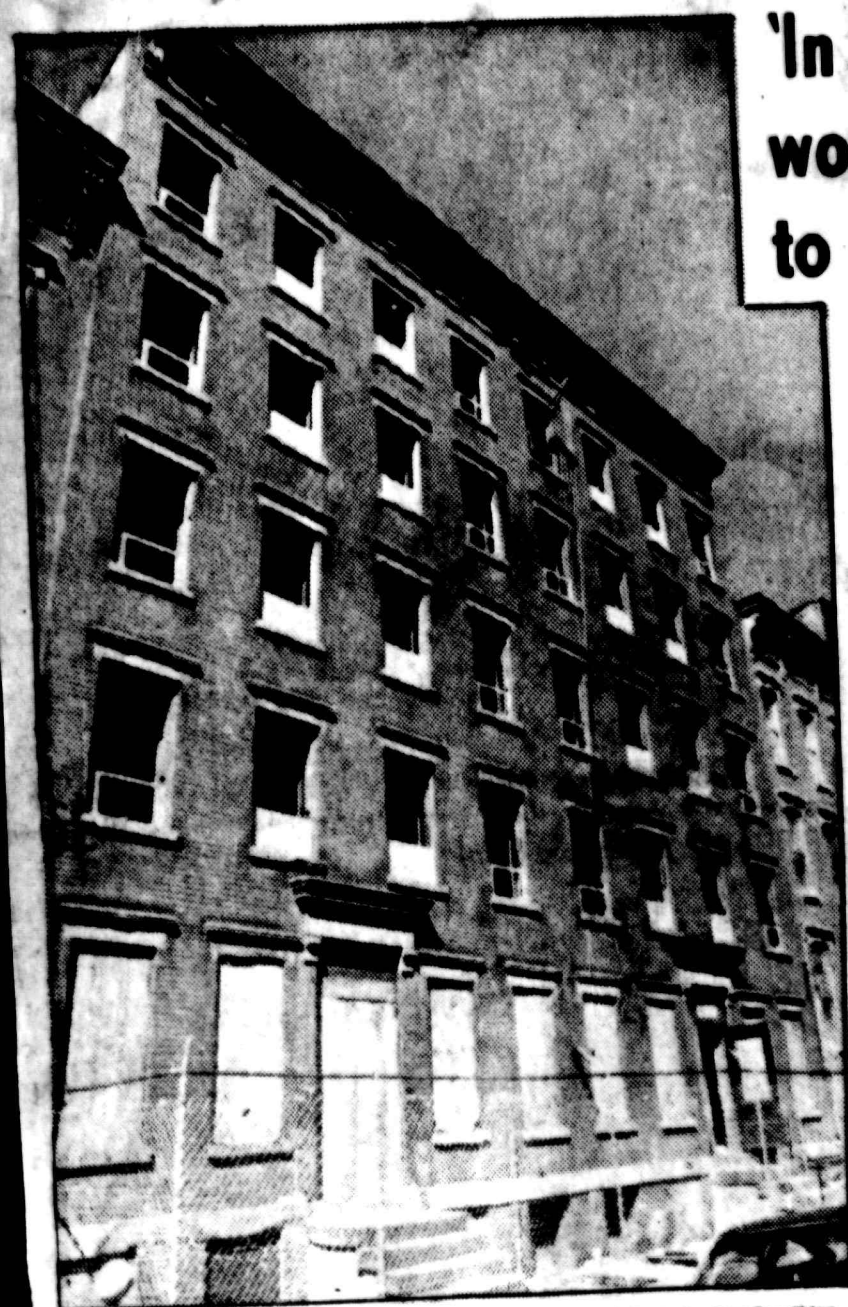
Cookie making is easy when it's done at the Memorial Day Nursery, Hoboken, as students Chirao Patel, left, and Danielle Bennett demonstrate with teacher's aide Dana Negrin, center.



Students investigate their backgrounds by devising a family "tree." Placing family members upon their trees are, from left, Jessica Martinez, Marie Genso, Linda Minervinni and Cosmo Lomenes.

the nursery is state licensed and a non-sectarian organization. Six employees presently staff the facility.

"The high ideals of the founder have been faithfully carried out during the past 96 years," says Mrs. Cilento.



Vacant windows stare mournfully out toward the street from 1016 Willow Ave. in Hoboken. The building is presently under renovation for conversion into condominiums.

'In a year, you won't be able to recognize it'

By Randolph Diamond

It was in November, 1979 that Hoboken landlord Daniel Janssen walked away from two of his tenements that even he admitted were falling apart.

Both Janssen and his mostly Hispanic tenants agreed conditions in the tenements were horrible, the disagreement being over who had caused them. Janssen blamed the tenants and the tenants at 1016 and 1018 Willow Ave. blamed Janssen.

Now the vacant buildings are being completely rehabilitated by Janssen and made into condominiums with prices starting at \$50,000.

"It's going to be really nice when it's finished next year," said Janssen's wife Lynn. "We're going to make a rock garden outside and have a nice fancy name for the building."

It's a far cry from November, 1979 when Santa Flores gave a Jersey Journal reporter a tour of her fourth-floor apartment at 1016 Willow Avenue.

See 2 TENEMENTS — Page 13.

Assistance slow in coming for Madison St. sewage clog

By CHUCK SUTTON Staff Writer

HOBOKEN—In the corner of the basement at 328 Madison St. a blocked sewer line has piled raw refuse three months high, according to residents, and help from the building's owner and the city has been slow to come.

The sewage has also seeped into the basement next door at 326 Madison St., causing Elestario Colon and the contractor working on his house, James Foster, delays in rehabilitation construction.

The owners of the building, identified only as the Jansson Brothers of 317 Grand St., are professional plumbers.

Residents who pay between \$250 and \$300 a month for an apartment in the buildings, said the owners began cleaning up the sewage in the adjoining building at 330 Madison St. yesterday morning.

"I've been living here for two years, and the problems just keeps on. The owners make repairs, but they are never done right and the same problem happens," said a resident who asked not to be identified.

"I've talked to the owners almost everyday. They told me that the sewer is a city problem. How long can the city allow these people to live on top of their

own human waste. It's unsanitary," Colon said yesterday.

Colon and Foster said the seepage stopped yesterday morning after three weeks of calls to local health inspectors and the local plumbing inspector.

William Van Wie, director of public works said his office received a call for the first time yesterday and sent the city's work crews to "correct the situation."

Van Wie said he has also asked city Plumbing Inspector Mike Martinelli to investigate the problem to determine who is responsible.

The Jansson brothers could not be reached for comment.

Patricia Mitten, from the city Board of Health, said she was aware of the problem, but thought the situation had been corrected through the plumbing inspector's office.

Martinelli could not be reached. A spokesman from his office said he was

to examine the situation at 328 and 330 Madison St. today.

According to Foster and Colon, a cap was pulled off a blocked sewer line in the basement of 328 Madison St. allowing the sewage to back up in the basement and eventually seep into Colon's basement next door.

Foster and Colon said that yesterday morning the cap was placed back on the sewer line in the basement, and a cap on a pipe in the backyard of 328 Madison St. has been removed to allow the sewage to come out into the backyard instead of stand in the basement.

"I have been trying to get a new floor put in my basement, but I can't keep the floor dry because of the sewage coming in," Colon explained.

Van Wie says he has asked Martinelli to mediate the problem to settle the dispute and find out who is at fault with the sewage.

Cappiello unsure of effect federal cuts have on city

By CHUCK SUTTON Staff Writer

HOBOKEN—Mayor Steve Cappiello said yesterday he will ask state Attorney General James R. Zazzali for guidelines on whether to reallocate funds for city programs because of President Reagan's budget cuts.

"We'd like to know what new rules and regulations are in force, so that we don't have our people committing dollars that shouldn't be committed," Cappiello said yesterday.

In the past, federal money came directly to the cities, but under Reagan's economic program, which officially went into effect yesterday, the start of fiscal 1982, federal money will be delivered to the states in the form of block grants.

"We've had programs before where we've had expenditures and we've had to pay them (the federal government) back," Cappiello said, adding that such guidelines will help protect the city.

On the cuts themselves, Cappiello questions the underlying philosophy of the cuts.

"Are these programs fat, or are they necessary? If you are forced to take someone off the nutrition program and they have to be hospitalized, it's a lot cheaper to feed them than to hospitalize them."

It could not be determined yesterday how the city would be affected by the budget cuts.

The mayor also answered critics yesterday who charged he has enlarged the city's payroll with political friends at a time when government should be streamlined to accommodate the impact of the cuts.

Local realtor Ray Fiore has said Cappiello is making government inefficient by appointing his political friends to city posts.

But Cappiello said: "I don't think we have inefficient people. I would welcome Mr. Fiore to come down and run the government if he thinks he can make it more efficient."

The mayor said he would even consider paying Fiore a salary to make government more efficient "if he's worth it."

2 tenements being made into condos

Continued from Page 1

"Look at this," said Mrs. Flores as she showed the reporter her kitchen sink which had fallen onto the floor the month before.

When the sink fell, the water also stopped in the bathroom, she had said.

Other tenants said Janssen let the buildings fall into a complete state of disrepair and asked how he could expect his tenants to have pride in their building

when he didn't. Janssen, however, countered it was the tenants who caused all the damage.

Janssen was found guilty of not providing heat in his buildings and fined \$100 when he told the judge he just didn't have the money to fix the broken-down boilers.

Mrs. Janssen stated she and her husband now have a loan to renovate the buildings into condos. She said they couldn't get a

loan earlier to fix up the buildings because no bank two and a half years ago wanted to give them money with so many violations.

When they closed the buildings, she said, they had no plans to make them into condos — they had just had enough of it.

"This used to be one of the worst blocks in Hoboken," said Mrs. Janssen about the area where the two buildings are

located. "Remember all the newspaper stories you wrote about the buildings. Some change, huh?"

Just a few doors down from the Janssens' condominiums are a set of three buildings that also used to house mostly Hispanic tenants and were heavily damaged by a fire. They, too, are being renovated and landlord Abe Cramer has said he plans to rent to New Yorkers with the rents at whatever the market will bear.