



Agnes G. Sivori gets help celebrating her 91st birthday from nurses Janice Brinkman, left, and Nancy Harrity at St. Mary Hospital in Hoboken.

91st birthday a bright spot in hospital life

On Sept. 25, 1890, the man operating the Postal Telegraph station at Garden and First streets in Hoboken received word that his wife had given birth to a daughter. That is when Agnes G. Sivori, who celebrated her 91st birthday at St. Mary Cardiac Rehabilitation Unit, was born.

The petite, dynamic lady was standing at the sink in her hospital room yesterday washing her face. Her hair was rolled with drinking straws and tissue improvised in preparation for the party as her hair was blown dry by Janice Brinkman, R.N.

"They brought me life," she said. "Yes, the doctors brought me life and I got good nursing care. I wouldn't be here if they didn't care for me. I called the ambulance myself and they came in a minute."

That was seven weeks ago.

According to Dr. William Walsh, chief of cardiology at St. Mary, Mrs. Sivori sustained a massive heart attack. An emergency temporary pacemaker was implanted until her cardiac status was stabilized. Upon accomplishing adequate stabilization, a permanent pacemaker was implanted. Subsequently, her condition has improved markedly.

So much so that she bubbled with enthusiasm as she spoke of all the changes that occurred in Hoboken where she grew up, got married and had three children. Two of her children are living.

"I've always loved people," she said. "I like to see everybody get along. So I try to get along. I'm easy going."

She has always kept busy caring for her family and neighbors. Her belief in doing includes embroidery. "I've never been one to sit down and be idle. I used to go swimming at the Y but now I embroider a lot. My mother was one for fancy work." All the children in the family for generations (four grandchildren, four great grandchildren) wore one christening dress that was beautifully embroidered and of which Agnes is particularly proud.

In recalling her other activities she told the young resident physician at her bedside, "I was a speaker." "What's that?" "A dancer. I danced until two years ago. I stopped at 89."

On her 90th birthday, last year, she went to dinner for a treat. It included a drink. "I'll take a social drink anytime, but not here in the hospital. Smoking? That, I didn't ever do."

Terminal Renaissance Festival Hoboken celebration ties in rail history

By CHUCK SUTTON
Staff Writer

HOBOKEN—Balloons, marching bands, ethnic foods, souvenirs, and free rides on an antique train — these activities and more headline the fun at Saturday's Hoboken Terminal Renaissance Festival.

The festivities are scheduled to begin at noon in front of City Hall. The Hoboken High School Band will lead a parade to the terminal where Gov. Brendan T. Byrne will rededicate the historical structure.

More than \$4.8 million has been spent since 1978 for the complete rehabilitation of the waiting room and the train shed

roofs, and other improvements to the historic landmark that was built in 1907.

"This celebration is a joint effort of the city and the New Jersey Department of Transportation to focus attention on the important role it plays in our transportation system," said Jerome C. Premo, executive director of New Jersey Transit.

The terminal, which handles some 35,000 rail commuters from Bergen, Essex, Hudson, Union and Passaic counties and Orange and Rockland counties in New York, will be transformed into a ground for the celebration.

More than 80 exhibitions are expected, including the most extensive collection of

rail cars and equipment ever assembled for display in the metropolitan area. And for those who wish to see things on a smaller scale, operating model train layouts also will be made available.

Organizers of the event say train buffs can enjoy free rides on an antique steam-powered train and caboose. And food buffs can savor an array of ethnic foods.

Dancers, musicians and clowns, arts and crafts displays, slide presentations and transportation exhibits — all are featured attractions.

But more important is the opportunity for participants to bask in history by passing through the terminal called "the

finest waterfront passenger station in the world" — when it was Hoboken's Delaware, Lackawanna and Western Railroad Station.

Lighted on all sides by high windows and finished in Louis XVI style, the waiting room was at one time a subordinate attraction to the copper facade on the exterior of the building.

Up until 1967, commuters walked down an ornate marble and brass stairway to awaiting ferry boats, and then to downtown New York.

Along with its list of historical achievements are the terminal's film credits. They include "Funny Girl" with Barbara Streisand, and "Three Days of the Condor" with Robert Redford and Faye Dunaway.

Hoboken film studio project said to obtain Byrne's OK

By ROY KAHN
Staff Writer

HOBOKEN—Plans to construct a film studio at the old Erie-Lackawanna Terminal here may have been stunted to a siding, but Mayor Steve Cappelletto has not given up on the idea, and now he claims an important ally.

Cappelletto said yesterday he was assured by Gov. Brendan T. Byrne on Friday that efforts are being made to revamp parts of the Hoboken Stages project so that it will work financially.

The multi-million-dollar proposal was for the second floor of the renovated terminal building, space which now houses Conrail offices, and would have involved relocating the workers to a location across the street.

But the studio plan ran into trouble when New Jersey Transit — which operates the facility for the state Department of Transportation — realized it was going to cost \$1 million more than expected to move the workers. The viability of the plan reportedly was further undermined when Hoboken Stages reduced the amount it was willing to pay to rent the facility.

The desire to get a film center into Hudson County, however, has been a strong one in recent years.

Two years ago, there was talk that a studio complex was to be part of a Hartz Mountain Industries shopping mall proposal in Secaucus. That hope faded, though, when the Hartz proposal was abandoned.

Cappelletto said his city's plan was not as ill-fated. The terminal has already been used as the site of a number of major movies, including "The Untouchables."

When the two met at the Hoboken Terminal Renaissance Festival Friday, Cappelletto said the governor told him he was giving the project "strong" backing.

"I think this will be more productive than other studio proposals," Cappelletto said. "The governor indicated his desire to be of help and that might resolve doubts that middle-level bureaucrats might have."

Without that direction, Cappelletto continued, those bureaucrats might be hesitant to push the project.

Cappelletto hopeful that financially-troubled plan will be revamped

The actual negotiations are being conducted by NJ Transit, Hoboken Stages and the DOT. While Cappelletto said the city is not involved, it was his understanding that the group is considering relocating the Conrail employees to a building... within two or three blocks of the terminal.

He said the rent is also being renegotiated. Spokesmen for Hoboken Stages and the two state agencies were unavailable for comment yesterday.

If developed, the studio is expected to contain six different production facilities for making commercials, movies and television programs.

Taylor fails in bid for reinstatement as school lawyer

Superior Court Judge James H. Dowden has denied Robert Taylor's application to be reinstated as the Hoboken Board of Education's counsel in rejecting his claim he is protected under the state veteran's tenure act.

The judge held that a State Supreme Court rule concerning an attorney-client relationship takes precedence over the veterans' tenure act. In effect, he said the school board has a right to select its own lawyer because of the confidential relationship it would have with that attorney.

Albert Hordes, representing the school board, successfully argued that confidential relationship was applicable and the board had a right to discharge Taylor, who had served on a year-to-year basis from May 1986 to May 1979, by abolishing his job.

Howard Brownstein, who appeared on Taylor's behalf yesterday, contended that Taylor, an honorably discharged World War II veteran, was covered by the veterans' tenure act and claimed applicable court cases supported that position.

Alexander Booth Jr., associated with Brownstein in the case, plans to confer with Taylor on a possible appeal.

Taylor, just before his post was abolished by the board, which has since retained various lawyers as special counsel, was receiving some \$24,992 a year. It was reported at that time, he sought a 7 percent raise, but the board offered 5 percent.

There was a disagreement between Taylor and the board over a proposed \$30,000 settlement of a claim against it by his sister-in-law following the death of her brother, a school employee, after he fell off a ladder at the Leinikoff School. Eventually, there was a settlement for a smaller amount.

The board also disagreed with him over the city being billed for certain telephone calls made from his New York office.

Some sources claimed that Taylor had fallen into political disfavor with Mayor Steve Cappelletto's administration.

Hoboken film studio proposal rescued from its deathbed

By Randolph Diamond

The proposal to create a film studio on the second floor of Hoboken's Erie Lackawanna train terminal has been rescued from its deathbed with the chairwoman of the New Jersey Transit Board saying she is almost certain the studio proposal will become a reality.

Anne Canby, the NJT's chairwoman, said negotiations between New Jersey Transit, the state agency which owns the Lackawanna Terminal, and Hoboken Stages, the New York City based group which wants to open up the studio, have resumed for a leasing agreement.

"I am very confident that we will be reaching an agreement shortly and the film studio will become a reality," said Mrs. Canby.

Gov. Brendan Byrne and Jerome Premo, executive director of New Jersey Transit, both expressed their confidence that the studio will become a reality.

"We're going to do whatever we can to get this

studio here," Byrne told The Jersey Journal. "It's important to our economy."

Premo said he expected a leasing agreement could be worked out within the next week-and-a-half.

The proposal to open the film studio had been on its deathbed since last month, when the New Jersey Transit Board decided not to authorize Premo to negotiate a lease with Hoboken Stages, saying the whole proposal was not economically feasible.

Premo had said Hoboken Stages was not offering an adequate rental fee to lease 80,000 square feet on the second floor of the train station and that the Conrail office which now occupies the second floor of the train station would have to be relocated to a building nearby that would cost \$2.5 million to renovate.

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2nd councilman opposes games bill

By CHUCK SUTTON
Staff Writer

HOBOKEN—Robert A. Ranieri became the second city councilman to oppose a proposal to allow more mechanical games yesterday, saying it would "take away public scrutiny on who is allowed to have the machines."

The ordinance, which comes up for a vote tomorrow morning, would permit four video games or pinball machines in establishments where only one is allowed now. It also would take away from the council the power to approve licenses for the games and give it to the public safety director and city clerk, said Ranieri.

Ranieri announced his opposition before last night's

council caucus, joining Councilman Thomas Kennedy who came out against the change last week.

"At times we are often used and abused as rubber stamps. But in this instance the ordinance says the council is a useless branch of government," Ranieri said.

"Even bingo licenses come before the City Council for approval," Ranieri said. "This gives the public the opportunity to scrutinize each application as it is voted upon by the council."

Ranieri again said, as he had last week, that he would favor increasing the number of machines per establishment to two, but not further. He and Kennedy, who also opposes more than two machines, said that

many establishments illegally have three or four of them.

"Public safety people feel they can't properly enforce the present ordinance. If they can't enforce the ordinance that says one machine, what's to say they can enforce an ordinance that says four machines?" Ranieri said.

The ordinance also would put no limit on mechanical games at "private institutions of higher education." The only such institution in Hoboken is Stevens Tech, which operates an arcade in its student center.

Kennedy said last week that his informal survey of parents of schoolchildren showed that many would accept one or two machines per location, but not four.

Rent-board nomination surprises Hoboken

In a move that surprised the Hoboken City Council, Mayor Steve Cappelletto has nominated the leader of the opposition to the city's new rent-control ordinance to the Rent Control Board.

Cappelletto's letter to the council caucus last night named Sister Norberta of St. Francis Convent to the board. Sister Norberta is a leader of the anti-rent-decontrol group Por La Gente.

The council will have to approve the appointment by resolution at tomorrow's regular meeting if Sister Norberta is to become a member of the board. The council will also be considering whether to hire attorney Francis X. Hayes as special labor counsel to handle upcoming labor negotiations.

The Hoboken traffic control and parking ordinance introduced at the last council meeting will be the subject of a public hearing during tomorrow's 10 a.m. council session.

The council is expected to in-

troduce an ordinance to fill the position of waterdepartment superintendent in an effort to prevent the annual loss of \$1 million in the department.

The council is awaiting an explanation from municipal depart-

ment heads for the large increase over the past three weeks in overtime payment claims. The council is threatening to withhold payroll approval if the explanation are not forthcoming and satisfactory.

Hoboken council sked leaves Amato in limbo

HOBOKEN—Andrew Amato's future remained in doubt late yesterday afternoon after a look at the agenda for tomorrow's City Council meeting.

Although Mayor Steve Cappelletto announced two weeks ago that he would appoint Amato as his special aide, there was no mention of this move on the agenda. Instead, when asked when Amato would be joining his staff, the mayor deferred the answer to the City Council.

A proposed ordinance that was tabled for study at the last City Council meeting would have raised the special aide's salary to the level of a department director. It also established the salary for a water superintendent.

The ordinance now only sets the salary

for the water superintendent, opening the way for appointment of Raphael Vitale to that position.

Although the mayor does not need council approval to appoint Amato as his aide, passage of the salary ordinance was considered the key to bringing Amato back into city government.

There had been much criticism of bringing Amato back to City Hall when it was thought that he would replace William Van Wie as public works director.

An apparent compromise between Amato and Van Wie supporters was signaled two weeks ago when the mayor announced he would appoint Amato as his aide. —Chuck Sutton

Tenants' cause to get a voice

By CHUCK SUTTON
Staff Writer

HOBOKEN—The City Council is expected to approve today Mayor Steve Cappelletto's appointment of tenants' advocate Sister Norberta to the rent control and stabilization board.

Sister Norberta, who was nominated Monday by Cappelletto, is the spokeswoman for the Por La Gente community organization and its subdivision, the Hoboken Tenants Union.

Sister Norberta reacted to the appointment with surprise yesterday, in light of the council's rejection two months ago of the nomination of Ramona Pignatiero, another tenant's advocate.

However, Cappelletto said the council rejection — and his subsequent removal — of Pignatiero's nomination to the board was a result of prejudicial statements Pignatiero had made during the vacancy decontrol referendum drive.

"I don't understand how they would approve my appointment and not approve Ramona," Sister Norberta said. "Just because a person is fighting for rights of tenants does not mean they would be unsympathetic to the rights of property owners in the city."

Norberta said she was glad to be appointed to the board and hoped that it was a step toward creating a balance on the board between those who are sympathetic to landlords and those sympathetic to tenants.

"I feel the city must address itself to the tenants' rights issue and having on the board an equal number of people favorable to property owners," she said.

Cappelletto said Sister Norberta always had shown an abundance of energy and a concern for people with problems.

"I've sent her name to the council with the purpose of her making sure the rent control ordinance is lived up to," Cappelletto said yesterday.

Prevention

The tenement fire in Hoboken the other day dramatically underscores the need for a strong fire prevention program in the Hoboken school system.

Two weeks ago, the city's fire prevention officer, James Monaco, coordinated a drive in which 3,000 fire helmets were given to school children as part of fire prevention week. Safety films were also shown.

A new program soon will be launched with school children designing their individual escape plan from their home apartments in case of fire.

It is imperative that the fire prevention programs continue because of the school's large Hispanic population, many of whom speak little English.

The unfortunate fact that much of the Hispanic population lives in sub-standard Hoboken housing is another compelling reason for the program.

Council tables mayor's nomination to rent control board

By CHUCK SUTTON
Staff Writer

HOBOKEN—In a surprise move, the City Council voted yesterday to table Mayor Steve Cappelletto's nomination of tenant advocate Sister Norberta to the Rent Leveling and Stabilization Board.

Two days ago, there was no indication that the council was considering tabling the nomination.

"I would have been more surprised if the council had approved the nomination

without hesitation," Norberta said in reaction to the council's action.

The council also did not approve the recent nomination of another tenant advocate, Ramona Pignatone.

The City Council also rejected the first reading of an ordinance that would create the post of water superintendent, a political stumbling block to appointing Ray Vitale to that position.

Council member Helen Macri asked that Norberta's nomination, announced Monday, be tabled for further study by

the council. Councilman Louis Francone seconded the motion.

"I'd like to review the nomination," Macri said explaining her motion to table. Macri indicated that she had immediate reservations about appointing Norberta because "she's always for the tenant and the board needs someone who is impartial."

Norberta is the leading spokeswoman for Por La Gente, a community organization of which the Hoboken tenant's organization is a subdivision.

When announcing his appointment of Norberta, Cappelletto said that he wanted Norberta for the position because she would ensure enforcement of ordinances and he expressed confidence that Norberta would be fair to homeowners.

"I would hope that the council will recognize the seriousness of this continuing vacancy on the board in this time of severe housing shortages," Norberta warned.

She added "the people's rights may not be fully protected unless the board is at its capacity."

The council had rejected Pignatone's nomination after she had become active in the referendum drive to overturn

vacancy decontrol. Cappelletto withdrew Pignatone's nomination saying "she said she would always be for the tenant."

The Rent Leveling and Stabilization Board, often referred to as the rent control board, grants hardship increases for landlords, rebates for tenants, and reviews capital improvement requests and landlord tenant disputes that cannot be resolved by board administrator, Bernadette Van Carpes.

The motion to table Norberta's nomination means the issue can be brought up as soon as the next meeting or tabled indefinitely.

Macri and Councilman Thomas Kennedy opposed the introduction of an or-

inance by Councilman Robert Ranieri to establish the position of a water superintendent under the public works department.

While Macri and Kennedy insisted that job specifications should be reviewed by the council before approval, Ranieri insisted that the council's responsibility is to create the position and it would be up to the public works director and the city personnel director to determine the qualifications.

Vitale is the brother-in-law of Councilman Francone and served as public works director under Cappelletto four years ago.

Favoritism ruled out by Van Wie

Hoboken's public works director William Van Wie said he is ending the favoritism that may have gone on in the past concerning the unclogging of homeowners' sewer lines.

"People call me up and want their sewer lines unclogged right away," said Van Wie. "They think because they know me or the mayor or someone else in power that we're going to drop everything and come running."

Van Wie said each complaint concerning a clogged sewer line will be answered as soon as possible in the order it is received.

But, he said there will be no political favoritism and added people are going to have to be patient because sometimes it takes three days for the city to answer a complaint.

Hoboken wants tenants' unit to spark project cleanup

By James Kopchans and Randolph Diamond

Rather than accept Hoboken Mayor Steve Cappelletto's suggestion to hire an outside management firm, the city's housing authority has decided to create a task force of tenant and civic leaders to help the authority cope with deteriorated conditions at the city's projects.

The idea of a tenant task force was agreed to informally by the authority's board of commissioners after discussing the problem with Cappelletto last night. A formal report on the possibility of starting one is expected to be delivered at a special meeting of the authority on Thursday at 6 p.m.

The discussion with the mayor arose out of two Jersey Journal articles this week that detailed the poor conditions at the Andrew Jackson Gardens, one of the city's five housing projects. Last night's meeting was supposed to be a regular meeting of the board, but it was cancelled because not enough commissioners attended to make a quorum.

"Something has to be done," the mayor said. "The current management has to get the tenants out who are wrecking the project or we have to look into a new management company to do that." Cappelletto spoke with the authority board members about the outside management idea at the beginning of their discussion. However, the commissioners present, Orlando Addeo, Clayton Anderson and Edwin Duroy, suggested that the tenant group idea be tried first.

Executive Director Joseph A. Caliguire agreed. According to Caliguire, the problems at the project are mainly caused by a small group of persons who live among the majority of law-abiding citizens.

Caliguire said the authority used to have a strict screening process for deciding the type of tenant living in the project. However, the federal Department of Housing and Urban Development eliminated that screening system, charging it was discriminatory.

This action had allowed a number of undesirable tenants into the buildings who would not have been allowed in under the old screening, Caliguire said. Once in the project, he said it was next to impossible to get them out.

By getting the tenants involved, both Caliguire and the other commissioners agreed this could cut down on the number of incidents at the projects since it would encourage pride in the buildings.

The Journal stories had revealed that conditions at the Jackson Gardens had deteriorated over the space of about 10 years. Broken windows reportedly line the buildings. Elevators don't work, according to tenants. The lobby doors are broken, while garbage reportedly litters the grounds. Tenants complain that if something breaks, the repairman does not come for weeks.

Cappelletto said he agreed with the authority's decision and will work with the authority in trying to free state and federal funding toward repairs and improvements to the projects.

Grogan tenants holding back on 18% rent boost

Some tenants in Hoboken's Grogan Marineview apartment complex are withholding an 18 percent rent increase that the state's Housing Finance Agency has granted to the project's manager, the Moderate Income Management Corp.

The increase has boosted the rent of some of the apartments in the moderate-income complex to over \$500 a month and Lance Larsen, a spokesman for the tenants' association legal committee, said some tenants feel it's just too high.

"We're protesting the increase," said Larsen. "For the services we're getting we think it's too much."

Larsen said a number of tenants were withholding the rent increase but he said he did not know how many.

The rent boost went into effect at the beginning of this month.

Officials of the Moderate Income Management Corp. were unavailable for comment.

To ask stores to renovate

The long-awaited rejuvenation of Hoboken's First Street Shopping area should get under way by the beginning of the year, Hoboken's Community Development Agency Director Fred Bado said today.

Bado said his staff will be trying to find storeowners and building owners who want to take advantage of low-cost loans to

renovate the exteriors of their buildings next month. His agency, he said, has loans for up to 14 different renovation projects.

In addition to the storefront renovations, Bado's agency will be spending \$200,000 as part of a general upgrading of the First Street shopping area starting next spring.

Reagan cuts won't hurt Hoboken program

There's good news for Hoboken's social service programs.

Peter Beronio, Hoboken's Community Services director, said he has been informed unofficially that, despite the Reagan budget cuts, there will be essentially no major cuts in funding for various social service programs in Hoboken this year.

"I'm very happy," said Beronio. "Basically

we are going to maintain programs without having to make any cuts."

Among those social service programs, said Beronio, are the various day care and senior citizens' programs as well as some counseling agencies.

Beronio said he and other city officials had been worried that they would have to make major cuts in the programs.

Landlords slow to declare rents

With only two working days left until Wednesday's deadline for Hoboken landlords to register the rents of their apartments, at least 40 percent of the city's landlords still haven't done so.

Officials in the Hoboken city clerk's office said they expect a last-minute rush of landlords registering, but added they still expect a significant number of landlords will fail to register by the 4 p.m. deadline Wednesday.

Officials said the names of those landlords not registering their rents by the deadline will be sent to the court clerk's office and summonses will be issued.

The city's new rent leveling law, which requires the registration, calls for fines ranging from \$100 to \$500 for landlords who fail to comply.

Hoboken gets grant for arts festival

Hoboken Cultural Council has received a \$10,000 grant from the Geraldine Dodge Foundation of Morristown to be used for general operating expenses incurred in the production of Hoboken Celebration 82, a three-month arts, cultural and historical project scheduled for next spring.

Applauding the council's efforts towards community participation in the arts and

humanities, the Foundation's executive director, Scott McVay, said, "We agree with you that Hoboken has a lot to celebrate — not only because of its ethnic and cultural heritage, but because of its exemplary resurgence as a good place to live and work."

Laurie Fabiano, one of the festival organizers, said she hopes the Dodge Grant will just be one of the many grants

received by the cultural council for the festival.

She said a number of businesses have agreed to contribute by donating money or setting up some type of exhibit. Bethlehem Steel, she said, has agreed to provide space for sculptures.

While the celebration is still six months away, Ms. Fabiano said there are 40 volunteers planners, some of them working up to 16 hours a day.

'Paradise' project looks like an outpost of hell

By Randolph Diamond

"We all thought it was paradise," said Terri Ratti as she recalled the day she moved into the Andrew Jackson Gardens housing project in Hoboken in 1953. "I just can't believe what has happened to it."

Indeed, conditions at the 598-unit project in the south-western section of Hoboken are a far cry

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from what they once were. Broken windows line the buildings. Garbage lies all over the grounds. The elevators don't work. The front doors of the buildings are busted.

"The project looks like a war zone today," the former tenant said. "It's a far cry from what it once was."

Mrs. Ratti remembers happily the day she,

her husband and her four children moved into the building at 400 Marshall Drive in 1953.

"We had been living cramped together in a three-room basement apartment on Third Street," she said. "Whenever it rained the apartment would flood and we would have to leave. It was just terrible."

Mrs. Ratti said when she moved into the six-room apartment at 400 Marshall Drive it was one of the greatest days of her life.

The now middle-aged social worker said she just couldn't believe there was a window in every room and that the floors were so shining clean.

"Everything was brand new," she said. "And everyone was so friendly, the tenants, the management, the maintenance men. It was like one big happy family."

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'Paradise' lost

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Of course Mrs. Ratti remembers there were problems too. Kids covering the walls with graffiti and breaking windows. But she remembers the culprits were caught and parents were held responsible.

Mrs. Ratti lived in the project with her family until 1972 when she moved out of Hoboken to live in California for a while. She now lives in the uptown section of the city.

And up until she left Mrs. Ratti said conditions at the project remained good.

"I still thought it was like paradise when I left," she said. "It was a very good place to leave. Good memories."

As Mrs. Ratti took a tour of the project grounds yesterday she just couldn't believe it. She sat on one of many broken benches where she said everyone used to congregate daily. No one was in sight.

"This place looks like a ghost town today," she said.

Mrs. Ratti said she believes problems at the project have

come about because "tenants, management and the maintenance men are just not working together any more."

"That has to be it," she said. "Why else are conditions here so bad today? You can't blame it totally on the tenants. There is apparently a breakdown in communications."

Mrs. Ratti said she recalls a couple of cases where senior citizens living in the project had their windows broken and they remained that way for months. Only after she complained to the housing authority, she said, was something finally done.

Mrs. Ratti said if the tenants and management don't get together she knows what's going to happen to the Andrew Jackson Gardens Housing Project.

"I was in a car in Jersey City and we passed these boarded-up buildings that once were apparently a housing project," she said. "The same thing is going to happen here if things don't change. There won't be people living here any more."

Jackson Gardens — it's still the same old story

By Randolph Diamond

At Hoboken's Andrew Jackson Gardens Housing Project broken windows line the 10 buildings of the 598 unit complex run by the Hoboken Housing Authority.

Piles of garbage lie on the streets. Elevators don't work and the front doors to the lobby areas are broken. The hallways are dark because the lights are broken.

In the apartments there are holes in the wall, water leaks, running water faucets and broken showers. There are plenty of rats and roaches.

Then there are the people living in those apartments.

Millie Ottile has lived in her sixth floor apartment in the seven-story 300 Marshall Drive for the last 24 years.

A year and a half ago, she called The Jersey Journal in desperation. The elevator in her building had been out of service for nine days and hadn't stopped on her floor in two years. There was the water leak from an upstairs apartment. There was the garbage in the hallway because the maintenance men instead of working their normal eight hour day worked a two hour day.

Now Mrs. Ottile says conditions have gotten worse.

"The elevator has now been broken in this building for the last three weeks," she said. "When the tenants ask when it will be fixed, they say it will be another month. I don't see how I'm going to do it. I'm not a young lady who can just go up and down the stairs like that."

Mrs. Ottile takes a reporter to the fifth floor apartment of Evita Alvidino, who lives there with her husband and four children who range in age from 3 to 19.

"Show the reporter the broken windows," says Mrs. Ottile.

"What good is that going to do," responds Mrs. Alvidino. "I showed him those windows a year and a half ago. They're still broken and they're going to be continue to be that way."

Mrs. Alvidino said "my smallest child has a cold right now. The heat doesn't do any good with a broken window in his room."

Mrs. Ottile said she is trying to form a tenants association.

"I'm going around trying to collect 50 cents from everyone so maybe we can hire a lawyer who can help us," said Mrs. Ottile. "We all feel pretty much helpless now."

Joseph Caliguire, executive director of the Hoboken Housing Authority, maintains the decline in Jackson Gardens, built in 1952, is the tenants fault.

"We replace windows one day and they are broken the next by kids who throw balls at them," said Caliguire. "You want to know why the elevators are broken? The tenants kept pulling the doors off them. When something goes wrong we fix it, but there are so many problems at the project it's just an impossible job."

Caliguire conceded that the problems at the project are caused by a minority of the tenants, but said there was no way to evict the bad tenants because other tenants wouldn't testify in court against them.

"No one wants to come forward and tell us who's doing the damage," said Caliguire. "So how can we prosecute someone?"

Caliguire said he found it hard to believe that windows in certain apartments were broken for an extended period of time but he said he would check into it as he would the elevator problems and other complaints.

"We just hired an outside contractor and all the elevators are being fixed and upgraded," he said. "I don't know why however, it going to take another month to fix the elevator at 300 Marshall Drive. I'll have to check into it."

Tenants say they have complained to the Hoboken housing inspection bureau about conditions at the project, but have been told the bureau will not send an inspector because the housing authority has its own in-house inspection program.

Michael Curcio, Hoboken's chief housing inspector said, however, that while the authority's own inspectors are supposed to check out complaints, if a tenant is not satisfied that anything is being done he will send out one of his own inspectors and cite the housing authority, if they do not correct a violation.

Residents fear for their building

The residents of the apartment building at 69 Park Ave., Hoboken, are praying today that they will be able to go back into their apartments and their fire-damaged building won't have to be destroyed.

income tenants, the people occupying the 10 apartments at 69 Park Ave. had managed to do something unusual. Instead of having a landlord, they ran the building themselves.

It's a co-op but not one where you have to pay \$50,000. Tenants paid nothing and the rent had ranged in the area of \$150 a month. When emergency repairs came up, the tenants chip in and pay for the repairs. It is a building that worked.

Belinda White, a Hoboken school teacher, has lived in the building for 15 years and is its volunteer manager.

"It used to be a slum building," Ms. White

remembers. "And then the landlords abandoned it 15 years ago and a local church took over running it. And about five years ago, the church left, and all the tenants got together and decided to run it ourselves," said Ms. White.

Ms. White said all the tenants in the building are friendly with each other and there never have been any problems.

"I hope we can all go back to the building," said Ms. White. "With the way apartment prices are today, I don't know where we will go if they tear the building down."

Another tenant, Charles Swinton, who has lived at 69 Park for nine years and works for Conrail, said he too is worried.

"This was such a beautiful building," he said. "Everyone was working together. It would be a shame for all that to be destroyed."

2nd man arrested in youth's murder

Eliv Santiago, 24, of Hoboken, a second suspect in the Oct. 5 murder of Michael Barrios, 17, of Jersey City, is being held today at the Hudson County Jail.

Santiago was charged with murder after being questioned by homicide detectives yesterday.

The charge of murder was sent to the Hudson County prosecutor's office for further investigation following Santiago's appearance before Judge Edward F. Zampella in the Central Judicial Processing Court.

The first suspect, David Rivera, who is also being held at the Hudson County Jail, was nabbed a few days after the murder, police said.

Police gave the following account of the incident which claimed the life of Barrios:

On the morning of Oct. 5, Barrios and three of his friends were forced at knifepoint to jump into the Hudson River off the pier at the foot of First Street, Jersey City.

Barrios and his friends were forced to jump after they got into an altercation with three men.

All landlords aren't vicious

By Randolph Diamond

From all accounts the five-story apartment building at 321 Willow Ave. in Hoboken was a mess.

Rats and roaches in the apartments were common, as were water leaks. The basement often became flooded and the mailboxes were broken, as was its front door.

When Samantha and Raymond McAllister took over the building a year ago there were literally hundreds of housing violations, according to a state bureau of housing inspection reports.

"I don't think any repairs had been made to this building for at least 30 years," said Raymond McAllister of the turn-of-the-century structure. "The building was headed towards being condemned because it was so bad."

None of the tenants of 321 Willow Avenue disagree that conditions in the building were pretty horrendous.

But the rents for the ten four-room apartments in the building were also rather low, with rents ranging from approximately \$80 to \$100 a month.

It was a rent that an elderly lady without any income but her Social Security check or a young family that had just moved to the United States from Puerto Rico without any savings could afford.

But the rents will soon be changing. Since purchasing the building the McAllisters have put in \$50,000 of their own savings into upgrading 321 Willow Avenue. They have put in new bathrooms and corrected the flooding problem in the basement. There is new electrical wiring and windows. Slowly but surely 321 Willow Ave. is again becoming a desirable place to live.

To finance their improvements the McAllisters say they have to raise the rents. And Hoboken's rent leveling law allows buildings to be taken off rent control for 12 months when a landlord does improvements equal to the assessed valuation of the building.

The building at 321 Willow Ave. is assessed at approximately \$15,000 and the McAllisters have already spent over \$50,000, so, when their renovations are complete within a few months, the city's rent leveling board is expected to grant them an exemption from rent control.

Tenants in the building have already been notified that they can expect their rent to go up to \$350 a month when renovations are complete.

The rents will not be excessive as far as the Hoboken rental market goes today. Similar apartments in other buildings near the McAllister's are going for over \$500 a month.

"Real estate brokers told us we were crazy when he said we were going to charge \$350 a month," said Raymond McAllister. "They told us we could make more. But I think \$350 is a fair price."

But \$350 a month is more than most families who already live in the building can afford.

"I've been here about two years," said Alicia Vesquez, who lives in one of the building's apartments with her infant son. "We're just going to have to move out of Hoboken. I can't afford \$350 and there are no cheap apartments left in Hoboken."

Ms. Vesquez, a native of Puerto Rico, is on public assistance and has no other income.

In another apartment, a couple who ask not to be identified said they just don't know what they are going to do when the rent goes up.

"Never mind Hoboken," they say. "There are just so few apartments around anywhere."

The couple both work in a factory but say there is no way they could afford \$350.

"Maybe \$200 or something but not \$350," the husband said.

Most worried of all, however, is 81-year-old Caroline Coburn, who said she has lived in the building for 15 years and in Hoboken for all of her life.

"If they raise the rent to \$350, I guess I'll have to move in with my daughter in Toms River," she said. "But I don't like Toms River. It's not like Hoboken. I have friends in Hoboken and I like living here."

But the McAllisters feel sorry for Mrs. Coburn and are trying to work out an agreement with her so that she can stay in her apartment and pay what she can afford.

"We feel the other people in the building can find another place," said Mrs. Allister. "But we realize it's a different case with Mrs. Coburn."

Indeed Terri Ratti, a social worker who works with senior citizens being displaced in Hoboken notes the McAllisters are unusual in that they are trying to help Mrs. Coburn and not raise the rents to whatever they can get.

"Many landlords wouldn't care," she said. "They do the renovations, get off rent control for 12 months, raise the rents to



Samantha and Raymond McAllister at work renovating one of the apartments in the building at 321 Willow Ave.

whatever they can get and it's too bad for everyone who can't afford that new rent."

There are six other Hoboken buildings in addition to the McAllister building that will soon be off rent control because the landlords are doing renovations equal to the assessed valuation of the buildings, says Hoboken's rent leveling administrative Bernie Van Carpelis.

And city housing officials say they know of numerous landlords who will soon be doing renovations and thus will also be able to get off rent control. And housing officials note they are only talking about buildings with the tenants still in them, not buildings which have already been emptied of their tenants.

'Financially strapped' school board creates \$38,000 job for councilman

The Hoboken school board, which last spring begged the city council not to cut its appropriation, saying it would have to lay off teachers, has hired City Council President Walter Cramer for the newly-created position of business manager-administrative director at \$38,000 a year.

Cramer recently lost his legal post with the state.

School Board member James Farina, who was one of six of the board's seven members to vote for the creation of the position, said, "It was a political thing. Walter Cramer lost his old job and needed a new one."

Another board member, who asked not to be identified, said the order to hire Cramer came directly from Mayor Steve Cappelino.

School Board President Robert Wendelken admitted that the board had interviewed no one other

than Cramer for the job nor had it advertised for the position.

"We feel Cramer is the best person for the job," said Wendelken. "We're not interviewing anyone else."

Wendelken said he felt Cramer, a lawyer, would be useful to the board as a legal adviser and added he would also handle the responsibilities that were handled by Business Manager Anthony Romano.

But, he said, Cramer would not be the board's lawyer and the board would still contract with independent lawyers for necessary legal matters.

Romano, the city's First Ward councilman, will be transferred to a newly-created position of assistant secretary and aid secretary Thomas A.

See BOARD — Page 28.

Board creates a job

Continued from Page 1

Gallo with his work. Wendelken said Romano will be making \$28,000 in his new position. He had been making \$25,000 as business manager.

Wendelken admitted there was no request from Gallo to create the position. But Wendelken said he felt the assistant secretary could help the secretary. Especially, he said, because Gallo is an assemblyman who is often in Trenton two days a week.

What did Gallo have to say about all this? His secretary said he lost his voice a few days ago and couldn't talk to reporters.

Meanwhile, Cappelino claimed he knew nothing about the creation of the positions.

The sole board member to vote against the creation of the new positions, Steve Block, said

he did so because the positions were not needed.

"Everyone knows we did all this to create a job for Walter Cramer," said Block.

And Block said that while he has nothing against Cramer or Romano he noted the school system has more pressing needs.

"Our bilingual remedial program is sorely lacking," he said. "Our high school has 1,600 students and only four guidance counselors, one of the lowest ratios in the state. I think we should improve these areas before we start creating new positions."

Former board member Richard England called the two appointments "a travesty."

"Our tax rate is going up \$26 and the school board is creating positions that are not needed," he said. "It's just absolutely unbelievable."

Besides Farina and Wendelken voting for the creation of the new positions were trustees James Monaco, Zelma Lugo, John Pope and Otto Hottendorf.

Sister Norberta appointment tabled

The Hoboken City Council has decided to table the appointment of Sister Norberta, a strong tenants' advocate, to the city's rent leveling board because some council members feel she wouldn't be objective in handling matters before the rent leveling board.

Ironically, Sister Norberta had said she was surprised she was even nominated to the board by Hoboken Mayor Steve Cappelino because the city council two months ago had rejected the nomination of Ramona

Pignatero, another strong tenants' advocate. Both Sister Norberta and Pignatero are members of Por La Gente which is a tenants' advocacy group in Hoboken. The council in rejecting Ms. Pignatero's appointment said it felt she couldn't be objective because of strong statements in support of tenants.

However, Sister Norberta has made just as many strong statements in favor of tenants' rights.

Councilwoman Helen Macri, who introduced the resolution tabling the matter,

said she wanted to discuss with other council members how objective Sister Norberta would be.

"Personally I don't think she would be objective in light of her past statements," said Mrs. Macri.

Cappelino, however, said he still stands by his choice of Sister Norberta saying she has shown a big concern for tenants who have problems with their landlords and that he believes she would be fair in making decisions on the board.

Locked gate on window doomed tots to die in fire

By Randolph Diamond

The two children who died in Monday's Hoboken tenement-house fire would probably have lived if a locked bedroom window gate had not prevented them from gaining access to a fire escape, Detective Commander Patrick Donatacci said today.

See Editorial: PRIORITY — Page 18.

According to Donatacci, residents of the burnt-out building at 67 Park Ave. said that the bedroom window was covered by a locked gate to prevent burglaries.

As detectives continued to interview the building's families about the suspicious fire, other burnt-out families were holding a sit-in at Mayor Steve Cappelino's office, demanding that they be given help in finding apartments.

Outside City Hall, Red Cross volunteers were on Washington Street all day soliciting donations

to help the Red Cross replace the \$5,000 spent on helping the victims of the fire.

A spokesman at St. Barnabas Medical Center in Livingston, meanwhile, said Carmen Galicia, 27, who suffered second-degree burns over 40 percent of her body, and her 9-year-old daughter, Raralenda, who suffered severe facial burns, are both improving and are now listed in fair condition.

Police say Mrs. Galicia still does not know of the death of her children, Modesto, 7, and Javier, 2, who were unable to jump out the bathroom window of their third-floor apartment as she and her daughter were able to do.

Mrs. Galicia's husband, Modesto, said he will try to break the news of the death of their children to her sometime this weekend.

"She keeps on asking for her children," he said. "But no one has told her the truth yet because they are afraid her condition will regress."

See LOCKED — Page 11.

Block Vitale's return as water superintendent

Ray Vitale won't be coming back to Hoboken as the city's water superintendent — at least for now, that is.

Councilwoman Helen Macri and Councilman Thomas Kennedy both blocked the appointment of Vitale by voting against the introduction of an ordinance at yesterday morning's city council meeting that would have

created the position of water superintendent.

While four councilmen did vote for the creation of the position according to City Council President Water Cramer (who voted for the creation of the position) five votes or a minority of the nine-person council is needed to introduce an ordinance. Three councilmen Sal Cemelli,

Nunzio Malfetti and E. Normal Wilson Jr., were all absent from yesterday's city council meeting.

Voting for the introduction of the ordinance were Councilman Robert Ranieri who proposed the position to the city council and Councilmen Anthony Romano, Louis Francone and Council President Cramer.

While the resolution did not

name Vitale by name, Hoboken Mayor Steve Cappelino already had admitted, Vitale his public works director during his first term, would be hired for the job if it was created. Vitale is brother-in-law of Francone and was axed by Cappelino after he and Francone parted company over political differences in 1977.

Kennedy said he and Mrs. Macri did not object to the creation of the position but just wanted to know who was going to fill it before they created it.

1,600 Hoboken landlords to get summonses

Hoboken officials are trying to figure out the logistics of mailing out summonses to 1,600 landlords who have not complied with the city's new law requiring them to register the rents of their tenants and to pay a \$10 fee.

As of the deadline to register at 4 p.m. Wednesday only 1,200 landlords have registered, according to City Clerk Anthony Amoroso. There are 2,800 multi-unit dwellings in the city.

"I'm going to confer with the city council on Monday and then start sending out summonses," said Amoroso. "We wouldn't be able to send them all out at the same time. There's no way the municipal court could handle that."

The new law requiring landlords to register their tenants' rents with the city clerk's office carries fines ranging from \$100 to \$500 for violators.

Boys find decomposed body; may be young Hoboken girl

A decomposed body, possibly that of a school girl, was discovered on a hillside in the rear of the Doric Towers at 100 Manhattan Ave., Union City, yesterday afternoon.

Union City police said a group of boys playing in the area of the highrise luxury building found the body and flagged down a passing patrol car. Police said they found bones and a skull, but

must wait for a report from the Hudson County medical examiner for more information about the corpse.

It was learned from reliable sources, however, that the body is believed to be that of a female juvenile and that she was wearing a ring from Joseph F. Brandt School in Hoboken inscribed with the year 1979.

Cappelino pushes on smoke detectors

Hoboken Mayor Steve Cappelino said today he will call for a meeting of city officials early next week to work out a program to speed the installation of smoke detectors in Hoboken's multiple-dwellings as required by law.

The mayor's move is a result of the revelation that, at most, 400 of Hoboken's 2,800 multiple-dwellings have smoke detectors in them even though the state law requiring smoke detectors is eight months old.

Cappelino said he would consider hiring additional housing inspectors as well as using firemen to speed up the inspection of

buildings for the smoke detectors.

Michael Curcio, Hoboken's chief housing inspector, said on Thursday that it would take his office at least two-and-a-half years to check all of Hoboken's multi-dwellings for smoke detectors.

Cappelino said also to be discussed at the meeting is the possibility of Hoboken adopting the regulations of the state smoke detector code so Hoboken could prosecute violators of the code in municipal court instead of waiting for the more cumbersome state legal process to take place.

Locked window gate doomed tots to die

Continued from Page 1

Galicia said he was at work at the time of the fire.

"My relatives didn't have the number where I worked but my nephew finally told me at 6 p.m., he said. "I went into shock and they had to rush me to the hospital where they gave me a shot and some pills to calm my nerves."

"I'm worried about Carmen," he said. "Her children are dead and everything she had was destroyed in the fire."

Mr. Galicia said he had met her in a local social club about 10 years ago and said even though they split up two years ago because of differences, they have remained friends and he gives her money each week to help her out.

"I wanted her to have a better life for the children," he said.

Donatacci said Mrs. Galicia and her children "apparently all went into the bathroom because they couldn't get out of their apartment by the bedroom window by the fire escape because of the gates on them. The mother and one daughter jumped from the bathroom window and the other two children didn't even make it that far."

Donatacci said there were still no leads as to who may have set the fire.

He said police have been unable to locate the owner of the building, who on city records has

been identified as Zena Mohamend and on others as Zena Hecht. Donatacci said the woman has not answered her phone at her home in Queens in the last two days and that New York police have been asked to assist in finding her.

Donatacci said the woman, who had purchased the building about six weeks ago, was not a suspect in the case.

Twenty burnt-out tenants of 67 Park Ave. arrived in Hoboken City Hall at about noon yesterday and vowed to sleep in the hall if city officials didn't help them find apartments.

The tenants said they were unhappy with emergency accommodations provided by the Red Cross at Hoboken's American Hotel.

Migilida Torres, who has eight children, said "none of my children are going to school because the hotel is too far from the school. And I can't leave my retarded children alone so I have to take them with me all over. They don't like the hotel. But I tried the housing authority and other places. But there is nothing for poor people available."

The mayor was not available. His secretary said he was sick.

Finally, after the four families had been in City Hall for about an hour, Public Works Director William Van Wie called the Red Cross, which sent its executive director, Joseph



Migilida Torres, left, and two of her children sit and wait during the protest by fire victims at Hoboken City Hall.

Lecowitch, and social worker Bernie Chester.

"Everyone's doing what they can," said Lecowitch. "But we can't create apartments. If there's anything, we will try to help."

"We have daily meetings with you. You're supposed to tell us your problems then and we'll try to help you. If you don't tell us, how do we do it?"

Lecowitch and Chester then met again with tenants for the second time yesterday and by 2:30 p.m. the tenants had left City Hall.

Afterwards Lecowitch said, "the fire victims say there are rats in the hotel and the hotel management says the tenants are bringing in the rats. I don't know who to believe."

The funeral for the two fire victims was held this morning from Las Americas Funeral Home, Jersey City. Interment was in Weehawken Cemetery, North Bergen.

According to Sister Norberta of the Hoboken citizens' group, Por La Gente, an ecumenical prayer service will be held Sunday at 5 p.m. at the fire scene.

Community leaders have Hoboken row over row houses

By ROY KAHN
Staff Writer

HOBOKEN—Terri Ratti and Helen Manogue are both community leaders, and both insist they are working for the best interests of this city.

But ask Ratti about Manogue and she will say it is people like her who are destroying Hoboken.

Manogue says she doesn't want to get into a dispute with Ratti.

Yet the two are immersed in a controversy that was sparked by recent house tours. Organized by Manogue—president of the Hoboken Environment Committee—the Sunday afternoon strolls bring people into the Mile Square City to view showplace homes.

As Manogue explains, "We are proud of our city, of our riverfront. And we are inviting other people to share our joy."

When the buses pull up, though, what Ratti sees

are hundreds of potential home buyers—out-of-towners who are converting the city's row houses and brownstones into high-priced condominiums the city's lower middle-class residents cannot afford.

"People are being pushed out of their houses and have no place to go," she said. "You have to give the Hobokenites someplace to go."

The tours, and well-publicized events like the River City Festival, "bring in more and more people who are interested in buying and renting," she continued. "Having a house tour to show off the jewels of Hoboken is actually just a chance to show outsiders what can be done with the buildings."

According to Ratti, if the city's attributes were not "touted" in metropolitan newspapers, the influx of outsiders might slow down, and the existing neighborhoods might be saved.

Manogue argues that her tours are not efforts to sell the city or speed the process of gentrification (revitalizing the city by encouraging the middle class

to move into areas formerly lower class economically). Instead, she says, they are designed to generate positive attitudes about turning deteriorating urban areas around.

But the events and the advertising being employed now are remarkably similar to those used eight years ago when the city and Manogue's committee were trying to bring the middle class back.

"You can't just have a poor city. You can't just have a rich city," she said. "In 1973, there was no middle class to any extent and we were looking to encourage the middle class to come back. There were a number of media people in the group who were getting the word out that Hoboken was a lovely city," she added.

The bus tours are essentially a continuation of that original plan. Asked of the similarities, Manogue responded, "You cannot control what people think when they come into this town, but it is ridiculous

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to think you can close the town up."

To a degree, that is exactly what Ratti, a senior citizen caseworker for the city and a 56-year resident, would like to see.

"It (gentrification) has gone too far. We have to slow it down, bring it to a halt," she said. "Lord knows the realtors have made enough money. I'm not saying New Yorkers get lost. I'm saying enough is enough."

But as sales boom and new chic stores begin to be seen in the city, Ratti says the prospects of even slowing the process are not good. It is a development which has prompted some residents to predict that within the next five years, even people who managed to remain in Hoboken during the lean years, "when people would just as soon spit on the place," will be forced out.

Manogue disagrees.

She says that as the city is being revitalized, it is facing a new set of problems, which ought to be addressed by both citizens and government.

Gentrification and the preservation of poorer neighborhoods should be the subject of government-funded studies, in Manogue's view.

Meanwhile, she said, the remaking of Hoboken is actually nothing new. In fact, Manogue argued, it has happened many times before.

"Hoboken has always been an immigrant city, only now the people are coming from Manhattan," she commented.

'I can't take it too much longer'

Hoboken mother says her crippled daughter faces a living hell going to school each day

By CHUCK SUTTON
Staff Writer

HOBOKEN—Seventeen years ago, it was a front page story in The Dispatch headlined "Alice in Wonderland." It was a story about residents raising money to buy a wheelchair for a handicapped 2-year-old girl named Alice.

Today, 19-year-old Alice Petersen is reminded twice a day that she is not in Wonderland.

Twice a day, with the help of her mother, she must drag herself across a cement stoop and up and down a flight of stairs so she can go to school. It is an experience so painful, she cries from the scrapes and bruises on her knees and legs.

Loretta Petersen says the Hoboken Board of Education has provided her severely brain-damaged daughter with transportation to her special school in Belleville. But the board has not provided anyone to help her

daughter up the stairs in the wheelchair, once the bus drops her off.

"I assure you we are doing everything possible," Anthony Russo, the coordinator of special education for Hoboken, explained about the Petersen case. Russo says he has been negotiating with the state Division of Youth and Family Services to make arrangements for Alice.

"With friends like those at the school board I don't need enemies," Loretta responded angrily. "I can't take too much more of this. I'm thinking about taking her out of school."

Coming home from school is Alice's most traumatic experience, according to her mother. At 3:15 p.m., the driver pulls up to her home at 231 Willow Ave. The driver wheels her across the street and onto the sidewalk in front of her apartment.

Alice then slides out of the wheelchair and crawls on her knees on the cement stoop through the doorway.

Another who recently observed the ordeal described the scene graphically: Alice sits on the stairs, her legs bent. She places one hand on the step behind her to help keep balanced, the other hand she rests on the rail to help her methodically pull herself up the stairs. Loretta then straddles her daughter and grabbing her underneath her armpits lifts her up the stairs, stair by stair. Her legs occasionally hit the stairs. When they reach the apartment Alice crawls into the apart-

ment and her mother makes the trip up the stairs with the wheelchair.

For a woman, almost 50 years old who underwent a cancer operation three years ago, it is not an easy job.

Across the street is the office of Thomas A. Gallo Associates. Gallo is the school board secretary. "He sees what I'm going through. Maybe I'm not his poison," Loretta says angrily.

According to Russo, the school board does not have personnel to help Alice. They have contracted for a private bus company, but the bus company doesn't want the responsibility involved with carrying handicapped students into their homes.

Russo also explained that while the county has responsibility for Alice's transportation, the Hoboken Board of Education has the overall responsibility for Alice since she is a resident.

"We're working out the arrangements with a social worker at DYFS. But we only started working on this since September 19 when she started to school," Russo explained.

For Loretta, the month has been too long. This is the first time Alice has really gone to school, according to both Loretta and school officials.

The ordeal of getting her into school has almost been as traumatic as the climb up the stairs.

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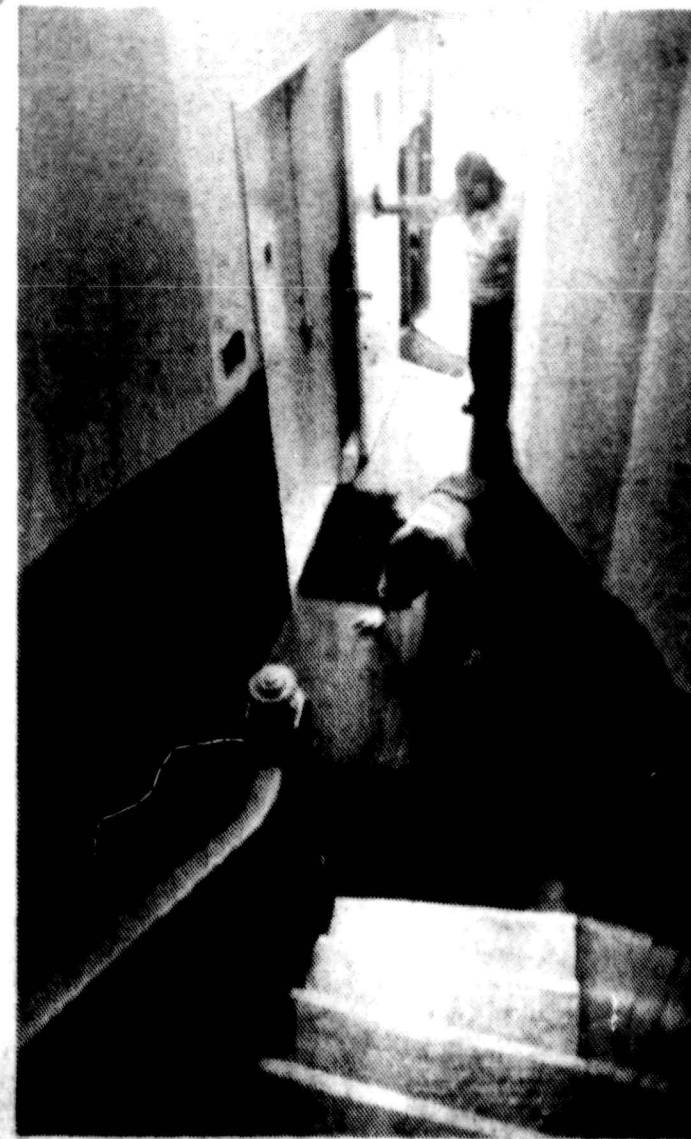


Photo by Bill Beyer

ALICE PETERSEN drags herself through the hallway of her Hoboken home.



Photo by Bill Beyer

Loretta Petersen and her 19-year-old daughter, Alice.

Hoboken tenements lack smoke alarms, despite state law

By Randolph Diamond

Eight months ago a new state law went into effect mandating smoke-detector systems in all multiple-dwellings in the state.

But eight months later in Hoboken, only 400, at most, of the city's 2,800 multiple-dwellings have the detectors.

Hoboken's Chief Housing Inspector Michael Curcio, whose main duty is to see that landlords comply with the new law, says it will be at least two-and-a-half years until his men get to every multiple-dwelling in Hoboken to check for detectors. And even longer than that, Curcio admits, for the detectors to be installed. Curcio has a four-man staff.

Curcio said since the smoke-detector law is a state law, it is up to the state to fine the landlords who don't have the detectors or force them to put

See TENEMENTS — Page 24.

Tenements lack alarms

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them in. Curcio said that could even take longer.

Paul Marzocca, Hoboken electrical inspector, said a working smoke-detector system in the fire-ravaged tenement house at 67 Park Ave. might have saved lives.

But Marzocca said while there was a detector system in place, it was antiquated and did not meet the new state regulations. Fire investigators are still trying to determine what kind of smoke-detector system had been in place and why it apparently never went off.

The state law requires electrically interconnected smoke-detector systems in hallways of buildings and battery units in apartments.

Marzocca said that since he only issues permits, it is impossible to determine how many systems are in place.

James Farina, Hoboken's Health and Welfare director, had told The Jersey Journal approximately six months ago that he was going to ask the city council to approve the regulations of the state detector law which would enable the city to bring landlords in violation of the law to municipal court instead of waiting for the state to act.

Farina had said that would be a faster process than waiting for the state.

But Farina today admitted he didn't even remember talking to a reporter about the city's adopting the state regulations.

"I must have forgotten," he said.

Farina promised he would talk to the city council soon about adopting the state regulations.

Hoboken garbagemen fined for dumping

A Hoboken garbage hauling firm and three other trash removal companies were fined a total of \$3,500 yesterday for illegally dumping New York City garbage in the Hackensack Meadowlands.

According to authorities, this marks the first time state agencies have successfully teamed up to press for cash fines against violators of the solid waste management act.

The Hoboken firm, Interboro Disposal Inc., was cited in the suit in Bergen County Superior Court with DeVivo Carting Corp. of Brooklyn, Red Ball Interior Demolition Co. of New York, and Golden Gate Carting Co. of Newark.

Superior Court Judge Kevin O'Halloran imposed the fines on the truckers while issuing an injunction barring them from trucking in any out-of-district solid waste to the Hackensack Meadowlands dumps.

DAUGHTER

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"The Bureau of Special Services in Jersey City had her taken to a school in Secaucus, but they said she was too smart. They then put her in school at A. Harry Moore (School), but they said she was too doozy," she said.

The Hoboken school board sent tutors to the house, but that didn't work, either. One tutor was assigned to Alice when she was 8 years old. But when Alice had a seizure during a session with the tutor, the tutor never came back.

A second tutor was eventually sent out, but

Loretta said that tutor couldn't speak English well, and only lasted two months.

For Alice, now 19, her mother says this is her last chance to learn. "But I just don't know how I can make it another day up those stairs."

Her brain damage, according to her mother, stems from an accident that happened when she was 2 years old. While walking down the sidewalk on Washington Street, she fell and hit

her head on a metal plate that was covering a hole in the sidewalk. A month later she went into convulsions, and has been paralyzed since then.

This year has been declared "International Year of the Handicapped" by the United Nations. But for Alice Petersen, it has represented a year made miserable by bureaucracy for the handicapped.

Promises of aid don't impress Alice's mom

By CHUCK SUTTON
Staff Writer

HOBOKEN—The world has been full of broken promises for Loretta Petersen.

"I've taken promises for a long time. You can promise me the moon, but that doesn't mean I'm going to get it," she said shortly after her meeting yesterday with school board President Robert Wendelkin.

Petersen says she has always been given promises from agencies as she has tried to get help for her multihandicapped daughter, 19-year-old Alice.

Alice now goes to a special school for brain-damaged children in Belleville, but she has to crawl up and down the stairs and on the cement floor to get to her school bus.

After yesterday's story in The Dispatch told of Alice's plight, offers of help have begun coming in, including an offer of a free glide chair to assist Alice get up and down the stairs.

But yesterday, Petersen remained bitter and distrustful of officials who she said have not done enough for her daughter.

"It took me half an hour to convince her to sign a letter to DYFS asking for an appeal in providing her daughter with an aide to carry her up the stairs," Wendelkin said.

Continued from Page 1

"They're all just trying to get off the hook. I'm not bitter. I'm just hurt," Petersen replied.

Petersen was unaware that the Division of Youth and Family Services had turned down the school board's request for services for her daughter because she was older than 18 years old.

She said Wendelkin had told her that normally the appeal takes two to three months, but he would try to rush it to make a determination in three weeks.

"But he told me there's no guarantee," Petersen said.

Wendelkin said the matter only came to his attention as a result of a story in The Dispatch. "This is a fiasco. We're going to do everything we can to help. I promise you as I live or die by my word."

Meanwhile, there have been callers offering help for Alice. Fortunate Arsi of Palisades Park wants to donate a glide chair that would carry Alice up and down the stairs.

He said he had the device because his wife has multiple sclerosis, but no longer needs the chair.

"I know what it's like because of what I've gone through with my wife. I can't understand this. She's 19 years old and no one is doing anything to help her," Arsi said.

Petersen said she would be glad to accept the device that would eliminate the trauma of tugging her daughter up the stairs, but it would be up to the owners of the buildings.

Fatal fire spurs Hoboken to reconsider smoke law

By ROY KAHN
Staff Writer

HOBOKEN—A local ordinance aimed at speeding up enforcement of state regulations mandating smoke detectors in all multifamily dwellings is expected to come before the City Council next week.

Four days after a Park Avenue tenement blaze claimed the lives of two young boys, Councilman Robert Ranieri said yesterday that he is prepared to introduce a local smoke detector ordinance at Monday's City Council caucus meeting.

The local ordinance, essentially the same as the state regulations passed in January, would hasten landlord compliance with the regulations by putting the power to prosecute violators in local hands, municipal officials said.

Under the current enforcement system, described by local officials as slow and inadequate, city inspectors check for compliance, but the state Department of Community Affairs in Trenton is responsible for enforcement.

The system suffers from monetary and staffing limitations in DCA offices in Trenton, resulting in a majority of buildings throughout the state, including 80 percent of the city's buildings, failing to comply 10 months after the deadline.

The tenement at 67 Park Ave. was one of those buildings that failed to comply.

After checking with the city law department, Ranieri determined that the local initiative would not conflict with the state regulations and discovered that state officials were prepared to give it their blessings.

"The officials at DCA said they recommend a local ordinance," Ranieri said. "It can do no harm and certainly can help."

The council had considered a smoke detector ordinance in 1979 but tabled the matter after opposition from landlords and notification from the state that it was in the process of developing a smoke detector ordinance of its own.

Pinball to be discussed

The long-awaited revision of Hoboken's pinball ordinance is finally scheduled to be introduced at this Wednesday's city council meeting.

Debate on the revised ordinance is expected to be heated at a caucus meeting of the council tonight at 7 p.m. in the Hoboken City Council chambers.

Already two councilmen have expressed opposition to the revised ordinance which allows up to four pinball or electric

game machines in an establishment instead of the present one. The ordinance also increases the present licensing fees from \$15 per machine to \$100 per machine and allows fines of up to \$500 for violators of the ordinance.

Leo Serrano, the Hoboken police officer in charge of pinball regulation, said the revised ordinance could bring in an additional \$50,000 into the city's coffers.

While the current law only

allows one pinball machine per establishment, the Jersey Journal revealed that numerous establishments have unlicensed machines in excess of the current legal limit.

Both Hoboken Councilman Robert Ranieri and Rhomas Kennedy have expressed opposition to the revised ordinance saying they don't think establishments should be allowed to have up to four machines.

Lackawana depot to get film studio as state alters stand

The New Jersey Transit board has reversed itself and has decided to approve the proposal by Hoboken Stages to open a film studio on the second floor of Hoboken's Erie Lackawanna station.

Jerome Premo, executive director of New Jersey Transit, the state corporation that owns the station, said the board made that decision by a 6-1 vote at a meeting Tuesday night.

Premo said he will now be sitting down with officers of Hoboken Stages and expects to negotiate a lease agreement within the next 90 days.

The Hoboken Stages proposal, however, must go over one final hurdle before it can become a reality.

Hoboken has applied for a \$1.2 million Urban Development Action Grant from the federal department of Housing and Urban Development for the construction of the studio. Miriam Kohler, Hoboken's Economic Development director, says the city won't know if that grant will be approved for a few weeks.

See DEPOT — Page 24.

Depot to get film studio

Continued from Page 1, 10/15/81

"I'm hopeful," said Ms. Kohler. "But we are competing against a number of other cities for the grants."

Jerome Kretschmer, the former New York City Environmental Protection Commissioner who heads Hoboken Stages, has said that the grant must be approved for the studio to be built. Kretschmer said today he was very optimistic that the grant would be approved.

The proposal approved by the NJ Transit Board Tuesday night calls for the construction of four film sound stages on the second floor of the train station along with support areas occupying a total space of 60,000 square feet.

The original proposal had the studio occupying 80,000 square feet. However, Premo said the proposal had been scaled down so that Conrail offices now located on the second floor of the train station would not have to be completely relocated.

Amato appointed as aide to Cappiello

By CHUCK SUTTON
Staff Writer

HOBOKEN—Former director of public works Andrew Amato was officially appointed as an aide to Mayor Steve Cappiello yesterday, after weeks of political wrangling.

"We're filling a great need," said Cappiello, sitting beside Amato, as he announced the appointment.

"I'm very happy about my appointment," Amato said.

Amato vowed months ago he would be returning to City Hall, a move that several insiders in the Cappiello camp have opposed actively.

Cappiello explained that he will be able to utilize Amato's expertise in the construction business by having him troubleshoot on construction permits and by verifying capital improvements before landlords are granted capital rent increases.

"With the tax reassessments coming up for the city, we want to make sure those who apply for permits are giving us accurate information," Cappiello said.

Cappiello said Amato also will serve on a special task force being formed to help the housing authority alleviate problems plaguing the management of city housing projects.

"Tuesday we'll be sitting down in a meeting and planning out his responsibilities," the mayor said.

When Cappiello announced two weeks ago that he would make the appointment, he said Amato's duties would be:

- liaison to all city departments;
- assisting with special sewage problems;
- assisting in contract negotiations with the city's labor unions;
- and working on a special committee that would help decide if the city would conduct its own municipal collections.

Information on Amato's salary is unavailable at this time.



Photo by Bill Beyer

MAYOR STEVE CAPPIELLO, left, announces the appointment of Andrew Amato, right, as mayoral aide yesterday in his office.

Political power struggles shroud Amato hiring

By CHUCK SUTTON
Staff Writer

HOBOKEN—The tug of war for two key administration appointments has eased, but political muscles continue to flex.

News analysis

A somber Mayor Steve Cappiello and a smiling Andrew Amato sat in City Hall yesterday and announced that Amato would begin working Tuesday as the mayor's aide.

"We're filling a great need. I'll have him working with various departments that we have," Cappiello said.

Amato's return to city government has been the demarcation line of a struggle going on since political alliances were made months before this year's mayoral election. Cappiello's ticket won a 5-1 majority in the May 12 election.

On appearance, the battle has included issues such as saving money for the city and "bad vs. good administrators," and questions such as "do appointees need to be able to read and write?" and "do we need a water superintendent?"

In essence, however, the primary question remains: who has enough political savvy to succeed Cappiello when, as he has told his friends, he leaves his post in 1982?

Amato first vied with Raphael Vitale for the public works director position. But Cappiello gave the job temporarily to his aide, William Van Wie, until a solution could be derived. Amato was director during Cappiello's past four-year term.

While attempts were being made to replace Van Wie with Amato as mayoral aide and place Vitale as water superintendent, the mayor's ranks rebelled and fought to retain Van Wie.

The intra-administration revolt also took aim at keeping out Amato and Vitale.

This attempt signaled the beginning of a battle in which the prize was the right to succeed Cappiello.

Amato has a political club and is a close associate of a potential mayoral successor, Anthony Romano.

Romano could have posed a threat Cappiello's ticket in the 1982 election. Instead, he chose to support the mayor, according to most observers, in return for the appointments of Amato and Vitale.

If Cappiello follows through with these two appointments despite opposition in his own camp, Romano's political muscle would increase in bulk and leave him in a good position if Cappiello stepped down.

Vitale, the brother-in-law of powerful

Councilman Louis Francione, was public works director prior to Amato. Cappiello did not reappoint him four years ago because Vitale supported Romano against Cappiello's re-election bid.

Romano's opposition includes Councilman Thomas Kennedy, who was elected on Cappiello's ticket, and Councilman Helen Macri.

Kennedy and Macri have blocked the removal of Van Wie, prevented the introduction of a resolution that would raise the mayor's salary to the level of a director's salary, and defeated twice a resolution creating the position of water superintendent.

Councilman Robert Ranieri attempted to introduce these resolutions.

If Kennedy, also a mayoral contender, can continue to block the appointments, Kennedy would be the political beneficiary.

Legal worries delay smoke detector law

By ROY KAHN
Staff Writer

HOBOKEN—There may be support for a smoke detector ordinance among councilmen here, but plans to introduce it at tomorrow's meeting have hit a snag.

Four days after the fire at 67 Park Ave. claimed the lives of two children, Councilman Robert Ranieri said he was prepared to introduce a local ordinance that would speed up compliance with the state regulation already in effect.

But the issue has been delayed as the city's legal department completes its assessment of the proposed local law.

City Corporation Counsel Thomas Calligay said yesterday that he needs time to figure out the legal implications of a local ordinance.

He said his main concern is that once a local ordinance is adopted, the city will be liable for damages in the event a fire breaks out in a building without smoke detectors.

If there is a strong possibility the city could be sued for negligence, "we might be better off not doing anything. That, of course, is something the council will have to decide," he said.

But an attorney for the state Attorney General's Office claims the question already has been answered.

Deputy Attorney General Jonathan Williams said the state's Tort Claims Act gives the state and municipalities immunity from negligence suits stemming from inspections or enforcement of state or local law. Williams defends the state against negligence suits.

Ranieri said Calligay's investigation could delay introduction of the ordinance for at least two weeks and is not necessary.

Calligay also wondered if four inspectors would be enough to handle the work in addition to their other duties.

Calligay is checking trails that were trod 2½ years

ago, when the council moved to adopt a smoke detector ordinance in the wake of a tenement blaze that killed 21 people, Ranieri said.

Before the ordinance came to a vote, it was tabled by the council in April 1979 because the state was developing its own regulations and the council did not want to conflict with the state. There also was intense opposition generated against the ordinance by a number of landlords who feared the additional costs.

"In my view, the additional work is not necessary," Ranieri said yesterday. "We were willing to take on the responsibilities then, and the responsibilities have not changed."

Councilman Thomas Kennedy, who served on the committee that helped develop the ill-fated 1979 smoke alarm ordinance, said the question of liability is not an issue.

"How much money can you put on a life?" he asked yesterday. "I feel we should go along with the alarm systems ordinance even if the city is held liable. But we should also ask the state for funds for more inspectors."

With a local ordinance, the city could prosecute violators in Municipal Court, a significantly shorter process than the current one that vests all responsibility for enforcement with the state Department of Community Affairs' Housing Inspections Bureau.

Under the state enforcement system, the building at 67 Park Ave. had been cited for failure to install smoke alarms. But 10 months after the violation was discovered, the owners had yet to comply.

Michael Tektin, state assistant director of the Division of Housing, said yesterday that delays in the state system of enforcement were inevitable. He recommended the regulations took effect in January, he recommended a pamphlet distributed statewide that municipalities pass local ordinances to back up the state order.

"In terms of getting compliance, to maximize speed in compliance, there was no way in the world we could get inspectors out to check every building," he said.

Cappiello rehires Amato, but Chius says 'No!'

By Randolph Diamond

Hoboken Mayor Steve Cappiello said today he has hired back his former public works director, Andrew Amato, as a special aide and one of his main responsibilities will be checking up on building owners and construction companies doing renovations to see that they have the proper construction permits. Cappiello said he expects Amato will formally start work on Tuesday.

But, Edwin Chius, who as the city's business administrator is also its chief personnel officer, said he will block the mayor's move to put Amato

back on the payroll because it would be "illegal and a blatant conflict of interest."

Chius said he must sign the papers to put Amato back on the payroll and he will not do it.

"Amato runs his own construction company," Chius said. "It would be a conflict for him to be checking up on other companies. In addition Civil Service approval and city council are needed to create the position of special aide and once we get that approval a test must be called."

Chius also said Amato cannot read or write and Civil Service law requires that employees be able to do so.

See CAPPIELLO—Page 27.

Cappiello rehires Amato, but Chius will fight him

Continued from Page 1

Chius also noted that it was ironic that one of Amato's main duties was to be checking up on whether homeowners and contractors doing construction had the proper permit because Amato's own construction company had started building an extension to Hoboken Councilman-at-large Robert Ranieri's house without the proper construction permits.

The illegal partial building of the extension to Ranieri's house

had been revealed in The Jersey Journal last month and, after being informed of the situation by a reporter, Hoboken's Building Inspector Alfred Arezzo had ordered all work stopped on the extension.

Amato had told The Jersey Journal last month that he knew he didn't have a building permit for the extension and had informed Ranieri that he couldn't get one unless Ranieri went to the Board of Zoning Appeals for a variance which was needed to build the extension. Amato said

he told Ranieri that in August Amato admitted starting work anyhow.

Amato today refused to talk to a reporter except to say "I'm back on the payroll."

Cappiello said he was very surprised at Chius' statements that he would block Amato's hiring though he admitted Civil Service and city council approvals might be needed.

"I'm going to ask the law department for its opinion," he said. "There's a possibility the position may be illegal, but if that's the case we'll take the

necessary steps to make it legal."

The city council, however, has already refused to go along with an ordinance that had been introduced by Ranieri creating the aide's position.

Cappiello said Amato, who will be paid \$21,000 a year in the aide's position will also act as a liaison between him and the Hoboken Housing Authority in an effort to improve conditions at the Andrew Jackson Gardens Housing Project and will also work on improving garbage service in town.

Family seeks photographs to show at boys' funeral

By LENA H. SUN
Staff Writer

HOBOKEN—The flowers had not arrived yet, so the room at the Jersey City funeral home was empty except for the two small white caskets.

The caskets — one 5 feet long, the other 4 feet long — contained the bodies of Javier Rosa, 2, and Modesto Echavarría Jr., 7, the two local boys who perished in Monday's tenement fire.

The caskets were closed, and will remain closed because the brothers were burned too badly in the blaze, family members said yesterday.

Instead, the family is seeking the photographs of the two children that were found amid the rubble of the five-story tenement on Park Avenue.

"We want to put the photographs on the caskets," said Justo Gonzalez, an uncle.

The photographs are in police custody, but Police Capt. Patrick Donatelli said yesterday the police department would try to help.

"Whatever we can do, we'll sure as hell do," he said.

The children are to be buried in the Weehawken Cemetery tomorrow and the funeral procession is scheduled to leave the Funeraria Las Americas Home at 11 a.m.

The fire destroyed the tenement at 67 Park Ave., where the children lived in a third-floor apartment and injured five adults and nine children, including the boys' mother and 9-year-old sister. The brothers had been trapped in the bathroom after their mother and sister jumped from the window to escape the flames.

Officials at the burn unit at Saint Barnabas Medical Center said yesterday the mother, Carmen Galicia, and the sister, Rosalinda Butler, were still in critical condition but stable.

But hospital officials said they have not informed the mother that her two sons are dead.

"We are trying to have a priest and family members available to tell her because she is still in critical condition," said Dr. Frederick Fuller, head of the burn unit.

Another patient at the burn unit, 6-year-old Paul Rodriguez, considered to be the most critically injured of the victims, is "showing a remarkable degree of stability," Fuller added.

"He's young and strong and just has a lot of bounce to the ounce," he added, referring to Paul's heart, kidney and lung condition, as well as the lack of infection so far.

Because of the severe smoke inhalation however, Fuller said the boy still has only an even chance of survival.

Paul's brother, 4-year-old Frankie, is also improving and demanding fruit juice, Fuller added.

The six children who are in St. Mary Hospital are reported to be in satisfactory condition, a hospital spokesman said yesterday. The two injured police officers have been released.

Hoboken ed board hires 3rd councilman

By CHUCK SUTTON
Staff Writer

HOBOKEN—What do three city councilmen have in common?

Jobs at the board of education.

The third councilman to join the board's payroll is City Council President Walter Cramer, who was appointed business manager/administrative director Tuesday night.

The \$38,000 post opened when City Councilman Anthony H. Romano made a lateral move from that post to become assistant to Thomas Gallo, secretary of the board of education.

Councilman Louis Francione is in charge of maintenance and operates from the secretary's office.

The effective date for the two appointments is Oct. 19.

Rumors had abounded that Cramer would be appointed as board attorney. Cramer was a lawyer for New Jersey Transit for 20 years until he was laid off recently. His new position will include overseeing the financial matters of the entire district.

Romano also will attend to financial matters and oversee other areas of management, but only as they relate to the secretary's office.

The Cramer appointment and Romano's lateral move has been criticized sharply by Councilman Nunzio Malfetti.

"Taxpayers expect the board of education to use tax dollars for children and teachers and not for out-of-work politicians. And if there is enough fat in their budget for this, then it is time to do a little checking up."

But Mayor Steve Cappiello expressed confidence in the board. "I'm sure the school board knows what its needs are, and I'm sure they'll use their powers for the best of the community," Cappiello said.

Neither Gallo, Romano nor Cramer could be reached for comment.

Rules, \$\$ block installing alarms

By ROY KAHN
Staff Writer

HOBOKEN—Confusion about specifications and a lack of money remain the stumbling blocks for city landlords attempting to fulfill a 10-month-old state mandate for installing smoke detectors.

"Legal mumbo-jumbo," said Ray Fiore, a property owner and president of the Hoboken Board of Realtors, about the situation. Fiore said he hoped the City Council would adopt a smoke detector ordinance "immediately."

Fatal tenement fire prompts reward by NJ insurance agents, Page 12.

Despite his sentiments, however, Fiore falls into the same category as many of the city's landlords — his buildings do not comply with state regulations.

A local ordinance, city inspectors hope, will slice through the tangle of bureaucracy that has made enforcement of the state regulations a slow, inefficient process.

Fiore said smoke detector systems were in the process of being installed, but it took him at least eight months to resolve his confusion about what kind of system he needed.

Ultimately, he left the decision up to

an electrician who, Fiore said, was doing the work. Fiore said he had not asked for clarification from city inspectors who have been conducting smoke alarm inspections since January.

Landlords say, however, there are other reasons why the alarms are slow in being installed.

Michael Spano, who owns 12 buildings in the city — 10 with smoke alarm systems — said state regulations require that licensed electricians install the detectors, but they are hard to get.

The other stumbling block, Spano said, is money. Depending on the size of the building, he said alarm systems can cost between \$500 and \$1,200, and securing bank financing is difficult.

He said he decided eventually to pay for the work without a loan. Other landlords said they are seeking financing and thought they were on the verge of getting it.

"It is not a matter of not caring about people's lives," Spano said. "It is just a matter of money."

State regulation enforcement officials say they can appreciate the argument, but cannot accept it as an excuse for noncompliance.

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ALARMS

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State regulation enforcement officials say they can appreciate the argument, but cannot accept it as an excuse for noncompliance.

Landlords are entitled to recoup the investment through rent surcharges, explained Councilman Robert Ranieri, regardless of how they finance the work.

But one owner, Pat Severino Jr., countered that things are not always as good as they appear on paper.

He thought alarms were good ideas and he has complied, but Severino added that accommodations had to be made for financing.

"If the state is going to force them (landlords) to install the systems, they should help provide the funds," Severino said.

He argued that when owners have to secure loans, they end up paying interest, something rent surcharges do not cover.

"A building is an investment," he said. "Like any investments, if you put in \$1,000, you want to get \$1,000 back, plus."

Killer tenement fire spurs reward offer

By ROY KAHN
Staff Writer

HOBOKEN—A fatal Columbus Day tenement fire here has not been officially declared an arson, but state insurance agents have posted a \$1,000 reward for information leading to the arrest and conviction of people responsible for the blaze.

The Independent Insurance Agents of New Jersey and its Hudson County chapter put up the money.

"The insurance agents are sick of the arson going on here," said Joseph Cabbibo, Hudson County Chapter president. "It seems that every time there is an arson, children are killed."

In addition to agents' concern for lives, Cabbibo said that capturing arsonists makes good business sense — unless the owner was responsible for the fire, the insurance companies lose money, he said.

A final determination of the fire's cause is expected this week, when state

police complete laboratory tests of items taken from the burned building at 67 Park Ave.

Meanwhile, six of the fire victims who were taken to the burn unit of Saint Barnabas Medical Center, Livingston, are reported to be improving slowly.

Dr. Frederick W. Fuller, director of the burn unit, said both adult victims — Jacob Hernandez, 29, and Carmen Galicia, 24 — are healing and had been removed from the burn unit.

Galicia, who was in critical condition when she was taken from the building, was told Oct. 14 that her two sons had died in the blaze.

Galicia's daughter, Rosalinda Butler, 9, also was taken out of the burn unit, but Fuller said it was too early to determine if she would need skin grafts to help her burns heal.

The conditions of Paul Rodriguez, 6, and his brother Frankie, 4, are improving more slowly than the rest.

A law that almost was might have saved 2 lives

By ROY KAHN
Staff Writer

HOBOKEN—An ordinance that might have saved two young boys who burned to death in a tenement fire here Monday also died in Hoboken.

Two-and-a-half years ago, in the face of fierce opposition from landlords and the likelihood that the state would do the city's work, it was killed on the table of the City Council and forgotten.

The ordinance would have covered smoke alarms, something City Fire Marshal Ray Falco explained were sorely needed in a city crisscrossed with old tenement buildings.

"We determined in 1978 or early '79, that we needed something," he recalled. So he, Deputy Fire Chief Richard Tremietti and Electrical Inspector Paul Marzocca, labored over an ordinance that was supposed to improve the odds that a tenement dweller could at least leave his burning home with his life.

"Smoke detectors are early warning devices designed to protect people, not property. It notifies them quickly that there is a problem with fire and there is no question whatsoever that they save lives," Falco said.

At the time, the city was ripe for a life-saving ordinance. On Jan. 20, 1979, fire

had ripped through a tenement at 131 Clinton St., and claimed 21 victims, 12 of them children.

Stunned by the disaster, landlords started showing up at Marzocca's office with promises to install smoke alarms regardless of whether the city adopted an ordinance, the inspector said.

The need, however, was for something formal, and so the three officials, with the blessings of the City Council, drew up a plan calling for the installation of 120-volt electrical smoke detectors in all multifamily dwellings.

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LAW

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"We had everything drawn up," Falco said. "It was fair and offered good protection."

It went through a number of revisions before a version was finally introduced before the City Council and slated for an April 4 public hearing.

The ordinance required electrical smoke detectors for each hallway and basement in multifamily dwellings and set stiff fines and prison terms as penalties for non-compliance. It got as far as the hearing.

The arguments against the proposed law essentially involved finances.

Daniel Janssen, one of the landlords who fought the measure, said, "It boiled down to money. You can have gold doorknobs if you are willing to pay for them. Many things can be done, but someone has to pay."

Landlords including Janssen and Dr. Robert King brought the measure to the council. That the proposed alarm systems represented a hardship, and would force them to raise rents.

Despite the uproar, the issue gradually lost momentum, and almost three months to the day after the Clinton Avenue fire, the ordinance was tabled and forgotten.

"We had to accept the feeling of the public," said Cappiello. When asked if landlords represented the "public of Hoboken," Cappiello said, "There was no real push by the tenants for this thing. They didn't want their rents to go up."

There may have been another reason why the measure lost momentum. At the time, there was talk in state political circles that the state was developing a smoke alarm regulation of its own, which would

mandate installation of the alarms in every one of the estimated 90,000 multiple family dwellings in the state.

With the prospect that the state would carry out what had become a highly explosive burden, local activity disappeared.

Falco explained there was no need for duplication. Marzocca added, "There was no need to hit the landlords twice."

Nineteen months later, the state released its regulation, and gave building owners two months, until Jan. 11, 1981, to install them.

The deadline passed. Ten months after the deadline, approximately 500 of Hoboken's 2,500 multi-family dwellings had complied.

City Building Inspector Michael Curcio said the process, which has local officials making the actual inspections and state officials based in Trenton enforcing the law, "takes a long time."

Falco described the system as "poor." Cappiello admitted, "It isn't working."

However, state Deputy Attorney General Peter Markens, who represents the Department of Community Affairs and is responsible for prosecuting violators said, "It's working."

From Trenton, it may look like the system does work.

Markens explained he is in court every day. Every year, he has more than 200 hearings for non-compliance with state housing regulations and takes 500 to 750 cases to Superior Court. Of those cases an increasing percentage involve violations of the smoke detector regulations.

"You have to remember we are dealing with 90,000 dwelling units, and it is a new regulation," he said, adding the department was somewhat limited by lack of money and manpower.

Those limitations may have contributed to the violations at 67 Park Ave.

The building that burned on Monday had been cited for violating the regulation back in January; the landlords weren't notified until March, and in July, a \$100 fine had been levied. When the building burned, no smoke alarms had been installed and the fine hadn't been collected, state records show.

Curcio knew the history of the building. He said after the fire, "If we would have been able to enforce the regulation, the owner would have been in court within 30 days, and those kids would be alive today."

City Fire Chief James Houn agreed that if the regulations were local ordinances rather than state regulations, "enforcement would be on the local level, and it would make sense that compliance would be quicker."

However, city officials have not done anything to make local officials responsible for enforcement.

Houn said it wasn't his responsibility. "My responsibility is after the fact."

Falco and Marzocca, who worked so hard on the ordinance two years ago, said they thought the state regulation superseded anything that the municipality did. But they never checked into it, and according to Markens, they are probably mistaken.

"The law, as far as smoke detectors has never been tested," he said. "But I know that Trenton has its own smoke detector ordinance and has been enforcing it."

Now, in the wake of a second fatal fire, officials are uneasily talking about smoke alarms again.

Houn said it was something that was probably worth looking into, explaining he was prepared to push for smoke detectors and better fire prevention education.

Cappiello said he, too, wasn't "afraid to talk about it. Interest may be sparked again."

'I'll never go back to Hoboken,' says survivor of arson

Aida Hernandez never wants to see Hoboken again. The memory of last week's tragic fire in which her 6-year-old son Paul and her husband were severely burned and her 10 and 11-year old sons suffered smoke inhalation makes her sick.

"I don't want to have to go there ever again," she said as she spoke to a reporter yesterday in a friend's apartment in Jersey City where she and her elder sons are temporarily staying.

Mrs. Hernandez's son Paul is still in critical condition in the burn unit of St. Barnabas Medical Center in Livingston with burns over 35 percent of his body, as is her husband, who had burns over 30 percent of his body but is now reported in fair condition.

"There seem to be burns all over my son's body except for his face," said Mrs. Hernandez. "He looks terrible but I kept on praying that he will get better."

Her husband, she says, is showing signs of improving and could be out of the hospital in a few weeks.

"When I talk to Paul he keeps on telling me how he was on fire as he escaped from the building down the fire escape," she said. "He keeps on saying he doesn't want to go back to his old apartment. He doesn't know it no longer exists."

Mrs. Hernandez says her oldest son, 11-year-old Joseph, keeps on having nightmares about the fire.

"He gets very scared," she said. "I have to reassure him that there is no fire."

Mrs. Hernandez just thanks God none of her children or her husband died.

Mrs. Hernandez, who was working at a nearby shoe factory at the time of the fire, says she will not be able to go back to her job.

"Right now I'm just looking for a permanent apartment somewhere in Jersey City," she said. "But when my son and husband get out of the hospital I'm going to have to care for them. They need me."

Cappiello may quit as mayor, but not now

By Randolph Diamond
Hoboken Mayor Steve Cappiello said today he is seriously considering resigning but not until some time in 1983.

"It's true I may not complete my whole term," the mayor, now in his third term, told The Jersey Journal. "But I do plan to stay for at least another year. What I'm hoping to happen wouldn't be happening until then."

While saying he couldn't go into specifics, Cappiello said he might have a role in an upcoming business venture and might also run for some other type of elected office other than mayor

which he did not want to name. At present he is also a freeholder.

Why is the mayor considering leaving his job? "I would like an occasional free weekend," he said. "I just have no spare time being in the post."

It is widely thought in political circles that both Hoboken Councilman-at-large Robert Ranieri and Councilman Thomas Kennedy are gearing up now for a campaign to take over for Cappiello.

Ranieri's recent embracing of former Public Works Director Andrew Amato, a bitter enemy

See CAPPIELLO — Page 28.

Cappiello may quit as mayor

Continued from Page 17
when he was in office, according to observers is part of a deal in which Amato will support Ranieri for mayor.

Cappiello admitted that there is a lot of political maneuvering going on because people know he may step down.

"It's probably premature for it to be going on now, but it is happening," he said.

Kennedy was unavailable for comment yesterday but reportedly he has been promised the support of Hoboken Councilwoman-

at-large Helen Macri, whose husband is Hoboken's Republican chairman, as well as Councilman Sal Cemelli.

What position would Cappiello be interested in if he ran for higher office?

One associate of the mayor, who asked not to be identified, said the mayor is interested in the state Senate seat now held by Union City Mayor William Musto.

"If Bill is convicted of the current federal charges against him then there will be an opening," the associate said.

Baby doll helps save lives

The Kiwanis Club of Hoboken has presented a life-sized baby doll with detachable arms and legs, removable chest and stomach organs and an electronic signal box to St. Mary Hospital.

Known as the "resusci baby," the doll will be used to teach techniques of coronary pulmonary resuscitation to nurses.

CPR is used when a severe trauma, such as burning, drowning or disease, threatens a person's life supply. Respiratory and

circulatory functions cease and oxygen to the brain and other vital organs of the body is cut off. If the oxygen supply is interrupted for four to six minutes, brain damage results. After 10 minutes, death can occur.

The doll provides feedback to nurses learning to position their hands and apply pressure in providing CPR to infants.

The doll was presented by Dominick Frio, Kiwanis president, to Sr. Grace Frances, hospital president, and Dr. Frank Vanore, co-director of pediatrics.



Dr. Frank Vanore, co-director of pediatrics at St. Mary Hospital in Hoboken, left, and Sr. Grace Frances, hospital president, right, receive a "resusci baby" doll from Kiwanis president Dominick Frio.

\$1,000 reward posted for arrest of killer arsonist

Two area insurance agents' associations are offering \$1,000 to those providing information leading to the arrest and conviction of the arsonist responsible for the Oct. 12 Hoboken tenement fire in which two children died.

The Independent Insurance Agents of New Jersey and the Independent Insurance Agents of Hudson County have posted the award and the two groups' presidents are calling for speedy justice for the arsonist.

"As insurance agents," said the president of the Hudson County group, Joe Cabibbo, "we know from painful experience the dreadful toll that arson takes — and the difficulty in getting convictions."

"Whoever started this fire must be caught, convicted and punished. The purpose of offering the reward is to enlist public cooperation which is so vitally needed to put the arsonist out of business — and out of circulation."

William A. Carty Jr., the president of the state organization, echoed Cabibbo's thoughts, stating that "justice for arsonists must be swift, and punishment when so clearly merited must be certain."

"An arsonist is no different from a murderer and should be subject to the same penalty," declared Carty. "Children died in the Hoboken blaze, others were seriously injured."

The two association heads said that any member of the public is eligible for the reward except those involved in the investigation as part of their normal duties.

Persons with information concerning the fire are asked to contact the Hudson County prosecutor's office's Special Investigations section at 792-0800.

Talks will start on contracts

Hoboken is scheduled to start negotiations shortly for new contracts with the police and fire unions and Mayor Steve Cappiello said this time he doesn't want talks to drag on for a year like they did the last time.

"Then we're stuck with the policemen and firemen getting wage increases for two years all at once," the mayor said. "That had a big effect on the tax rate." The contracts expire at the end of the year.

Rap Cappiello on new jobs

The president of the Hoboken Board of Homeowners, it hurt the tenants too who were the homeowners' past-Hoboken Mayor Steve Cappiello in less than a month, said the

See Editorial: VIEWPOINT On Page 16.

mayor is playing with taxpayers' money

The president, Ray Fiore, questions the creation of a number of political positions by the mayor.

"If these jobs are needed then maybe they should be created," said Fiore. "But did the mayor just wake up? He's been in office for nine years. Why all of a sudden is this happening?"

Fiore said the money being used to create those positions could be used instead to have more inspectors checking on the installation of smoke detectors. It could also be used to help senior citizens with rent subsidies, he said.

"We had a \$26 tax increase this year and who knows how much it's going to go to next year," he said. "And the tax in-

doesn't understand why the city council and the mayor aren't working together."

The mayor makes an appointment and then the council rejects it or babies it because it doesn't have any information on appointment.

Shouldn't the mayor be giving the council that information?" Fiore asked. "I just don't understand what's going on."

Cappiello refused comment.

Viewpoint

From the viewpoint of Walter Cramer, the creation of a new administrative job in the Hoboken School system is a great idea.

Cramer got the \$38,000-a-year job. But the more you think about it, the more you wonder about the expenditure of \$38,000 in a school system that is crying for money and for improvements.

Steve Block, a school board member, has been asking for improvements in the bilingual remedial education program and for the expansion of the guidance counselor program.

Wouldn't \$38,000 go a long way to assist or expand either — or both — programs? And wouldn't improvement of bilingual education or guidance counseling be more important to the school system than adding someone to the administrative layer?

Hoboken housing funds OK'd

Rep. Frank J. Guarini today announced \$1.6 million to improve the housing stock in Hoboken. Guarini praised "Mayor Steve Cappiello for providing leadership and encouragement to the three development which received United States Department of Housing and Urban Development funding."

Caparra Home Developers has been allocated \$205,440 for 20 units of Section 8 rental subsidies; Applied Housing Corporation has been awarded \$620,982 for 81 units, which will also be subsidized, and Park Housing Corporation which will provide substantial rehabilitation of 82 units, is earmarked to receive \$621,048.

Forger cashes missing checks

By ROY KAHN
Staff Writer

HOBOKEN—The city welfare department misplaced about 1,000 blank welfare checks during the move to its new offices, and someone is forging

signatures on them and cashing them unlawfully.

Made out for "a couple of hundred dollars each," between 10 and 15 of the checks have been cashed in local stores and banks within the last few days, Detective Capt. Patrick Donatacci said yesterday.

No arrest warrants have been issued, but detectives are pursuing one lead based on a check they recovered from a bank here.

They believe the check forger may be a welfare recipient. They are not sure how he managed to get the checks, though, Donatacci conceded.

"They weren't thrown out," Donatacci said. "They may have been left somewhere and someone just scooped them up."

Welfare Director Robert Drasheff could not be reached for comment.

The checks are not signed, nor do they have the seal of the welfare department on them, police said.

Normally, checks distributed by the department are signed with Mayor Steve Cappiello's name and stamped with a seal.

Hoboken's council acts on revised pinball law

Hoboken's revision of its pinball ordinance was finally introduced by the city council by a 6-to-1 vote.

Only Councilman Robert Ranieri voted against the revision, which allows up to four pinball machines per establishment instead of the present one.

The ordinance also raised the fines for violators of the pinball ordinance from the current \$200 limit to \$500 and sets the minimum fine at \$300. Licensing fees on machines under the revised ordinance are raised from \$15 to \$100 per machine.

Council approves nun for rent board; slates pinball hearing

By CHUCK SUTTON
Staff Writer

HOBOKEN—After months of consideration, the City Council has approved the appointment of tenants' rights advocate Sister Norberta to the city's rent board and introduced a revised pinball ordinance.

A showdown on the proposed pinball ordinance is expected at the council's Nov. 4 meeting, when it will be discussed at a public hearing.

"I debated her approval in my own mind. I feel that Sister Norberta will show the same consideration to both landlords and tenants," Councilman Thomas Kennedy said after Wednesday night's meeting.

The only opposing votes came from Councilwoman Helen Macri and council President Walter Cramer — neither of whom could be reached for comment yesterday.

At the council's last meeting two weeks ago, the resolution to appoint Sister Norberta to the rent stabilization and control board was tabled. Opposition to Mayor Steve Cappiello's nomination of Sister Norberta centered on her being a well-known advocate for tenants' rights. Sister Norberta heads the tenants' organization Por La Gente ("For the People").

Kennedy, who originally voted to table the motion, voted to fill the slot on the board with Sister Norberta, saying, "I am sure she will be fair."

The proposed pinball ordinance would allow the increase of machines in city stores from one to four. It will prohibit holders of permits to be any closer than 200 feet.

The ordinance also would outlaw arcades by stipulating that a shop must carry other merchandise other than electronic games.

Detective Leo Serrano said the ordinance sets a minimum

fine of \$300 for violators, giving him the penalties he needs to enforce it. The present ordinance stipulates only a \$25 summons, said Serrano, who is in charge of enforcing the ordinance.

He says the new ordinance would prohibit the machines from being operated during school hours. He also said the ordinance would raise license fees from \$15 to \$100, providing an additional \$50,000 in revenue for the city.

But stiff opposition still remains to increasing the legal number of machines from one to four.

"Obviously the pinball industry is more influential than I

am," said Councilman Robert Ranieri who is against the ordinance.

"These are junior slot machines which take the lunch money that parents give their children. I continue to hear from parents who are opposed to increasing the number of machines to four, and I am sure the council will hear from them at the public hearing."

Several weeks ago, Kennedy said he surveyed parents and found that they are against the increase of machines in city stores.

Director's set on Hoboken for new film

By BARBARA DEMICK
Staff Writer

HOBOKEN—Behind the old-fashioned shop window of the Kantine antique store on Washington Street something new is in the making this week.

It is the latest movie by Hoboken's successful writer and director, John Sayles. Called "Linnea," it is to be a romance set in a small college town somewhere in New Jersey.

As Sayles explains its fairly

complicated plot, "It's actually a love story about a woman who leaves her husband, falls in love with her professor, and then has to choose."

He said he will be shooting "Linnea" during the next six weeks mostly in Hoboken, with a few scenes set in Jersey City. The college scenes will be shot on the campus of the Stevens Institute of Technology.

The 33-member crew, which started shooting in Hoboken Monday, is mostly

drawn from Sayles' successful low-budget film "Return of the Secaucus Seven," which was about a group of former student activists having a reunion in West Massachusetts. The reference to Secaucus comes from a reference in the plot to the seven friends being arrested there on the New Jersey Turnpike while heading to an anti-war rally in Washington.

Like "Secaucus Seven," Sayles' latest effort has a small budget — \$300,000 — and is being shot on 16-millimeter film.

However, "Linnea" has one key fact that is not being released — the name of its leading lady, who co-producer Jeffrey Nelson identifies only as a "Canadian actress." According to Nelson, Sayles had originally cast an actress from the torrid daytime drama "The Edge of Night," but her producers would not release her from her contract on the show.

Other featured players include Jane Hallaren, who had a role in "Body Heat" and Broadway actor John DeVries.

Nelson says that Linnea is based on a script Sayles wrote about two years ago. He said that the original intention had been to film in Berkeley, Calif., but that the cost of transporting the crew there seemed prohibitive.

Hoboken was eventually picked as the site, Nelson said, because "it fits into the script very well. It has a nice small-town feeling, the kind that you get in a college town. You can easily make Hoboken look like so many different things."

The film is expected to be completed in time for it to be shown at the Film X festival next spring in Los Angeles.

"Linnea" is not the only project that Sayles has in the works. He said yesterday he is also writing a novel to be set in Union City, based on the experiences of the Cuban community. He said he has been researching the book, called "Los Gusanos" ("The Worms") in Union City and in Miami, but is not sure when it will be completed.

Born in Schenectady, N.Y., the 31-year-old Sayles moved to Hoboken several years ago. He has also authored a novel, "The Anarchists' Convention," and written screen plays for three horror films: "The Howling," "Alligator," and "Piranha."

Council OKs nun on board

By CHUCK SUTTON
Staff Writer

HOBOKEN—The appointment of tenants' rights advocate Sister Norberta to the Hoboken Rent Leveling Board has been approved by the city council.

"Quite honestly I didn't expect it," Sister Norberta said. "I'm very pleased."

The city council at its meeting two weeks ago had tabled the mayor's nomination of Sister Norberta after Councilwoman Helen Macri said she wasn't sure that the sister would be fair in going over rent leveling cases.

Sister Norberta has been an outspoken advocate of tenants' rights in Hoboken.

The vote at the council's meetings was 5-to-2 with Councilwoman Macri and Council President Walter Cramer voting against the appointment.

Both said they weren't sure the sister would be fair.

But Councilmen Robert Ranieri and Thomas Kennedy said they believed that even though Sister Norberta was a tenants' advocate the fact that she was a nun would lead her to be fair.

"I am going to try to be fair," said the sister. "But I am going to make sure the tenants' rights are protected."

Meanwhile, Hugh Hothem, a member of the steering committee for the newly formed League of Homeowners, said his committee wants the next appointment to the rent leveling board to be a landlord. Hothem said there are about five tenants and two homeowners on the board, but no major landlord.

are of a type that is no longer used and were put into the garbage compactor, but somehow a bunch were stolen.

While Chius said it is not really known how many were stolen he admitted the amount could have been considerable. Signs have been posted at branches of the Trust Company of New Jersey advising tellers of the stolen checks.

Chius said he believes two of the checks were cashed before an alert was put out.

Probe stolen welfare checks

Hoboken police are investigating the disappearance of what may be as many as several hundred blank welfare checks that were due to be chopped up in a garbage compactor but somehow were stolen.

According to Hoboken Business Administrator Edwin Chius, the checks were stolen out of Hoboken's welfare office on Second Street, which was being cleaned-out on Tuesday because a move is being made to a new location on Adams Street.

Chius said the blank checks

Film maker finds Hoboken ideal locale

By Randolph Diamond

The first full length feature film to be entirely shot in Hoboken since "On the Waterfront" began shooting yesterday and will continue for the next six weeks.

The film is entitled "Linnea" and is being directed by John Sayles, the director of the highly praised "The Return of the Secaucus Seven."

Sayles lives in Hoboken as do the producers of the film, Jeff Iverson and Maggie Renzi. Nelson and Renzi also co-produced "The Return of the Secaucus Seven."

The budget for that film was just \$60,000 and that received

wide media attention after the movie got good reviews.

Nelson said "Linnea" is budgeted at \$300,000 but he estimated it would cost five times as much if it were made by a major studio.

"We're streamlining things here," he said. "We're doing more pre-production planning so we can shoot less actual footage, which saves money."

Nelson said other cost-saving factors are a non-union crew and actors agreeing to deferred payments.

Basically, Nelson said, "Linnea" is a love story about a visiting professor at a college and another faculty member's wife.

The college chosen for location shooting is Hoboken's Stevens Institute of Technology.

Nelson said there will be numerous other locations in Hoboken. Yesterday's filming involved the couple visiting an antique store and clothing store. That filming was done on Washington Street, between 12th and 13th streets.

A number of local people will be cast as extras in the film and members of the production team say one of them will be the director of Hoboken's Senior Citizens Center, Vincent Barbo.

"Hoboken is really an ideal place to make such a film," said Nelson. "It has a really nice

small-town atmosphere. And since much of it takes part on a college campus we needed a city with a campus."

While numerous films have had scenes shot in Hoboken in the last few years, including "Voices," "Gloria," and the current "Tattoo," none have been shot entirely in the city.

Nelson estimates that after shooting is finished it will take approximately a year for the film to be released.

The stars of the film are Jane Hallaren, who has a small part in "Body Heat," and Jon DeVries, who has appeared in a number of Broadway shows.

School has an asbestos problem

By BILL ALPERT
Staff Writer

HOBOKEN—The high school here has an asbestos problem. The principal says something is being done, but a teacher says that the school is doing too little, too late.

More than a year ago, Vincent Germinario filed a formal grievance about the problem, and an arbitrator ruled that the school board must remove the "health hazard" immediately.

Germinario claims that the asbestos fibers in the high school's ceiling panels and on the walls of the school's boiler room and storeroom, which is 20 feet from the teachers' lunchroom, threaten the health of all of the building's occupants.

On Wednesday, Principal Joseph P. Buda said he was not aware of any complaints about the ceiling tiles, but he acknowledged that there is an asbestos problem in the boiler room and storeroom.

"The fibers there are looser, and we're in

accord that it should be corrected. But it takes a while for things to happen," he said.

Asbestos fibers have been widely thought to cause cancer and lung damage.

An engineering firm, Mayo, Lynch and Associates, will draw up the specifications for the repair work during the next few weeks, Buda said. After that, bids for the job will have to be taken.

"As a ballpark figure, I guess it will take several months," Buda said.

Germinario filed his grievance on Sept. 8, 1980. In a decision rendered by the arbitrator, Jonas Silver, on Oct. 2, 1980, the school board was directed to "remove this health hazard without further delay." An arbitrator was agreed on by the school and the teachers' union.

Germinario said Wednesday that he is tired of waiting for the school to act on the problem.

State and federal officials differed over the seriousness of an asbestos threat from the school's ceilings.

"A couple of years ago, a lot of mothers were quite fearful," an official of the federal Occupational Safety and Health Administration said. "Now you don't hear so much," said the official, who asked not to be identified.

A spokesman for the state Department of Health, Amy Schemella, said many schools around the state have asked the department to test their ceilings and then remove the panels. Removal can cost hundreds of thousands of dollars, she said.

"Many, many cases require removal," she said. "But most times it is not all that urgent. If the ceiling has deteriorated, you have a greater potential for harm. The flakes are so tiny that you can't see them, but just because you don't see them, it doesn't mean they're not harmful."

She said that asbestos-induced diseases take a long time to show.

"They may not show up this year or the next year, but 10 to 15 years from now, you've got them."

Tenants: We'll have to enforce law

By ROY KAHN
Staff Writer

HOBOKEN—If this city adopts a smoke detector ordinance, the job of enforcing it would fall not on municipal officials or landlords, but on the tenants, their leaders argued yesterday.

While there is general support for a smoke detector ordinance among tenant groups, there is also a concern that it may become only one more piece of a building code that they argue is poorly enforced.

"The effectiveness of a smoke alarm ordinance is only going to be as good as the city's ability to bring buildings up to code standards," said Sister Norberta, head of Por La Gente ("For the People"), a community organization. "I feel that inspections could be improved. Sometimes the inspectors are right there; other times, tenants have to be very persistent."

It was Building Inspector Michael Curcio who, shortly after the Columbus Day tenement fire at 67 Park Ave. in which two children died, said if the existing state regulations were adopted as a city ordinance, enforcement could be significantly improved.

State housing officials who are responsible for enforcing the regulations concurred with Curcio, recommending that local ordinances be adopted because, they said, it is impossible to do the job quickly out of the Trenton office.

The idea has been received well by landlords and city officials who, since the fatal fire, have agreed to support the measure, acknowledging that smoke alarms can save lives.

There were no smoke alarms in the building swept by the Oct. 12 fire and the owners had been cited for failure to comply with the state law in March and again in July.

A local ordinance, said Ramona Pignataro,

president of the Hoboken Organization for Tenants, would give tenants an extra tool to use in getting buildings into compliance.

"If you don't have an ordinance, you have to fight much harder to get something done," she said. "When it is an ordinance, you can go to the city inspector or a city official and say 'I have a right.'"

But she echoed Sister Norberta's concern that the burden of implementing the ordinance might fall on tenants.

"Unless we have sufficient inspectors, it will be up to the tenants to see it is enforced," Pignataro said.

She declared that she has seen violations persist despite the efforts of city inspectors. "I don't know: either there is too much (work) and they can't keep up, or the inspectors just aren't doing the inspections," she added.

Hoboken merchants mourn good old days

By CHUCK SUTTON
Staff Writer

HOBOKEN—On the side of The Three Brothers Restaurant and Tavern on 14th Street is a painting of Hoboken in happier times. "Welcome to Hoboken, the Miracle Mile," it says in its friendly way.

The huge mural shows a ship at Hoboken's Bethlehem Steel dock. Owner Robert Vazquez Vives said he wishes there were such a ship at the dock there — to be exact, the USS Nitro.

"If Bethlehem Steel was busy, you would see all the business around here busy, too. It's too bad the government didn't give them that contract," he laments.

"When they had ships in there, I'd have 60 people in here for lunch. Now look, I hardly have anybody," he laments.

Up and around the area near this corner of Hoboken where Bethlehem Steel has its repair yards, the story is the same. From bars, restaurants, diners, and even dry cleaners, there came expressions of keen disappointment.

And there is even the prediction that, if Bethlehem Steel remains on the Navy's black list for future contracts, the city could lose its second largest taxpayer.

"You have to realize, when there are ships in that yard, the sailors who are assigned to that ship live here while the ship is being repaired," Al Smith, a supervisor at the shipyard, explained as he sat at a bar across the street from the shipyard.

Cecilia DePalma and her partner, Barbara Fallo, own Al's Bar and Grill at 81 14th St. They said they thought Bethlehem Steel was going to get the contract to repair the USS Nitro since Bethlehem Steel was the lowest bidder at \$16 million.

They thought about the 330 sailors who would be living in the barracks while the ship was being repaired.



Roberto Vazquez Vives sits in front of a sign in his Hoboken liquor store.

They thought about the estimated \$100,000 payroll those sailors would be getting every two weeks while they lived there.

"We just negotiated this lease a month ago. If we had known the Navy would do something like this, we would have never agreed to pay the \$200-a-month increase in rent. We're barely making ends meet," DePalma said yesterday.

The Navy blacklisted Bethlehem Steel, according to Rep. Frank J. Guarini, because Bethlehem Steel was claimed to be deficient in its repair operations.

The Navy passed up Bethlehem Steel's low bid of \$16.7 million to accept the bid of Coastal Dry Dock of Brooklyn, N.Y., for \$18.8 million.

Guarini has called for a House of Representatives investigation of the contract award, and Sen. Bill Bradley, the New Jersey Democrat, has asked the

Secretary of the Navy for an explanation of the action. The president of Local 16 of the Shipyard Workers Union, Phillip Dittmar, warned that Bethlehem Steel's yard here can not survive without Navy contracts.

A company spokesman declined to confirm that the company is considering closing out its operations here after the loss of the contract that would have brought 300 men work for 18 months, but added to the dire predictions of the others interviewed.

Dittmar said that, should Bethlehem Steel close, it would mean that business and homeowners would have to absorb the \$600,000 in taxes that the company now pays annually.

Edwin Chius, Hoboken business administrator, said the result of such a closing would mean "quite a few lean years for the city."

"A city is not a city without industry," Chius said.



Last call?

The end may be near for this bar in the landmark American Hotel across the street from the Hoboken PATH station. The owner confirmed yesterday that the 62-room hotel, built in the 1870s, has been sold, reportedly for \$675,000, to a developer who plans to convert it to condominiums.

Fiberscope helps many avoid surgery

Physicians at St. Mary Hospital, Hoboken, have acquired equipment that enables them to diagnose disorders of the pancreas and biliary tract without exploratory surgery.

Dr. Ahmad Hashemiyoan, chief of gastroenterology, calls the new duodeno-fiberscope "the most effective diagnostic equipment available" for investigating the suspected disorders and in solving problems of jaundice.

The scope gives the doctor a lateral view of the duodenum so that valuable information can be obtained.

In the diagnosis of jaundice, it provides a distinction between diseases of the biliary tract, the duodenum and those directly related to the liver and pancreas.

Some abnormalities are revealed which can be treated without surgery as when forceps are used to remove bile duct stones.

The instrument is also able to perform internal surgery by opening the duct with an electric wire-like thread and extracting the stone through the scope.

Chronic pancreatitis is differentiated from tumors of the pancreas with this instrument, which collects pancreatic secretion and obtains high quality radiographs of the biliary tree and pancreatic duct.



Dr. Ahmad Hashemiyoan, chief of gastroenterology at St. Mary Hospital, left, uses the duodeno-fiberscope to examine a patient. He is assisted by nurse Mary Silva and Julian Gonzalez.

Hoboken asks state ruling on smoke alarm liability

By John Kampfe

The opinion of the state attorney general's office has been sought to settle the question of whether Hoboken will be liable in case of fire should it adopt the state's smoke detector code.

Councilman-at-large Robert Ranieri, who wants to introduce an ordinance to adopt the state regulation, said he sent a letter yesterday to Deputy Atty. Gen. Jonathan Williams asking for his "immediate opinion" on the matter.

This came after Mayor Steve Cappiello said Thursday that it is not feasible for the city to adopt the code because it could be liable, even though state attorneys have said Hoboken would be protected under the state tort claims act.

Cappiello said he based his decision on the advice of the city law department, which told him it is not so sure that actual protection would be granted to Hoboken.

See HOBOKEN — Page 7.

Hoboken asks ruling on alarms

Continued from Page 1

"I feel his (Williams') opinion will sway everyone's opinion one way or the other," Ranieri said. "If he says we will be protected from liability, then that should suffice. If he holds the viewpoint of the law department, then we will obviously have to abide by that."

The councilman said he already has both a written and oral opinion from the state Department of Community Affairs, which assures him that liability will be covered by the tort claims act.

Should Williams share the opinion of the councilman,

Ranieri said he will immediately ask that an ordinance be formally drawn and presented to the city council. He added he is "sure" Cappiello and the law department would yield to the attorney's decision.

By adopting the state regulation, Hoboken would be able to take non-conforming landlords into municipal court, a much shorter procedure than the state's legal process, which can take months.

"I'm sure there is more than adequate support (for the proposed ordinance) provided we base it on the proper authority," said Ranieri.

FBI arrests two 'Weathermen' linked to Hoboken bomb factory

NEW YORK (UPI) — Police cracked further into the once impenetrable shell of radical and terrorist groups of the 1960s, capturing a former Black Panther believed tied to the bungled Brink's car heist that left two officers and a guard dead in Nyack, N.Y., Tuesday.

An accomplice of former Panther Nat Burns was shot and killed by police in a Queens gun battle.

Also, a fugitive leader of the radical Weathermen and a woman member of a violent offshoot of that group were arrested late Friday in the Bronx, but not immediately tied to the heist.

FBI and police members of a joint Terrorist Task Force identified the pair as Jeffrey Carl Jones and Eleanor Stein Raskin. They were charged with unlawful flight to avoid prosecution in connection with a 1979 police raid of a bomb factory in Hoboken, N.J.

Police said they were investigating possible ties between the pair and Weather Underground members Kathy Boudin, Judith Clark and two others arrested in the armored car heist. Nearly \$1.6 million was stolen, but later recovered.

"This whole thing is going much further than the Nyack shootings," one investigator said. He declined to elaborate, but the New York Daily News reported today that police have linked the captured Panther to the escape of black militant leader Joanne Chesimard from a New Jersey penitentiary nearly two years ago.

Investigators have said that members of violent '60s radical groups recently merged to form a

new, more violent association — the May 19 Coalition, named for the birthdays of Vietnamese Communist leader Ho Chi Minh and Malcolm X.

They believe members of the violent Weather Underground joined forces with militant blacks in an attempt to finance terrorist activity.

Jones, Ms. Boudin and Ms. Clark, were among 12 Weathermen indicted in 1970 on charges stemming from the "Days of Rage" antiwar demonstrations in Chicago.

Jones, 34, and Ms. Raskin, 35, were held overnight in the Metropolitan Correctional Center and were to be arraigned today in U.S. District Court in Manhattan.

Authorities said they would seek a search warrant for the couple's apartment at 2965 Decatur Ave., the Bronx. Agents guarded the apartment throughout the night.

Before her capture, Ms. Boudin had been a fugitive for 11 years following the explosion of a Greenwich Village "bomb factory" that killed three people.

Investigators declined to say what led them to the Bronx apartment. They said Jones and Ms. Raskin apparently lived there with their child.

Captain Patrick Iapicca of the Hoboken police said the November 1979 raid of an apartment there found materials for making explosives.

"There were ... explosives, detonator caps, powder, clocks drilled out, timers, batteries," he said. "It was a bomb factory ... It would have taken off the top of the building if it ever went off."

See FBI — Page 7.

FBI nabs 2 linked to bomb factory

Continued from Page 1
He also said he found papers in the name of between 10 or 20 aliases, as well as Weatherman literature.

Burns, also known as Nathaniel Williams, of New Orleans, La., was among a group of Black Panthers indicted in New York City in 1968 for a series of bombings, police said.

He escaped prosecution by sliding down a drainpipe when police came to his home to arrest him.

His companion, identified as Sam Smith, 37, of Brooklyn, was shot to death by police following a chase that began when police, investigating the murder of a policeman last April, received a tip the killers were in the area.

The pair were spotted in a car that bore the same license plate of a vehicle used in the Brink's robbery, investigators said.

Three to five black men, as well as a woman who was believed to be wounded, are still at large in connection with the Nyack shootout.

"At this time we have no information to connect them (Burns and Smith) with the Black Liberation Army," said Police Commissioner Robert McGuire, referring to a militant black group responsible for the slayings

of several New York City police officers in the 1960s.

Police said the suspects in both the Nanuet robbery and the Queens shootout used 9 mm handguns.

They also said Smith and Burns wore bulletproof vests.

Police inspecting the car after the gun battle found a Colt 380 automatic, 16 rounds of .225

caliber M-16 ammunition, 80 rounds of .44 magnum ammunition, 35 rounds of 30.06 ammunition and a bag containing rifle parts.

Smith, also known as Mtajori Sandiata, had a 20-year criminal record that included arrests for robbery, attempted murder and drugs, police said.

County not liable in fatal tenement blaze

Superior Court Judge Thomas S. O'Brien has removed Hudson County as a defendant in one of several civil suits stemming from the deaths of most of the 21 persons who perished in a multi-alarm blaze in a tenement at 131 Clinton St., Hoboken, Jan. 20, 1979.

The judge, who reserved decision on motions to remove the state and Hoboken from the multi-defendant suit yesterday, granted the motion of Asst. County Counsel Jay Liebman that there was

nothing to link the county to the case.

The action asserts the governmental agencies are liable because they inspected the building, found dangerous conditions, but did not follow up. However, the state claims it has immunity granted by state law while the city, which conducts inspections for the state, said it would have to be indemnified by the state under that theory or stop inspections.

See FATAL — Page 14.

Cappiello threatens suit for shipyard jobs

If the Secretary of the Navy doesn't reconsider the rejection of the low bid made by the Hoboken shipyard of Bethlehem Steel for the repair of the USS Nitro in the next week, then Hoboken Mayor Steve Cappiello says the city will take legal action to block the Navy from repairing the ship at a Brooklyn yard.

Cappiello said he will take that action in federal court, asking that the Navy be enjoined from fixing the USS Nitro at the Costal Dry Dock Shipyards in Brooklyn because it has not explained

why it rejected Bethlehem's bid which was \$2 million less than Costal's.

The mayor said today he sent telegrams to Secretary of the Navy John Lehman as well as the president and the vice-president telling of the action the city plans to take.

"The effects of Bethlehem losing the contract are disastrous," said Cappiello. "Three hundred workers who were on furlough would have had work for nine months."

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Continued from Page 1.

In addition, Cappiello said he doesn't see how the Reagan administration can talk about providing effective government with less money when it is paying two million dollars more for a ship repair contract than it should be.

The only explanation that has come from the Navy so far is that Bethlehem Steel did not pass a

pre-award survey. That survey, Navy brass in Washington say, showed deficiencies in the repair of the U.S.S. DuPont, a ship that was repaired last year at the Bethlehem Steel Hoboken shipyards.

But Navy officials have refused to say what those deficiencies were nor would they comment today on Cappiello's action.

Smoke detector law stalled

By ROY KAHN
Staff Writer

HOBOKEN—Plans by the City Council to introduce a local smoke detector ordinance have stalled for the second time in three weeks because of unresolved technical questions.

According to a memo circulated by the legal department yesterday, it is legal to adopt the existing state smoke alarm regulations in local ordinance form. But the council still has to decide who is going to enforce the ordinance and how fast owners must comply.

The ordinance, which would actually be the state smoke alarm regulations in local form, was first discussed shortly after the fatal Columbus Day tenement fire.

At the time, city inspectors and other officials acknowledged that the state regulations were not being enforced expeditiously and suggested that a local ordinance would enable them to speed compliance.

Assistant City Corporation Counsel Thomas Calligy, who called on the council to move slowly on the ordinance when it was first proposed, said he wasn't sure whether the city could legally adopt the state regulations as its own. Also, he said early this month that he was concerned that a city ordinance would open the local government to negligence suits if people died in buildings which did not comply with the code.

Even though the state attorney general's office had said there was no legal conflict, Calligy's concerns prevented the ordinance from going before the City Council two weeks ago. After the delay, the ordinance's sponsor, Councilman Robert Ranieri, said it would be discussed at the next week.

As of yesterday's memo, the ordinance has been put on hold again, and as Calligy could not be reached for comment, it was not known how long it would take to resolve his questions.

Mayor Steve Cappiello and Council President Walter Kramer said they would adhere to the advice of the legal department.

Cappiello cited on report failure

By Special Correspondent

TRENTON — Hoboken Mayor Steve Cappiello, a Democratic candidate for reelection to the Hudson County Board of Freeholders, and Republican freeholder candidate Robert G. Reiser were among 23 persons identified by the State Election Law Enforcement Commission yesterday for failure to file required financial disclosure reports.

They are required to file either detailed reports 25 and seven days prior to Tuesday's election or a sworn statement indicating that expenditures on their campaign would not exceed \$1,000 before Oct. 8.

The 23 commissions will be subject to commission complaints and hearings for non-filing unless there are extraordinary mitigating circumstances responsible for non-filing. They become subject to fines of up to \$1,000.

Gullo retires as fire captain

After 33 years of service to the city of Hoboken, Fire Capt. Carmine Gullo retired today because of ill health.

The 58-year-old Gullo was known to many as Hoboken's hero fire captain, since he had saved six persons from drowning in the Hudson River over the years by his quick action.

Gullo also served as the city's public safety director for a year and a half period during 1980 and 1981 which he described as the best part of his career.

"I had always been a fireman and learning all about the police and the things they go through was very enjoyable," he said.

Fatal fire suit

Continued from Page 1.

Ironically, the civil cases stemming from deaths and injuries in that 1979 fire are in the pre-trial motions stage at a time when the funerals of 11 persons, who perished in a fire at 102 12th St., Hoboken, early Saturday, are being held.

Too long

Two recent fatal fires in Hoboken tragically underscore the need for smoke alarms in multiple dwellings.

If there had been properly functioning smoke alarms at these two fire sites, many lives might have been saved.

And yet, at the rate they're going, it will take Hoboken's housing inspectors two and a half years to check all that city's multiple dwellings for compliance with the smoke detector law.

Now we learn that it is going to take Bayonne five years to accomplish that same task.

Two and a half years is far too long when lives hang in the balance every minute. Five years is practically unthinkable.

One solution is to pass an ordinance which would allow Bayonne firemen to assist the city's housing inspectors in enforcing the smoke alarm law.

Hoboken has already taken that step. What is Bayonne waiting for?

Weatherman pair returned to Hudson on bomb charges

By ROY KAHN
Staff Writer

JERSEY CITY—Jeffrey Carl Jones and Eleanor Stein Raskin, members of the Weather Underground, were returned to the county last night under heavy police guard.

The couple, arrested in a Bronx, N.Y. apartment Friday, were taken from the Metropolitan Correction Center in Manhattan to the Holland Tunnel by a police motorcade which included three unmarked cars and seven City Tactical Police trucks.

At the New Jersey side of the tunnel, unmarked cars from the Hudson County Prosecutor's Office and marked cars from the sheriff's office, escorted the two to the county jail.

They are expected to be arraigned at 1:30 this afternoon before Superior Court Judge Geoffrey Gaulkin on charges stemming from an August 1979 raid on their Hoboken apartment, where police seized explosives, bomb-making materials and a number of marijuana plants.

Hudson County Prosecutor Harold J. Ruvolet Jr. confirmed the extradition but would not comment on what security precautions were being taken at the jail or for today's arraignment. When arrested in New York, the two were charged with unlawful flight to avoid prosecution. Until last night's transfer, they

were being held on \$200,000 cash bond at the Manhattan Correctional Facility.

While plans apparently were being made to bring the two to New Jersey, the FBI was collecting old evidence.

Agents arrived at the city's police department yesterday morning to collect materials confiscated in the Hoboken apartment raid, police confirmed.

Jeffrey Jones and Eleanor Raskin have been on the run since police found bomb-making materials in their Hoboken apartment.

Jones, 34, identified by the FBI as the last remaining Weather Underground leader to evade capture after an 11-year manhunt, and Raskin, 35, whom the FBI said was associated with the group since 1969, managed to evade Hoboken police after the raid on their apartment.

A month later police found a station wagon belonging to the couple parked in a Manhattan

garage, but Jones and Raskin disappeared.

Neither the FBI nor police have released any information as to how the couple were found. But the discovery is believed to be linked with the broadening FBI investigation into a foiled \$1.6 million armored car robbery in Nanuet, N.Y. last week in which two guards and a police officer were shot to death.

Arrested for the attack were Weather Underground members Katherine Boudin, Judith Clark and two others.

The FBI reported that there was no apparent link between Jones and Raskin and the attack on the Brinks armored car, though it was reported that Jones and Raskin had been associated in the past with Boudin.

While the couple lived with their young son at 321 Willow Ave., Hoboken, they were described by neighbors as quiet people who kept to themselves.

They were using the names Jean and Jim Hayes, part of a long list of identities the couple assumed. When arrested in the Bronx, they had been styling themselves John and Sally Maynard.

The discovery of the bomb factory was actually an accident, prompted by the fire department's curiosity.

Department officials had noticed marijuana plants on the fire escape of the building, and police armed with a warrant came in to confiscate them.

Politics a dirty word to shipyard workers

By CHUCK SUTTON
Staff Writer

HOBOKEN—“Reagan tells us to tighten our belts. Then the government turns around and gives this contract to a company that bid \$2 million more than Bethlehem Steel,” said Tom Woelfel, an angry Bethlehem Steel worker, as he sipped his beer yesterday.

“It's the most disgusting thing he could have done to a working man,” Hector Rodriguez added.

“Blue Moon” played on the juke box at Al's Bar and Grill across from the Bethlehem Steel shipyard, while several people at the end of the bar were busy addressing protest letters to President Ronald Reagan and Secretary of the Navy John Lehman.

Workers from the yard used to gather here for lunch. Now they come to gather petitions. So far, 1,600 letters signed by local residents and businessmen have been forwarded in hopes of getting the Navy to reopen the contract.

The numbers of workers have been few lately, and with the recent loss of the \$16 million Navy contract for the repair of the USS Nitro, their numbers have dwindled even further.

“I've got a friend who has been mopping bars to make a living, because he's been out of work from the yard. It's unfair,” one of the group at the end of the bar said.

Not only the loss of the contract angered these workers. They believe they lost it because of politics.

See SHIPYARD, Page 2

Continued from Page 1

“We were the yard that built the USS Nitro in 1959. Now we're not good enough to repair it,” said Al Smith, a yard supervisor.

The Navy turned down Bethlehem Steel's bid for the repairs and accepted the bid of Coastal Dry Dock of Brooklyn—a bid that was \$2 million higher.

The Navy explained that Bethlehem Steel did not pass a preaward survey. Bethlehem Steel workers said it was politics.

“We think it has something to do with the Republican party over in Brooklyn,” said Phillip Dittmar, president of Local 15 of the Shipyard Workers Union.

City Councilman E. Norman Wilson also feels the reasons were political for awarding the bid to Coastal Dry Dock. Wilson said, “I want these senators

(Bill Bradley and Harrison Williams) to inquire and make sure that the awarding of the contract was done openly and fairly and not the result of political bargaining on the national level for key votes on administration packages.”

Mayor Steve Cappiello has considered suing the Navy on behalf of the city. But he has been advised that Hoboken cannot sue the federal government about this contract.

With the unemployment rate in the city at 16 percent and 75 percent of the union members out of work, anger grows among the men who sit folding protest letters.

“You want to know how mad I am. I'd like to have everyone of those politicians in the Reagan administration come down here and face the men who haven't worked for seven months,” Hans Lash, unemployed Bethlehem Steel worker, said.

Getting tough

Hoboken Mayor Steve Cappiello has been patient, as a good mayor should be, but now he is getting ready to fight for his city, as a good mayor should.

If, by the end of the week, the Secretary of the Navy doesn't reconsider the rejection of the low bid by the Hoboken shipyard of Bethlehem Steel for a ship repair job, Cappiello will sue to stop the Navy from repairing the ship at a Brooklyn yard.

Good for him! Bethlehem Steel submitted the low bid. The Navy rejected it with doubletalk and hasn't explained the doubletalk, although the mayor has earnestly sought an explanation.

For Hoboken, the loss of the work can be serious. Mayor Cappiello has no choice but to come out slugging. He is to be congratulated on his patience to date and his determination to fight for what is right for Hoboken.

Inspection drive started to prevent more fatal fires

By ROY KAHN
Staff Writer

HOBOKEN—With the death toll from tenement fires reaching 13 people in two weeks, city officials have started moving on a plan they say will save lives.

Starting today, fire and housing inspectors are being mobilized for intensive building inspections, focusing on the landlords' compliance with state codes and regulations requiring smoke detectors and safe, usable fire escapes.

The City Council also is expected to consider a smoke detector ordinance which could become law within four weeks.

Details of the beefed-up inspection plan were ironed out yesterday at a meeting of Mayor Steve Cappiello, City Council members, fire officials, inspectors and fire union officials.

“More than anything else, we tried to establish how to go after the entire city in our effort to get 100 percent compliance on smoke detector installations,” said Cappiello.

The plan calls for inspections in stages, the first focusing on buildings that officials say are rife with housing and fire code violations. Describing such structures, Cappiello said, “They are in the poor areas,” and are often five stories.

Both buildings where people have died in fires since Oct. 12 fit the mayor's description, and neither had state-mandated smoke alarms. State and local enforcement officials said the owners of both had been notified they were in violation of the regulation.

Jose Lo Greco and Maximo Morel, once landlords at the building at 67 Park Ave. which burned on Columbus Day killing two children, had been fined \$100 by the state for violating the law. State officials reported that the men had ignored the fine and failed to install the units.

Under the stepped-up inspection system, Deputy Chief Raymond Tremittini predicted that buildings considered most susceptible to fires would be canvassed within four to five weeks.

Guarini asks probe of Hoboken blaze

WEEHAWKEN—Congressman Frank Guarini last night said he would call for an investigation by the state Attorney General's Office and the U.S. Attorney General's Office into the fire that killed 11 people in Hoboken on Saturday.

Guarini made the remarks at the 24th Annual Press Night held by the Weehawken Elks Club.

Until the council adopts a local ordinance that police can enforce, however, it still will be up to the state Department of Community Affairs and the Attorney General's Office to make owners comply with the law.

Local and state officials have called the existing system of enforcement slow and inefficient because the DCA does not have the manpower to crack down on all the violators.

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FIRES

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Councilman Robert A. Ranieri, a supporter of the local ordinance, predicted that the council would pass a law within a month.

Admitting that the frenzied activity was sparked by the back-to-back blazes, Ranieri said, “It is obvious, if you want to speed up enforcement, you have to have a local ordinance. The law department is preparing it immediately, and it will be on the agenda of next Wednesday's meeting (Nov. 4).”

But after yesterday's meeting, Cappiello said he still wasn't sure a local ordinance was the best way to proceed. He said there still were unresolved legal questions concerning potential conflicts with the state law, which the city legal department is studying.

Even though the matters concern interpretations of the state law, Cappiello said no one has officially sought an opinion from the Attorney General's Office.

Shortly after the Park Avenue fire Oct. 12, attorneys from the state agency said they did not believe local ordinances would conflict with the state regulation, and encouraged municipalities to adopt them.

Democratic gubernatorial candidate James Florio, in Hudson County yesterday, said he believed the current state enforcement system for smoke detectors was working well, at least for boarding houses.

If it was not operating efficiently for multi-family dwellings, he said he would “have no

trouble considering giving enforcement power to the localities.”

He conceded that four New Jersey boarding house fires in four months, which left 160 people dead, might have been the reason code enforcement for boarding houses was working so well.

His Republican opponent, Thomas Kean, could not be reached for comment.

To aid the city's effort to crack down on violators and give city residents a sense of safety, Cappiello said DCA Commissioner Joseph A. LaFante, a former Hudson County congressman, has promised to send representatives from his Trenton office here to help set up the inspection program.

Your opinion

‘Hoboken had many firsts’

The late and famous Archbishop Fulton Sheen, outstanding theologian, author, orator and scholar, among his classic productions, wrote “Life is Worth Living.” Yes, and he was so right.

There must be a constant pursuit to gain knowledge of life, liberty and the natural order. So, I'd like to express my pleasure of searching for the truth and passing facts on to my fellow man... my neighbor.

Did you get a copy of “Jersey's Got It! Get to know New Jersey”? Did you know that a brochure has been published by the N.J. Division of Travel and Tours, Trenton, states, “Take pride in New Jersey, our state government” and relates 50 New Jersey firsts, of which six were from Hoboken:

First brewery opened in Hoboken 1642.

First steam locomotive built by John Stevens of Hoboken in 1824.

First mechanical engineering laboratory founded by Stevens.

First organized baseball game played in Hoboken in 1848.

First ferry service in world operated between Hoboken-Manhattan 1848.

First yacht club founded by John Cox Stevens in 1884. — CHARLES DeFAZIO, Jr., Hoboken.

Hoboken film studio nears reality as feds OK \$1.4 million

By Randolph Diamond

The approval of a \$1.4 million federal grant today makes the opening of the Hoboken Stages film and sound studio in Hoboken almost a certainty.

Mayor Steve Cappiello said he had received word from U.S. Sen. Bill Bradley's office that an Urban Development Action Grant from the Department of Housing and Urban Development had been approved for the construction of the facility. The grant approval was also confirmed by Rep. Frank J. Guarini.

The studio is to be built on the second floor of the Erie Lackawanna train terminal. Hoboken Stages President Jerome Kretschmer said the UDAG approval was essential to the studio plan.

Kretschmer's group and New Jersey Transit, the state agency that owns the train station, are now in final negotiations for a lease agreement.

The New Jersey Transit board had authorized its officials to negotiate a lease agreement with Hoboken Stages. Kretschmer said that he could sign a lease as soon as UDAG approval was received.

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Renaissance leaves mom, 6 kids homeless, helpless in Hoboken

By CHUCK SUTTON
Staff Writer

HOBOKEN—“Things have changed. The people who have been in Hoboken for 20 years are the ones being pushed out,” Joan Pinto said yesterday.

Pinto is a mother of six. They have been left homeless since July when she was legally evicted from her apartment at 614 Second St. because she fell behind in her rent.

Her apartment—designated by the owners for rehabilitation—has remained vacant since then, and now the building is up for sale. A spokeswoman for the family that owns the building said yesterday the family wants to rehabilitate the structure but hasn't been able to come up with the money yet.

The Joan Pinto story is the other side of the Hoboken renaissance that has seen more than one-third of the city's housing stock rehabilitated.

“It's almost the holiday season. We've

been moving from one place to the next, staying here a few weeks, there a month. The kids can't even go to school. I'm about at my (wit's) end. I just don't know what to do any more,” Pinto said from her sister's apartment.

Pinto has lived in Hoboken for 25 years, and at first, thought it would be only a matter of time before she would be able to find another place in Hoboken to live.

She had lived in her apartment for four years when the new owner, Cathmar Corp., bought her building, one of four row houses. She said the new owner handed her a request to vacate the building in 30 days for rehabilitation, which she ignored.

When she failed to pay her rent and went to court, she said that she offered to pay her rent within a week, but the landlord rejected the offer.

“I looked everywhere. One landlord across from Demarest School at Fourth and Bloomfield streets told me he had an

apartment but he had already rented it to New Yorkers,” she explained. She said that was the typical response to her inquiries.

In July and August, she applied to Applied Housing Associates and to the city housing authority, but neither was able to find her a suitable apartment, she said.

Being displaced from her native Hoboken has disrupted Pinto's life and those of her six children.

She has stayed with relatives in several municipalities, including Bayonne and Elizabeth. For a while, Pinto tried to keep her children in school.

One daughter stayed in Hoboken for a while with a relative so that she could continue in school. The others transferred their studies to Elizabeth. Now, none of the six, ranging in age from 9 to 16, are able to go to school.

“I'm mainly worried about my daughter, Luann. She's in the 11th grade and has been

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hoping to get a basketball scholarship. My son, Joseph, was finally admitted to Vocational Tech (Hudson County Area Vocational-Technical School), but he lost his slot there,” she said.

Pinto said that she has received notices from both the Hoboken and Elizabeth school systems threatening her with a court order if her children do not return to school.

“How can my kids go to school when they don't even have a place to live?” she asked angrily.

“I don't blame the New Yorkers. We're the people who have put up with the broken pipes and the cracked ceilings. Without us native Hobokeners, the landlords would never have survived. Now the landlords want to renovate the buildings, and there's no place for people like us to go,” Pinto said.

There are others like Pinto who have moved out of the city because of the lack of housing for large low-income families.

Robert De Ruggiero, president of the North Hudson Board of Realtors, was sympathetic to Pinto's plight.

“I'm empathetic to a family that needs low-income housing, but there's just not enough housing being built,” De Ruggiero said yesterday.

Guarini asks Navy to give Hoboken shipyard 2nd chance

By CHUCK SUTTON
Staff Writer

HOBOKEN—Rep. Frank J. Guarini, D-Hudson, has asked the Navy to reconsider awarding the contract to repair the USS Nitro to Hoboken's Bethlehem Steel shipyard, because workers at the Brooklyn, N.Y., firm that won the contract are now on strike.

Meanwhile, Phillip Dittmar, president

of Shipyard Workers Local 15, gave Guarini petitions with 6,000 signatures, asking Secretary of the Navy John Lehman and President Reagan to investigate why Bethlehem Steel's bid was passed up in favor of Coastal Dry Dock's, which was \$2 million higher.

"We have an ironic situation here. Unemployed shipyard workers in Hoboken are willing and available to

work under Bethlehem Steel's low bid, and on the other hand, Coastal Dry Dock employees are out on strike," Guarini said.

Guarini said the strike at Coastal Dry Dock began one day before the Nitro was scheduled to pull into the dock for repairs.

"The Navy intimated that they had to have the Nitro back in operation by

November 1982 because it was imperative to the needs of the fleet," said the congressman.

"We think this is an excellent opportunity for the Navy to reconsider their wrongful act of favoritism and give the work to the Hoboken Shipyard, where the workers believe that the job can be done in 10 months," he added.

The controversy about the contract to

repair the ammunition ship, built in the Hoboken yard in 1959, began when the Navy rejected Bethlehem Steel's \$16 million bid because the company did not pass a survey.

Union officials, along with Guarini, Mayor Steve Capriello and Councilman E. Norman Wilson have charged that politics played a major role in the decision to give the contract to Coastal Dry

Dock for \$18 million. Union leaders say that if the Navy continues to blackball Bethlehem Steel, the company will not be able to survive from commercial ship repairs, and the city would face losing its second-largest taxpayer.

The city has also lost the money that 300 sailors would have spent during the 10 months they would have been stationed here while the ship was under repair.

Architects call Hoboken school's gym a hazard

By ROY KAHN
Staff Writer

HOBOKEN—The gymnasium of the Sadie Leinkauf School is unsafe and should not be used for physical education until structural repairs are made, according to an engineering consultant's report scheduled for release today.

According to the report prepared by engineers at Mayo Lynch and Associates, the school board's architects, deteriorated "wood hangers" in the arched ceiling of the third-floor gym have created the risk of injuries from falling plaster.

At the beginning of the school year, Principal Patrick Capone closed the gym to classes at the kindergarten through

eighth-grade facility as a "precautionary measure."

He said his decision was prompted by a continuing problem of water seepage through the building's roof that was causing the ceiling to deteriorate so badly board maintenance workers had to replaster two large sections during the summer.

While the problem has created problems at the school, chances of the necessary repair work being done appear slim. In the meantime, all that is available for indoor recreation is a cleaned-out storeroom in the basement.

Leinkauf, the oldest school in the city, is scheduled to be closed under the board's master plan for school facilities. Assistant Superintendent of Schools Francis McGorty said the board plans to close the building and move the students to the

David Rue School on Third Street as soon as renovations there are completed.

Because of the impending closing, said McGorty, "we are reluctant to spend a great deal of money on the building... so we are just attempting to control the situation."

State law requires elementary school children to have physical education in school, McGorty said he did not know the Leinkauf gym could not be used, and said he knew of no contingency plans for gym classes.

While the weather is still unusually warm, the classes are held outside, Capone said. As it gets colder, the program will be moved indoors to the converted storeroom.

Meanwhile, the move to Rue School, which the board contends will resolve the Leinkauf woes, has been held up for at least four years and there is disagreement among officials as to how soon it may happen.

The delays have been attributed to a lack of money and the time it took to decide which of three proposed plans is best for the school district, McGorty said.

He noted that the work has gone out to bid but did not expect the Rue School, which has been closed four years, to be ready by September. Ralph Seligman, director of planning for Mayo Lynch, said yesterday that "if everything goes well and the bids come in within the amount specified, we could be ready by September."

Hoboken shelves law on smoke detectors

By ROY KAHN
Staff Writer

HOBOKEN—A proposed city ordinance requiring smoke detectors in multi-family dwellings has been put on hold indefinitely, on the advice of the municipal legal counsel.

The proposal, spawned in the ashes of two tenement fires last month that left 13 dead, had the support of one councilman and city fire officials, who argued that it would speed installation of the devices.

But at a meeting with state officials yesterday, Mayor Steve Capriello said the ordinance would be shelved because of concerns about liability.

After the closed meeting, Capriello said the legal department would not release the ordinance until suits against the city stemming from a 1979 fire on Clinton Street, which left 21 dead, were resolved.

He said the city attorneys, who would not comment on their opinion, were concerned that by passing their own ordinance on smoke detectors the city would expose itself to potentially expensive law suits.

Councilman Robert A. Ranieri, who has pushed the ordinance, said the financial risk was secondary to forcing speedy installation of the detectors. But he said he would abide by the advice of the city lawyers, even though officials of the state Attorney General's Office has indicated that the concern was groundless.

This is the third time the city has considered and then abandoned plans for a smoke detector ordinance.

The first effort, in early 1979, went as far as

a public hearing, but the ordinance, vigorously opposed by a coalition of building owners, was tabled just before it was scheduled for a vote.

City officials said one problem with the first version was that it required an alarm system that was expensive and hard to find.

The second version, requiring a less expensive but equally effective alarm system, appeared one year later, and this time it was passed by the council.

Yet it never became law because the mayor invoked a local version of the presidential pocket veto and refused to sign it, letting the would-be ordinance die on his desk.

Capriello claimed not to remember why he didn't sign the ordinance, saying, "It may have been on the advice of some lawyers."

Having blocked implementation of the ordinance, Capriello said the task force from the state Department of Community Affairs, the corporate counsel and some other officials discussed other ways of getting detectors installed speedily.

Capriello said he plans "selective enforcement" of the ordinance, explaining that inspectors would be focusing on buildings which "have more violations... and are more apt to have a problem."

He added that he didn't want the enforcement effort to "penalize the good landlords."

While the state law requires all multifamily dwellings to install smoke detectors, Capriello said his enforcement effort will be restricted to the "problem" buildings.

Asked when he would get to the rest of the city, the mayor replied, "I couldn't tell you."

Erie-Lackawanna studio to put Hoboken in movies

By CHUCK SUTTON
Staff Writer

HOBOKEN—Lookout, Hollywood—here comes Hoboken!

With Monday's announcement of a \$1.4 million federal grant and negotiations proceeding for leases to the second floor of the Erie-Lackawanna ferry terminal building, a budding film industry seems virtually certain to locate here.

Rep. Frank J. Guarini said Monday that the U.S. Department of Housing and Urban Development has awarded an Urban Development Action Grant for the construction of Hoboken Stages' film and sound studio.

"It was one of the major obstacles that had to be overcome. Now we're working on architectural drawings, and on other legal issues," Jerome Kretzmer, developer of the project, said yesterday.

According to Kretzmer, the legal issues include working out the lease agreement for the space at the terminal with New Jersey Transit and determining exactly what benefits Hoboken will derive from the project.

Kretzmer said yesterday that it is still not settled exactly how much tax the developer will have to pay to the city. There also have been discussions about Hoboken High School students being trained at the facility.

Kretzmer said these are among the issues that now have to be settled as the development group continues to raise capital for the project.

The federal UDAG money is important because it is money that the developers will have to pay back to the city at 8 percent interest during the next 20 years. The city also is scheduled to collect 10 percent of the project's income over the next 60 years.

The proposal calls for the building of six modern film, television, and sound stages that will compete in four markets, feature films, TV films, commercials, and cable TV productions.

A plaza adjacent to the terminal will be refurbished to include an outdoor shooting location.

Aside from facilities essential to the production, such as lighting shops, editing rooms, conference rooms, etc., the plans for the second floor of the terminal also include space for the YMCA and a new maritime museum.

Guarini congratulated Mayor Steve Capriello and his Community Development Agency team for their work on the "far-reaching project."

"Hoboken's track record in a few short years exceeds the progress made in the last 40 years," Guarini said.

State rules tilt Hoboken pinball law

The Hoboken Council, at its caucus last night, discussed possible ways to amend a proposed ordinance to restrict the number of pinball machines and video games a business will be allowed to operate because of two recent state Appellate Division decisions affecting the regulation of mechanical amusement devices.

The council also discussed the proposed table of organization for the police and fire departments aimed primarily at reducing the number of police superior officers and increasing the number of patrolmen.

Council President Walter Cramer said the effect of the court decisions requires the city to give specific reasons as to why a restriction of four machines to a business is being proposed.

"We probably have to have the police investigate this question so we can present a rationale for our figure," Cramer said.

The city has never had a table of organization for either the police or fire departments. The adoption of the tables will allow the number of officers in the police department to decrease through retirements and attrition and replace them with patrolmen over a period of years.

The council also agreed to change its regular meeting date on Nov. 18th to Nov. 16th to permit city officials and councilmen to attend the annual convention of the New Jersey League of Municipalities to be held in Atlantic City.

The council caucus on the 16th will be held at 5:30 at City Hall. After the short recess, the council meeting will begin.

Smoke law compliance expected to take 8 months

By Randolph Diamond

Mayor Steve Capriello said today it should take Hoboken city officials eight months to get the city's 2,600 multi-family dwelling owners to comply with the state's smoke detector ordinance.

Capriello's comments came after a meeting with state officials and local officials in City Hall on how Hoboken can best get compliance with the smoke detector ordinance.

At the meeting Capriello said it was decided that Hoboken will scrap for now the idea of the city adopting its own smoke detector ordinance which would have allowed violators of the smoke detector code to be prosecuted in Hoboken municipal court instead of going through the state judicial system.

If the city adopted its own ordinance, Capriello said, it would shorten the time span in which violators of the smoke detector ordinance could be cited.

But the mayor said a lawsuit

is currently pending against the city by relatives of some of the victims who died in the 1979 Clinton Street fire in which 21 persons died because the city had cited housing violations in the building before the fire occurred. The city is claiming it is not liable for the fire.

Capriello said if Superior Court Judge Thomas O'Brien does rule in the city's favor, then the city would reconsider adopting a local ordinance. "Until then I don't think we can risk the taxpayers' money by adopting our own local ordinance," the mayor said.

The mayor also said a spot survey being conducted of every building in Hoboken to see if they have smoke detectors by city

fireman should be done within the next week, and at that time city fireman and housing inspectors will start issuing summons to violators. Capriello said the worst looking tenement houses in the city will be given summonses first.

"I would say we can cite every building in Hoboken that doesn't have smoke detectors within a month," the mayor said. "The hard part is going to be getting the state to get the violators to comply with the law. Realistically we can get the city covered in eight months."

The Jersey Journal had revealed last month that only 400 at most of Hoboken's multi-family dwellings had smoke detectors installed in them.

Farina wants more cops in Hoboken parks

Hoboken's recreation director called today on the police to beef up patrols in city-owned parks following several acts of vandalism at the Elysian Park this past week.

James Farina, the director, said a group of youths ripped up the rubber matting under the playground equipment at Elysian Park and several other city parks.

Ironically, the rubber matting was laid this past summer at a cost of \$20,000 to taxpayers, Farina said. He also reported that the vandals tore off a six-foot fence at Elysian Park and threw it on River Street where several cars were parked.

The fence, which weighed about 200 pounds, damaged an unidentified vehicle, he said. The fence is expected to be replaced shortly, he added.

Police Chief George Crimmins said he has beefed up police patrols in city-owned parks. Crimmins said he has foot patrolmen, scooter men and the regular police patrols inspecting the parks on schedule.

"Acts of vandalism occur after our men leave the park," said Crimmins. "And I don't have enough men in the department to assign police officers at parks on a full-time basis."

Farina said that in order to deter vandals from destroying public property a full-time police officer would have to be assigned to the parks.

5 crimson maples will keep memory of fire victims alive

By ROY KAHN
Staff Writer

HOBOKEN—There are now two memorials to the victims who died in last month's apartment house tragedy on 12th Street. The gutted hulk of the five-story building and five trees on Willow Avenue.

The crimson-red maples, planted in front of Wallace School, are what the pupils and school officials who participated in the brief morning ceremony yesterday called a living memorial.

Eleven persons died in the tenement fire which police say was a case of arson. Of that number, five were either pupils in, or recent graduates of, the school.

Dennise Mercado, 12, and her brothers, Walter, 10, and Kenneth, 9, and Jesus Rios, 13, were all enrolled in the school. Ruth Mercado, 13, graduated from Wallace School in the spring.

Ann Accetta, a Wallace first-grade remedial reading teacher, said she had "kept in touch with the children (the victims)" ever since they were in her class. She organized the memorial because "I felt something should be done for the kids to show we care."

To avoid what she called "a circus in the street," two children, both close friends of the Rios and Mercado families, were chosen to represent the student body at the ceremony.

The two, Genoveva Mendez, 12, and Charles Bender, 13, came dressed in their good clothes and choked with emotion.

"My mother says I should try and forget about

her," explained Genoveva, who described her friendship with Dennise Mercado as "like cousins."

"But I can't forget about her," she continued. "The trees mean she is still alive."

Bender came to the Wallace School only last year, but had been friends with Jesus Rios for three. "We used to hang around the arcade together," he recalled, and then lapsed into a long silence.

"Those (the trees) are the only things we have to remember him by," he said later. "There weren't any pictures or anything. I think he would have liked the idea."

The trees were provided by the city, which is in the process of using federal funds to reforest some sections.

Meanwhile, victims of what is believed to be another arson fire in a tenement, this one on Oct. 12, are still recovering from their injuries.

On the day of the fire, five tenants of 67 Park Ave. were taken to the St. Barnabas Medical Center Burn Unit in Livingston for treatment.

The unit's director, Dr. Frederick Fuller, reported yesterday that all were improving and one, Jacob Hernandez, 29, was released Wednesday.

Paul Rodriguez, 6, and his brother, Frank, 4, both were burned severely in the blaze. Both are "seriously ill, but stable," Fuller said.

Paul was able to undergo skin grafting surgery for the first time yesterday, and Frank is "in between skin-grafting procedures," Fuller explained. "They are both satisfactory, and both have a long road ahead of them before they get well."

Booklets available on schools

The Hoboken Board of Education is making available for the first time booklets for parents and students which outline the goals and expectations of the school system, as well as the courses offered, extra curricula club and sports activities and background on the state and U.S. Constitutions.

George Maier, superintendent of schools, said three new publications will be available throughout the community.

"One of our main goals is to encourage parents to cooperate with the schools in the joint responsibility of raising their children," said Maier. "We feel these handbooks open the door for that type of cooperation."

The handbooks, printed in the high school's print shop, deal with the elementary and secondary schools, and the Constitution, along with the Declaration of Independence.

The handbooks delve into the

philosophy and goals of the school system, the courses offered, graduation requirements and supportive programs to assist all students who may require extra help, the superintendent said.

The parents are informed of the daily schedules, the lunch program, the school calendar and the names and telephone numbers of all principals, he added.

"The job of raising and educating children has become a

joint responsibility between family and school," said Maier.

"The closer the cooperation between home and school, the more effective both family and school can become in nurturing the academic, social and emotional growth of young people."

Joseph Buda, principal of the Hoboken High School, helped in putting the booklets together. He urged parents to contact his office for a copy of the handbooks.

Fund drive for fire victims

HOBOKEN—The Red Cross is conducting a drive to help the victims of Saturday's tragic fire, and its most urgent need is for funds to bury the 11 people killed.

Checks payable to the Hoboken Fire Victims Fund can be sent to Hoboken City Hall, Newark and Washington

Streets, Hoboken, 07030, according to Joe Lechowicz, the director of the local Red Cross chapter. Some local funeral homes have agreed to help, he said.

Contributors have already supplied Red Cross with plenty of clothes. Lechowicz said "We absolutely cannot accept any more clothing."

Frustrated forester brings wildlife to heart of Hoboken

By ROY KAHN
Staff Writer

HOBOKEN—Pigeons coo outside the window of his basement office, and parrots have taken over the study of his home. He has a cat named Amazing Grace, and a pet boa constrictor with the moniker of Eve.

A smile wrinkles Robert Hill's face when he talks about the pigeons, whose continuous noisemaking makes the clutter of his office, the heart of the city's forestry department, seem like a cross between a bird sanctuary and a storage garage. But other aspects of his lonely fight to green Hoboken have frustrated him, and he will pack the job in next year.

He added, "You can climb up by the window and look down at the nest." The birds managed to locate it at the bottom of an air shaft no more than 10 feet wide.

The birds are only one element in Hill's success story. For the past seven years, clad in jeans and work boots, he has overseen seven years of the greening of Hoboken.

During his tenure, saws have cut into the concrete and asphalt skin of the city at more than 230 locations, to make room for trees, shrubs, grass and an occasional park.

"Trees belong here," he observed. "Concrete is hard. People are not biologically made to live

in cities as they are." And with the experience of seven years as urban forester behind him, he added, trees probably aren't meant for the cities, either.

Vandalism is the biggest killer, accounting for 95 percent of the trees lost. Then comes pollution, and dogs and cars and disease.

"There are people who get more pleasure from breaking the trees than from looking at them," Hill lamented. "I guess if you are hostile enough, you'll attack anything."

When he took the job, Hill said, the idea of bringing the green back to a city which once sported considerable foliage was an attractive one, despite the pitfalls. It was a challenge to

Nature lover will quit next year for a new life in rural upstate New York.

a man who had grown up in the backwoods of Massachusetts and had just spent a few years selling pollution-retarding chemicals for industrial furnaces.

But as the city wears down his flora,

shortening its life, it has also worn him down.

For a man whose life seems to be wrapped around the outdoors, it is sometimes hard to hear people say they don't want trees in front of their homes because "trees are dirty. They drop leaves. They also attract kids."

So Hill is planning to get closer to the trees and farther from the city.

"This is something I always wanted to do, but just never got the time to do it," he said, explaining that he and his wife, Catherine Treadwell, who kept her maiden name after marriage, are hoping to buy a farm in Sullivan County, N.Y., and raise exotic birds there.

The grand plan calls for raising game birds like quail and pheasant and guinea hens, and the exotic parrots.

He said he hopes to sell the game birds to hunt clubs and dealers, building up enough of a business to eventually move into the raising and slaughtering business, so he can sell to restaurants. The game birds, he said, go for about \$6 apiece on the market and it takes a lot of birds, at least 26,000, to make the project work.

The parrots are a different story, Hill says, relighting his pipe and leaning back in his chair.

He has raised and cared for birds ever since he was a boy in Massachusetts, and parrots have always held a special fascination for him.

The five in his study — Blanca, Nieves, Nina, Pinta and Harold, and the sixth one he expects to acquire soon, will be the foundation of a parrot farm that he hopes will one day give him a piece of the pet parrot market.

'There are people who get more pleasure from breaking the trees than from looking at them' — Robert Hill, forester

But there are problems with raising parrots in the bitter winters of upstate New York. It is not without reason that his soon-to-be-neighbors in upstate Sullivan County raise chickens and most of the parrot farms in the United States are in Florida and Texas.

"Parrots need warmth," he explained, "and are very hard to raise. Disease can kill a whole

flock," he said, and cold weather, which Sullivan County has plenty of, can do the same thing.

"We'll have to use wood-burning furnaces to heat the buildings. We'll have to cut our own wood and do everything ourselves. If we had to use electric heat, we couldn't do it."

His wife doesn't object to the proposed move, he said. "She grew up on a farm. In fact, she lived in the next town over, and my father used to buy eggs from her grandfather."

So Hill's Hoboken house headed for the market place to help finance their relocation. He said his work with the city's trees should be winding down by early next year.

That will leave him fairly unfettered and ready to leave. With him will go some of the city's natural secrets which in seven years he has discovered but not spoken much about.

Apart from the opossums, muskrats, sparrow hawks and a few other creatures one wouldn't expect in an urban center, Hoboken is home to a pair of pigeon hawks.

They are part of the return of wildlife to the metropolitan area. Cloaked in anonymity, he contends, the birds are probably better off.

"They are nesting on top of a building," he said, smiling contentedly. "No one knows about them ... which is fine."

Hoboken finally may get detectors

By Thomas Rojas

Hoboken may finally get the municipal smoke detector law that residents have been demanding.

City Councilman Robert Ranieri said that he is going to introduce a local smoke detector ordinance at Monday's 7 p.m. council meeting.

"The ordinance is necessary and it will be passed," he said. "We have had so many tragedies in recent weeks that this cannot be delayed any longer."

In the wake of 13 fire-related deaths in recent weeks, Hoboken citizens' groups have been demanding a municipal smoke detector law, which would back up the state mandate requiring a smoke detector in every multi-dwelling unit housing three families or more.

Mayor Steve Cappiello has said recently that he favors a local smoke detector ordinance, but the city's law department has advised against such a law because it might make the city legally liable if smoke detectors aren't installed.

"I don't care if the law department advises against it," said Ranieri. "If there's negligence on the part of any of our employees, the city is going to be held liable anyway."

According to Ranieri, local housing inspectors are currently contracted by the state to enforce the state smoke detector law.

"If the municipal smoke detector law is passed, our housing inspectors will still do the work," he said. "But now, we'll be able to prosecute residents who violate the law. Before, the state had to prosecute offenders."

Arcades eat up kids' quarters

By CHUCK SUTTON
Staff Writer

HOBOKEN—There are many people who want to limit the number of mechanical amusement devices — video and pinball machines — in the city.

But there is also a strong lobby that opposes restricting the amusement devices — many of whom have not received their high school degrees. And they say they need the machines — bad.

It looks like any sandwich shop, but where a wall once stood, there is a crudely cut doorway opening to a dark game area where at least 15 youngsters say they spend their lunch hour and time after school playing video games.

This is another world. Here, the youngsters go by code names, usually their initials, which the video machines prints on its bright and colorful screen when a high score is achieved.

There's J.B., the whiz kid of video. Up and down Washington Street, every machine has his initials.

"That kid spends about \$10 a day. Me, I only spend about \$6," said 12-year-old Bobby Trupper, known as the best in the game "Donkey Kong."

"It would be bad if they made them take away some of the machines. All us kids would have to stand in line waiting. We'd miss out on all the fun," 14-year-old Jarrod Ballester pleaded.

And where do 12-year-olds and 14-year-olds

get the money to match their skills against the machines?

"I ask my mother, she'll give me a dollar. I use my allowance, too. Some kids work at the store and bag groceries all day, then spend their tips on the machines," Ballester said.

"Some kids tell their mothers they buy lunch, but then come in here to play. Some kids take money from their mother's purse. A lot of guys will come in here with \$5 in food

'Some kids tell their mothers they buy lunch, but then come in here to play'

stamps and get somebody to change it into money for them so they can play," Ballester continued.

"When I come in here, I'm really hungry and I want to buy food. But I hear the machines and I say to myself, 'I'll play it one time. Then before I know it one quarter is gone, then two quarters, then all my money. I really can't stop from playing,'" 12-year-old Jose Rivera said.

"You have to watch your pockets when you

come in here because people will take your money and play the machines," Rivera said.

"A lot of fights happen in here because when you put your quarter on top of the machine so you can play next, sometimes another guy comes along and steal it," Ballester added.

Just then a youngster who was barely tall enough to see the video screen lost a game and began hitting the machine.

"When people lose they get mad and hit the machines. C.B. broke the Space Invaders game. Now he can't come in until he pays \$15 to the owner," Ballester said.

There are signs on the wall, much like those found in pool halls that say, "No cursing, no fighting," and "Play at your own risk."

Occasionally, one of the two women from the sandwich counter patrols the area for those who break the laws of the game room. And when lunch time is over, those youngsters who are just watching their friends play the games are sent on their way back to school.

But it's only a game, and the kids say they don't have anything else to do with their time that is as much fun as playing the machines.

"Look around. This place is loaded with people. If this place wasn't here where would we go? We need more places like this," Ballester said.

"Me, it's just for fun. I can quit playing anytime I want to," Ballester claimed. But as he prepared for another battle on the video machine, he added, "It's so much fun that I don't want to quit."

Citizens, Cappiello argue

By CHUCK SUTTON
Staff Writer

HOBOKEN—A press conference called yesterday on the steps of City Hall by groups organizing Saturday's "March Against Arson for Profit" mushroomed into a heated debate between organizers and Mayor Steve Cappiello.

The debate centered on what organizers called "issues that are forcing Hispanics, blacks and the poor out of the city."

They charged the failure of Cappiello's administration to adopt the state's smoke alarm ordinance, along with the passage of vacancy decontrol are the "fuels that have created the environment for arsonists."

Cappiello responded to the charges by saying his administration "has improved the quality of life tremendously for the city's minorities by providing rehabilitated low-cost housing."

"The mayor also said his administration is waiting for a court of appeals decision on the liability of the city which would incur if it adopted the law on electrically operated smoke detectors."

The group calling the press conference included Juan Garcia of Citizens United for New Action, a Tom Soto of All People's Congress, Vince Copeland, a local resident, Willie Johnson and William Drew

'I am available to the people, if you make an appointment with me' — Mayor Steve Cappiello

of Concerned Citizens Committee, Ramon Izziary, attorney for the groups, and representatives of the Ana Mercado Organization of Renters.

It was learned after the press conference that Councilman Robert Ranieri is waiting for the ordinance adopting the state law to be presented at the next City Council meeting. The ordinance is being drawn up by the city's law department.

As to whether Cappiello will be present at City Hall Saturday, when the marchers make their way there to deliver petitions, the mayor would only say, "I am available to the people, if you make an appointment with me."

Garcia said the mayor was asked to be present at City Hall to receive the petitions, which will ask for a federal and state probe into arson in the city.

Speaking at the press conference, Dan

Cappiello backs vote on decontrol

By CHUCK SUTTON
Staff Writer

HOBOKEN—Mayor Steve Cappiello, apparently responding to pressure from a number of community groups, said yesterday that he would endorse a public vote to determine the fate of the city's vacancy decontrol law.

"I morally support a referendum on vacancy decontrol," Cappiello said after groups that had scheduled a press conference on the steps of City Hall for Saturday challenged his administration's stand on the plight of the city's poor, who they charge are victims of both vacancy decontrol and arson.

"We intend to follow up on the mayor's promise to place the question of vacancy decontrol before the people of Hoboken," said Ramon Izziary, an activist attorney for the coalition of groups calling Saturday's demonstration.

Mayor pledges to sit down with landlords and tenants to work towards a referendum

Cappiello said he was not sure what he can legally do as mayor to place the question of vacancy decontrol on the ballot for voters in the city to approve or disapprove the ordinance.

"I am willing to sit down with both groups (landlords and tenants) towards a referendum," Cappiello pledged.

A group called the Emergency Coalition to Save Rent Control had organized a petition campaign for a referendum after the decontrol ordinance was passed in July. However, the group failed to collect enough signatures in the required time.

Izziary advised Cappiello that the city administration could now suspend the time requirements and proceed to call a referendum based on the number of petitions already collected.

Cappiello responded by saying that he is not sure that he has the power to extend the deadline on the referendum. He noted, however, that it is a legal area that he would have to consult the city's legal department on.

The mayor said he thought the referendum could be called now only by the City Council.

Hoboken reopening fire probe; arson seen in Union City

On the heels of the announcement by Union City detectives that a New York Avenue fire Thursday in that municipality was the work of an arsonist came word that Hoboken detectives are reopening their probe of a fatal Park Avenue fire.

Hoboken detectives in the renewed investigation into the Oct. 14 fire at 67 Park Ave. are going to interview again all the residents of the fire-swept building.

Patrick Donatucci, Hoboken's detective commander, said that while the case was due to be closed because there were no concrete leads it was decided to start again and reinterview all the residents of 67 Park Ave.

"We want to give this another shot," said Donatucci. "We just don't want to give up. Two children were killed and 12 others were injured in the fire at the five-story tenement."

Donatucci said the investigation at 67 Park Ave. will be going on simultaneously with the investigation of the fatal fire two weeks ago at 102 12th St., which killed 12 persons.

Meanwhile, a mass demonstration to protest the wave of suspicious fires that have hit Hoboken since 1979, killing a total of 48 persons, has been scheduled for next Saturday at noon.

Juan Garcia, executive director of Citizens United for New Action, a Hoboken Hispanic group, said the demonstration will start at 102 12th St. and proceed down to city hall.

See HOBOKEN — Page 5.

Hoboken reopening fire probe

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"We want the city to reopen the investigation of all these fires," said Garcia. "And we want them to concentrate on the last two. We want some of these cases to be solved."

The two-alarm Union City fire Thursday afternoon gutted the two-story building at 3703-05 New York Ave.

Capt. Wilbur Nelson, head of the detective bureau, said the party is owned by Dr. Hithan Hamada who used the ground and

first floor levels for office space. "A man was in the building working on some tile at the time of the incident," said Nelson. "He said that he had gone to the bathroom and when he was coming out saw the flames and a man running out of the building. We are continuing the questioning of the workman."

The fire occurred at 2:10 p.m. No injuries were reported although the building sustained heavy damage, fire authorities said.

Better, but...

There is at least one improvement in Hoboken.

This year the city will be sending 26 instead of 32 officials to the League of Municipalities convention in Atlantic City and will give them \$300 each to spend there.

Perhaps next year the delegation may be reduced to 20. Whittling off a half dozen a year may not be a bad idea.

And it still seems like a good idea to require all delegates to file a report describing what they learned at the convention ... in addition, of course, to where the \$2 blackjack tables can be found.

Hoboken fire probe gets vote of approval by attorney general

By Peter LaVilla

The state attorney general said today he is satisfied with the way the Hoboken Police Department is handling its investigation into the two fires last month in which 13 people died.

James Zazzali, in a letter to Rep. Frank J. Guarini of Jersey City, said his office will continue to monitor the investigation.

Guarini said he had asked Zazzali to make available any assistance to Hoboken in its investigation.

"I'm satisfied that the investigation is being conducted in a competent manner by Hoboken and Hudson County police departments and we will continue to monitor it to insure all available resources at our disposal to local authorities," Zazzali told Guarini.

A Hoboken citizens' group, which has scheduled a protest march for noon tomorrow, is calling for a full federal investigation of the recent fires, in which arson is suspected.

A coalition of state Hispanic and citizens' organizations — headed by a group called AMOR (Ana Mercado Organization of Renters), named after one of the fire victims — is expected to gather at 102 12th St., the site of the most recent fire.

Then, the group — which will include representatives from the New Jersey All People's Congress, Citizens United for New Action (CUNA), the Emergency Coalition to Save Rent Control in Hoboken, the Jersey City Concerned Citizens Committee, and Por La Gente (For the People) — will march through the poorer sections of the city and gather at City Hall for a 2 p.m. rally.

"This will be a historic event for Hoboken," predicted Thomas Soto, one of the organizers of the march. "Black, white and Latin people will join together for a common cause — to end the arson in Hoboken."

Soto and the protesters contend that Hoboken officials are responsible for the fire-related deaths, because they passed a rent vacancy decontrol law last summer which, they argue,

See VOTE — Page 2.

6,000 oppose ship repair pact to Brooklyn firm

Rep. Frank J. Guarini of Jersey City has received petitions with 6,000 signatures opposing the Navy's award of a ship repair contract to a Brooklyn firm rather than a Hoboken firm that bid \$2 million less.

Guarini said he would pass the petitions along to the White House on Monday.

The congressman, who represents the 14th District that includes Hoboken, said that when Philip Dittmar, president of the union that represents the workers at Bethlehem Steel Corp. shipyard in Hoboken, presented him with the petitions, Dittmar also informed him that a strike started Oct. 31 at the Coastal Dry Dock Co., Brooklyn, N.Y.

That was the firm that won the contract for repair of the USS Nitro ammunition ship over the Hoboken shipyard. The Navy had claimed a pre-award survey had found deficiencies at the Hoboken facility.

Guarini said he was advising the White House about the strike and reinforcing his previous recommendation to the White House to reverse the Navy deci-

sion. He sent a telegram to the White House on the issue yesterday.

"These signatures," Dittmar said in presenting the congressional petitions, "are not only from the Bethlehem workers, but from concerned business and community leaders who have been affected by the loss of a \$16 million contract which is causing loss of employment for 297 men."

Guarini had asked Rep. Jack Brooks, chairman of the Committee on Government Operations, for an investigation of the issue. Guarini said he expected an answer from Brooks soon.

Brooks, Guarini said, wrote to Secretary of Navy John F. Lehman Oct. 19 to find out why Bethlehem Steel, the low bidder, was passed by.

"The Bethlehem Steel workers are ready, willing and available for work," Guarini said, "and are most eager to work on this ship, assuring its completion for return to duty by November, 1982."

Vote of approval for fire probe

Continued from Page 1.

"gives landlords a financial incentive to drive out tenants, by legal or illegal means."

The protesters are demanding a repeal of the vacancy decontrol law, a municipal smoke detector law, and a federal investigation into the fires.

Meanwhile, Hoboken Police

Capt. Patrick Donatucci, who is heading the city's investigation into the fires, said yesterday that he has added two detectives to the investigation.

Mayor Steve Cappiello has said that he is willing to meet with the protesters at any time. He has also said that there is no connection between the vacancy decontrol law and the recent

Fatal fires spark Hoboken citizens to organize

By CHUCK SUTTON
Staff Writer

HOBOKEN—There's a phenomena that has developed here in recent weeks. Every time there is a fatal fire, there is an angry meeting that follows. Yesterday's meeting was not in response to Saturday's fatalities at the American Hotel. This meeting had been planned a week ago in response to the 13 arson deaths of October.

Closed out by a Board of Education decision not to open Wallace School for the weekend community meeting, the

meeting was held in a make-do unheated room at 918 Willow St. What would have been a freezing room was made hot by anger. People were angry. Angry at the report from their representatives that Saturday Mayor Steve Cappiello had turned down their two demands. Angry that the school board had rejected their request to hold a public meeting in one of the schools "we pay taxes for."

They were angry because two more people had died because of a fire. This meeting, unlike others, was an organizing meeting where a strategy

was mapped out to organize Hoboken ward by ward, district by district. It is a strategy they say would not only help them accomplish their immediate goals, but would pay off in giving them a voice in their future. Yesterday, speaker after speaker rose and claimed that all too often their lives have been determined by those who profit from the renaissance of the city.

"This is survival we're talking about," Juan Garcia of Citizens United for New Action said to the group yesterday.

Garcia said a group of six persons had met with Cappiello to raise the demands presented by more than 400 demonstrators who had converged on City Hall last week in the march against arson for profit. Their demands included: suspension of the 25 percent vacancy decontrol ordinance until it can be voted on in a public referendum and immediate adoption of the state smoke detector ordinance. Cappiello said he did not have the power to comply with the demands. The group at yesterday's meeting

balked at Cappiello's claims of lack of power. "The mayor had told us that he would support having a referendum: now he says he's just in favor of the process of a referendum. That's almost as useless as saying he's for democracy," Garcia said. The group was able to convince the mayor to send a letter to the state attorney general to determine what the city's liability would be if it adopted the state's smoke detector law. Cappiello said he was pleased with the outcome of the meeting.

Yesterday's meeting was merely an exchange of thoughts and merely an exchange of things they want. I left the meeting with notes of things to look into and will get back to them. I was not about to make any commitments I can't deliver on," Cappiello said. Unlike the rallies in the past, this meeting in a room adjacent to CUNA's headquarters had more of the character of an organizing meeting, with people like Rose Pellerino offering the Hispanic paper "La Calle" to the disposal of tenants, and lawyer Rafael Alfano offering his legal expertise in housing.

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Organizers vowed that next week they will have the Hoboken High School for their meeting, and encouraged people to call the Secretary of the school board, Thomas Gallo, and the board's Puerto Rican member, Zuelma Lugo, who voted against the meeting, to get access to the school. "Survival means everything — politics, housing, education, housing and economics. And we will take care of surviving once we get the community organized," Alfano added in closing the meeting of AMOR.

Cappiello, protesters clash

By Thomas Rojas

Hoboken Mayor Steve Cappiello yesterday had a verbal confrontation on the steps of City Hall with members of a citizens group who charged that city officials are responsible for 13 arson-related deaths in recent weeks.

A group calling itself AMOR (Ana Mercado Organization of Renters), named after one of the victims of a fire that occurred on 12th Street last month, held a press conference in front of City Hall yesterday morning to announce plans for a

See Editorial: ALL ALONE — Page 24.

protest march scheduled for Saturday. Thomas Soto, a spokesman for AMOR, charged that the Mayor and the City Council are to blame for the recent fire deaths, because they passed a vacancy decontrol law which "gives landlords a financial incentive to drive out tenants, by legal or illegal means."

"The 13 arson deaths are on the hands of the city officials," said Soto. "We believe that the Hoboken renaissance is really a plan to evict poor people, raise the rents, and make this an upper-class community. We're calling on all citizens to protest the arson-for-profit fires."

See MAYOR — Page 12.

Mayor, protesters clash at City Hall

Continued from Page 1

Soto also accused the Mayor of refusing to pass a municipal smoke detector law, and called for a full federal investigation of the two suspicious fires—at 1327 Willow Ave. and at 102 12th St.—which occurred over a two-week period last month.

Cappiello, who met with the protesters on the City Hall steps, said that there was no connection between the vacancy decontrol law, which was passed last summer, and the recent fires.

In addition, the mayor denied that city officials are attempting to drive out the poor, arguing that his administration has "improved the quality of life for all of Hoboken's citizens—including the poor."

The mayor also said that he and the City Council favor a municipal smoke detector law, but the city's law department had advised against such a law, because it might make the city legally liable if smoke detectors aren't installed.

All alone

You really can't fault the people in Hoboken who are planning a massive demonstration Saturday because they are unhappy with the investigation into the two recent tragic fires in that city.

And you really can't fault the police in Hoboken when they say they are doing the best they can to push the investigation to a successful conclusion.

But there is some question about the police statement that there is no need for federal intervention.

The Hoboken police should welcome all the help they can get in the investigation of those fires. It would be no reflection on their competency if they asked the county prosecutor, the state police and the FBI to step in as consultants.

The goal should be to solve the arson problem in Hoboken. No time should be wasted in achieving that goal... and no competent help should be ignored.

Romano's leave delayed

The Hoboken Board of Education has decided to hold off on any decision to grant its former business manager Anthony Romano a leave of absence from that position until it determines whether that position actually does exist anymore.

In other business, the board approved contracts totaling \$658,500 for the replacement of windows at three of the city's elementary schools and another contract for \$159,630 for the replacement of roofs at two of these schools.

Romano, who now serves as

the board's assistant secretary, had requested a one-year leave from his duties as business manager.

However, at last night's executive board session, doubts were raised over whether the post has been abolished when Romano was named to his new position last month and Walter Cramer, the city council president, was named as the board's business manager/administrative director, according to Board President Robert Wendelken.

The windows contract was

given to Park Construction Inc., which Cramer said was the lowest bidder. The contract includes replacing all windows at the Connors, Kealey and Brandt elementary schools, according to Cramer.

The roof contract was given to the J.C. Patti Corp., of Saddle Brook, which Cramer said was also the lowest bidder. The work will include replacing the roofs at the Connors and Kealey schools, he said.

In other action, the board formally adopted a new code outlining future board policy.

Hoboken Cubans think 'time is ripe' to organize

By Thomas Rojas

Hoboken's growing Cuban community is attempting to organize in order to "share ideas and help each other out."

A group of Hoboken Cubans — which includes Modesta Piedra, Limbanio and Mireya Munoz, Eusebio Figueras Jr., Rene Chavez, Aristides Padron and Rodolfo Plasencia — is trying to form a social and civic organization which will hold regular meetings.

According to Ms. Piedra, the group plans to meet with Mayor Steve Cappiello at the Clam

See HOBOKEN — Page 22.

Decontrol referendum is fine with Cappiello

By Peter LaVilla

Hoboken Mayor Steve Cappiello today revealed that he would support a referendum on the city's controversial rent vacancy decontrol ordinance — but only as an individual not as mayor.

Cappiello, responding to complaints from members of the Hispanic community, who claim that the new rent vacancy decontrol ordinance is helping landlords chase the poor and minorities out of the community,

said he would go along with the wishes of the voters if a referendum was put before the public.

"If there are people who feel strongly about the ordinance, and they want to gather enough signatures and put the question on the ballot, I have no problem with that," said Cappiello. "And, if it is the wishes of the public to have rent decontrol or not, then so be it."

The mayor maintains, however, that the people complaining about the ordinance are

not totally familiar with it.

According to the mayor, the rent vacancy decontrol measure affects only those tenants and landlords when a tenant voluntarily moves.

Cappiello stated that no new tenant can be raised in rent if the previous tenant did not move voluntarily because it violates the city ordinance and the state tenant-landlord act.

The city, the mayor said, has a record of all rents charged by landlords.

Hoboken Cubans organizing

Continued from Page 1

Broth House restaurant on Monday at 7 p.m. to "introduce ourselves to the mayor."

"In the past, several attempts have been made to form an association of Hoboken Cubans," she said. "But we think the time is ripe now. We believe that local Cubans should get together to share ideas and help each other out."

Ms. Piedra said that the planned organization, which does not yet have a name, will form various committees to organize cultural events and provide

referral services.

"We'd like to help Cuban newcomers into the area with immigration problems, and help them find apartments," she explained. "The idea is to give each other support."

Ms. Piedra said that she knew of "at least 300" Cubans in Hoboken, adding that "there are probably a lot more."

Moreover, there are at least 50 Cuban-owned businesses in Hoboken, including the Clam Broth House, Arnold Stores, Padron Textiles, grocery stores,

beauty parlors and candy stores. Although there are several Puerto Rican organizations in the city, there is not one Cuban organization.

"The reason is that Cubans are very independent," said one prominent Hoboken Cuban-American, who asked not to be identified. "They work very hard, but they don't like to join many organizations."

Ms. Piedra stressed that the planned Cuban organization would be "social and not political."

3 landlords charge Hoboken wants to grab their buildings

Three Hoboken landlords are charging that the city's planning board is trying to blight their property, displace about 35 tenants, and turn the buildings over to a local developer.

The landlords, Daniel and Lynn Janssen, John Tedesco and Rose Natoli — who own about nine buildings in the area of Second Street, Willow Avenue and Clinton Street — claim that the planning board wants to blight their property, even though the buildings need only "cosmetic changes," such as painting.

"We are willing to do whatever the planning board says is necessary to improve the buildings," said Daniel Janssen. "But, no matter what we do, the buildings are going to be blighted and turned over to Applied Housing for redevelopment. We're mad, and we want our property."

Joseph Barry, president of Applied Housing, admitted that the city is considering blighting the property, but added, "blighting a building does not empower the city to take it over."

"By blighting a building, the city says that it is in bad shape and needs repair work," he explained. "In order to take control of the property, further action has to be taken."

Yesterday, Harvey Moskowitz, planning consultant for the planning board, inspected the buildings in question. "I'm simply trying to determine if the area should be blighted, according to federal and state standards," he said. "My report will be delivered and a hearing will be held by Dec. 1. No decision will be made until then."

See LANDLORDS — Page 22.

Parking rates to go up Jan. 1 in Grogan garages

The Hoboken Parking Authority is raising its parking rates on Jan. 1 for motorists who use the Grogan Marineview, Palza garages, and it expects to generate an additional \$170,000 a year in revenue from the increases.

Joseph Hottendorf, executive director of the parking authority, said the additional funds will be used to offset operating expenses for 1982, and help pay the construction cost on the garages which amounts to \$700,000 annually.

Currently, the city pays slightly more than half of the bond indebtedness, and the parking authority meets the balance. Payments are made twice yearly.

According to Hottendorf, if there is no decrease in the volume of vehicles using the garages after Jan. 1, the city may be called on to help the authority with just one more payment.

After that, he said, the authority would be in a position to meet the manual payment with its own cash flow. The bond indebtedness is for 10 years, he said.

The parking authority maintains three garage buildings with 1,650 parking spaces and current-

ly they generate about \$x.2 million revenue a year, Hottendorf stated.

Most of the spaces are occupied by out-of-towners, he said, and there is a waiting list of 200 names. The list consists of 115 New Yorkers, 81 commuters and 13 Hoboken residents, he pointed out.

"No matter what anyone says, the new rates are still a lot cheaper than what they would pay if they had to park their cars in Manhattan," Hottendorf said.

Here are the new daily rates: One hour, from 25 cents to 50 cents; two hours, 50 cents to \$1; three hours, \$1 to \$1.50; four hours, \$1.25 to \$2; five hours,

\$1.75 to \$2.50; six hours, \$2.25 to \$3; seven hours, \$2.75 to \$3.50; eight hours, \$3.25 to \$4; 10 hours, \$3.75 to \$4.50; 12 hours, \$4.25 to \$5, and 24 hours, \$5 to \$8.

The current and new monthly rates will be: Garage B, \$50 to \$60; reserved spaces, \$65 to \$80. Garage D, \$45 to \$50; reserved spaces \$53 to \$60. Garage G, remains at \$40, while reserved spaces rise from \$53 to \$55.

Hottendorf said that it was a coincidence that no increase was assessed for spaces in Garage G and the reserved parking there rose only \$2 even though a majority of the subscribers are Hoboken residents.

Library restores quiet by booting out kids

By Peter LaVilla

The Hoboken Library board of trustees voted to end the city's recreation program at the library for about 40 pre-school children because of noise complaints. City officials are angry about the move and have set up temporary quarters until the matter is resolved.

James Farina, director of health and welfare, under whose authority the recreation program falls, said the pre-schoolers will be headquartered

at the Uptown Recreation Center at 13th Street and Willow Avenue until he gets to the bottom of the problem.

Councilman Thomas Kennedy, chairman of the health and welfare committee, said he's upset with the situation. He's calling for an investigation.

"We've had the program there for three years and never had any complaints," said Farina. See LIBRARY — Page 29.

5 trees planted for fire victims

By Thomas Rojas

On Oct. 24, a fire at 102 12th St., Hoboken, took the lives of 11 persons. Five of them — Jesus Rios, 13; Ruth Mercado, 13; Kenneth Mercado, 10; Walter Mercado 11, and Denise Mercado, 12 — were students at Wallace Elementary School on 11th Street.

Yesterday, in a ceremony attended by city and school officials and friends of the fire victims, five trees were planted in front of the Wallace School in memory of the children.

Ann Accotta, a remedial reading instructor at Wallace who taught three of the young fire victims, planned and organized the ceremony. The trees were donated by the city's Community Development Agency.

"We wanted to have a living memorial for these children," she said. "I taught three of the Mercado children and they were beautiful kids."

Ms. Accotta added that, in the future, a plaque will be placed on each tree, in honor of each of the fire victims.

City officials attending the ceremony included Mayor Steve Cappiello, Business Administrator Edwin Chius and Health and Welfare Director James Farina. Also present were students Charles Bender, 13, and Genoveve Mendez, 12.

Bender, an eighth grader, had known Jesus Rios for three years, while Ms. Mendez, a seventh grader, had been "good friends" with Denise Mercado for five years.

Lack of wheels threatens seniors' lunches

Twenty-five Weehawken senior citizens shut-ins are in danger of losing their daily hot lunches unless the township's senior citizen program can find a vehicle to transport the food from the distribution center in Hoboken to their homes, Alfred Johnson, program coordinator, said today.

According to Johnson, the program has been without the service of a van since September of last year when the vehicle it had had to be scrapped. Since then, he has been borrowing

whatever was available from whomever was willing to lend a car or van.

Most of the deliveries, according to Johnson, were made through the use of a van provided by the North Hudson Community Action Program. But federal spending cuts could affect the use of that vehicle.

To a large extent, Weehawken's senior citizen

See LUNCH — Page 38.

Lunch program threatened

Continued from Page 1

"We need some kind of vehicle and we need it soon or the lunch program for the shut-ins may have to come to an end," Johnson said. "I contacted just about every car dealer I could find and appealed to just about everyone I know for help but none has been forthcoming."

"We're not looking for something spectacular, just something that's mechanically sound and will allow us to continue bringing the lunches in."

Continued from Page 1.

"Now, all of a sudden the kids are making too much noise. It's unfair that we were never notified of the board's plan to vote on the issue. We would have made ourselves available."

Mary Gasper, president of the board of trustees, said her agency was never made aware by the city that the program was to start up again. She said the city

did not make a request to use the facilities this year.

"We've received complaints for the past two years from residents who use the library about the loud noise," Mrs. Gasper said. "The board of trustees felt that the library should be a library and not a recreation center. People using the library felt the noise was a distraction."

The city's recreation program for the pre-schoolers

was held at the Fifth Street and Park Avenue library twice a week, two hours each day, Farina said.

The program cost the taxpayers about \$800 a year, he said, and was under the supervision of Mary Ellen Gallo.

Meanwhile, a tentative meeting has been scheduled for Nov. 23 between the library president and city officials to try and resolve the problem, according to Mrs. Gasper.



Marchers Against Arson for Profit clog traffic on 14th Street in Hoboken Saturday. 11/16/81

400 march for Hoboken's poor

By ROY KAHN
Staff Writer

HOBOKEN—The fears and problems tied to being poor in this city were dramatized this weekend as more than 400 protesters marched against arson for profit and what they called "the war against the poor."

The peaceful demonstration began at noon on Saturday and, starting at 12th and Washington streets where 11 people died in a fire police said was set, wound its way through the more-impooverished sections of the city.

Along the route, banner-toting marchers chanted, "Stop the war against the poor," and "We demand rent control, stop the arson now," as they urged bystanders to join them.

By the time the marchers reached City Hall, their number had doubled, and the procession stretched for three blocks.

The demonstration had been sparked by the deaths of 19 persons last month in two tenement fires police believe were set.

But according to the organizers, opposition to arson was only one motive for Saturday's march.

At the rally which followed, it was clear the theme included a call for political change as well as an end to "arson for profit."

Organizers argued that there is a link between the city's vacancy decontrol law adopted July 15 and cases of tenant harassment.

The law permits owners to increase rents on vacated apartments by 25 percent, more than five times the increase allowed under the previous rent control law.

Tom Soto, a leader of the New Jersey All Peoples Congress, told the demonstrators at City Hall that there is a "war between the poor and the rich." He charged that Mayor Steve Cappelletto and the City Council are working with "the real estate companies and the banks" to force the poor out of the city.

Expressing a sentiment voiced by many other speakers, he added, "We have to get the mayor out, get the local government out, and replace them with people who answer our needs."

While march organizer Juan Garcia, executive director of Citizens United for New Action, contended the march was not political, many speakers directed their attacks at Cappelletto.

Garcia drew boos from the crowd when he read a 2-year-old newspaper clipping in which Cappelletto was quoted as saying the poor generate more rubbish than others, also charging that sanitary standards are not as strict in Puerto Rico as they are in the United States.

For the marchers and organizers, the demonstration was a successful end to two weeks of planning. It was the first time a coalition of tenant groups, not only from Hoboken but from other parts of New Jersey as well as New York, rallied to demonstrate their concern for the problems of Hoboken's poor. These problems include increasing rents and a dwindling supply of apartments for low-income residents.

"We have to do something, we can't let ourselves go down," said 15-year-old Diego Castellanos. "I think we can influence the City Council ... just watch."

But getting the message to the community could be a bit more difficult. For while the demonstrators were cheered on Willow and Jackson streets, they were met with a stony silence by the shoppers on Washington Street.

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Juan Garcia talks to marchers in front of Hoboken City Hall on Saturday. 11/16/81

Continued from Page 1

Many shoppers and storekeepers, all of whom refused to give their names, asked questions like, "I wonder how many of them are on welfare?" when asked what they thought of the march.

Sam Sabbagh, a Washington Street store owner, said he didn't believe arson for profit was an issue in the Hoboken fires.

"What profit?" he asked. "This whole street is losing money."

Cappelletto was at the rally when it started, but went into the closed City Hall shortly after it began, and did not return to the gathering.

In response to calls by Garcia that he come down and address the demonstration, a typewritten note was delivered by a police officer, indicating the mayor would meet with a committee following the rally.

Garcia read the note to the crowd but said he was not interested in meeting with the mayor in private.

Fire doesn't discriminate say anti-arson protesters

By ROY KAHN
Staff Writer

HOBOKEN—"Fire is not racist and fire will take anyone" is the line Juan Garcia uses when he talks about today's scheduled march against arson.

"We have a common problem that is affecting everyone — the issue is arson," said Garcia, who as head of Citizens United for New Action is one of the demonstration's organizers.

"All these years, the community has not responded because of fear. Now they are responding because of fear of arson."

But the entire community is not responding.

Two groups, the Hoboken Board of Realtors and the League of Hoboken Homeowners, an association of owners, say they do not expect to attend.

According to organizers of the march, those groups specifically were not invited.

"The interests of landlords and tenants are basically opposite," said Tom Soto, a member of New Jersey All Peoples Congress.

He described the march as a demonstration "against arson for profit."

"We are charging the mayor and City Council with (giving owners) the incentive to evict poor people. We are not going to leave the city without a struggle," he declared.

Neither Ray Fiore, a realtor and president of the board of realtors, nor Hugh Hothorn, a leader in the League of Hoboken Homeowners, see a connection between what are believed to be arson fires and the city's vacancy decontrol law.

Tenant leaders claim that vacancy decontrol, which permits owners to raise rents on vacated apartments by 25 percent, has provided landlords with an incentive to force poor tenants out. Harassment and fire, they claim are landlord tools.

"I cannot believe the cause of those fires was directly related to Hoboken's renaissance," Fiore said.

But the realtors are on the verge of taking a more vocal position on building code enforcement, he said.

Fiore agrees that there are numerous buildings in the city — "though not in areas where there is a high demand for rentals" — which have been neglected by landlords.

He said the board is in the process of deciding "what direction we can take," promising it would involve getting better code enforcement in the city.

"Landlords who do not comply should be brought to court immediately," he said. "I don't know exactly what avenues are available to us. But if we felt that the intervention of the Board of Realtors would assist in eliminating substandard housing in the city, we would get involved."

Hothorn, who is viewed by some tenant leaders as part of the problem of gentrification in the city, said he believed "some of the leaders of tenant groups are attempting to use the fires in order to manipulate their followers. They are attempting to connect the fires with the vacancy decontrol issue."

He said there is no evidence to connect the two and claimed landlords were being unfairly lumped together as "unfeeling ... and irresponsible."

"Our group is not trying to defend the slumlord. We are as anti-slumlord as the best tenant group," he said.

Merchants organizing to boost Hoboken

Hoboken merchants are trying to get their act together to increase their business.

A new membership drive has been started by the Hoboken Retail Bureau, which has been relatively inactive over the last few years, to sign up as many Hoboken businesses as possible.

"Many of the people in Hoboken don't know

about the variety the shopping area in Hoboken offers," said Sam Latito, the president of the bureau. "We want to get all the stores in Hoboken to join our association and then launch a mass advertising campaign."

See HOBOKEN — Page 10.

System enters computer age

By Peter LaVilla

The Hoboken school system is entering a new era — the age of computers.

One large computer in the Board of Education building is being used to compile a complete listing of records of nearly 6,000 pupils.

It also is being used to schedule high school classes, which work had been done by an outside computer firm, and for personnel records.

A second computer, donated to the high school by the Marshall Warehouse Trucking Co. of Teterboro, is being used daily at the school where a course in computer technology has become a part of the mathematics department.

"This will be remembered as the year of the big change in the Hoboken public school system," said George Maier, superintendent of schools, noting that computers are being used in a popular and expanded school course and in the board's operation.

"With two large computers in operation daily, and many small units used for training, our school district has entered the world of computer technology," he added.

John Sepp is the supervisor of planning and research of the program.

According to Maier, a terminal linking the business office with the computer is now handling records concerning vendors and purchasing in addition to other business transactions.

Eventually, the entire school budget and other fiscal information will be fed into the computers, making the figures available instantly when they are needed, he said.

School report cards and daily absence reports all will find a place in the machines, he noted.

Joseph Buda, high school principal, said the computer course is one of the most popular



Hoboken school personnel using the new computers are Joan Nisler, computer clerk; in the rear, John Sepp, supervisor of research, planning and evaluation, and Rosemarie Algier.

among students and plans to double the number of periods next year to eight are being formulated.

"Next year we hope to set up an office simulation program acquainting students with the exact conditions they will be working with in the world of business," said Buda. "This project is expected to be carried out through a \$15,000 federal grant."

Also in the future are plans to link the high school computer with the one at the administration building, Maier said. This, he adds, will give students a chance to train on mini, intermediate and large types of processing equipment.

Hoboken sewers are viewed on TV

By Thomas Rojas

Ordinarily, television cameras are trained on actors, politicians, and sports personalities.

But yesterday, TV cameras were focused on a most unusual subject: the Hoboken sewer system.

Jet Action Ferret P.C.P. Inc., a sewer pipe-cleaning firm in Morris Plains, planted cameras underneath Willow Avenue and Washington and Jackson streets yesterday, as part of a project to demonstrate sewer-cleaning equipment to city officials.

"First, the company will run a camera through our sewer mains and show us what the pipes look like before cleaning," explained Hoboken Public Works Director William Van Wie. "Then, they will clean the mains and show us what the clean pipes look like. After that, we'll decide whether to buy, lease or rent their equipment."

Yesterday, Jet Action Ferret ran their cameras through sewer pipes on Fourth to Fifth streets and Seventh and Eighth streets on Willow Avenue, between 11th and 12th Streets on Washington Street, and from Sixth to Seventh streets on Jackson Street. Today the pipes will be cleaned, at no cost to the city.

According to Jack Clifford, president of Jet Action, the cameras are planted on sleds and pulled by cable through the sewer pipes,

with television screens recording the results.

"The cameras detect what the problems are — sludge buildup, bad connections, water leaks or whatever," he said. "Then, we'll clean the pipes with our new machines, which can clean about 500 feet of pipe in less than an hour."

"This is a maintenance problem that has been ignored for too long," said Mayor Steve Cappelletto. "Often, blocked-up sewers become havens for rats. If we like the results of this demonstration, we'll have to give serious consideration to purchasing some of their equipment."

Van Wie added that he has not yet discussed the cost of the sewer-cleaning equipment with Jet Ferret representatives.

Health and Welfare Director James Farina agreed with the Mayor that the equipment "can be helpful in detecting rats and determining other problems."

Congressional panel gives OK for return of piers to Hoboken

A Congressional subcommittee has granted preliminary approval for the return of three federally-owned piers in Hoboken to city control. Final approval by the full Senate and House of Representatives is also expected.

Rep. Frank J. Guarini, who sponsored the transfer legislation, called the early approval, "a giant step forward."

Mayor Steve Cappelletto said, "The acquisition of piers A, B, and C are an important part of Hoboken's renaissance."

According to Guarini, the legislation, which has the approval of the Port Authority as well as the city, will allow transfer of the ownership of the piers to Hoboken for a price slightly less than market value.

No monetary value was placed on the property, however.

See FEDS — Page 33.

Feds set to return piers to Hoboken

Continued from Page 1

"The ownership of the piers by Hoboken is mandatory in order to break the 50-year lease signed in 1952 which allowed them to be used by the Port Authority only as a maritime terminal," said Guarini.

The piers were used heavily during World War I for troop movements and again during World War II for shipping purposes.

"The possible uses of the piers are mind-boggling," Guarini and Cappelletto said. "Potential uses include a marina, exposition hall, shopping areas, highrise condominiums, cultural and art facilities and office space."

The Port Authority, which had been leasing the piers from the federal government, announced last Monday that it was moving some of its offices from the New York World Trade Center to Pier A in Hoboken.

Guarini said, "While the Port Authority's moving its facilities to Hoboken is of a temporary nature, I believe it will serve businessmen with an excellent example on the use of facilities on the Jersey side of the Hudson River."

He continued, "The vote of the full Merchant Marine House Subcommittee is expected the first week in December and favorable consideration is expected in the House and the United States Senate."

Hoboken

Continued from Page 1.

Latito said the campaign would use both local newspapers and cable television and said he is working with Michael Norris, director of sales for Community Video Productions to develop the ad campaign.

To kick off the membership drive Hoboken merchants are wearing red buttons saying "Hoboken Flying High in the 1980's."

"We have to all stick together to make Hoboken the place to shop," said Latito.

A towering monument to indoor plumbing

By BRUCE ALPERT
Staff Writer

HOBOKEN—It may be the world's tallest outhouse. But at least it has an elevator.

A slender green 11-story tower rises on the Hudson River shore of the Stevens Institute of Technology, standing framed between the needle of the Empire State Building and the twin towers of the World Trade Center.

Each floor of the steel-sided Plumbing Systems Research Tower, known among students as "Big John," hosts two toilets, two bathtubs and two washbasins, brought from round the world to be tested for durability and efficiency.

Remote controls on the first floor fill and empty every fixture. A jab of a ruby-red button on the first floor and all of the toilets flush at once by remote control, or just one of them. Water cascades with each flush down clear plastic drainpipes. A needle jags a red line down a rolling paper chart, and man comes one step closer to the ideal water closet.

The Building Technology Research Division of the Davidson Laboratory at Stevens has been studying toilets since 1972, when the tower received funds from the federal Department of Housing and Urban Development and American Standard, Inc., the manufacturer whose ubiquitous trademark "Standard" can be found on bathroom fixtures across the country. Thomas P. Konen, head of the Building Technology Division, sat in his library Friday, and told why the improvement of plumbing, if not as sublime an engineering feat as the launch of a space shuttle, meant millions of dollars in savings on housing costs for the nation.

"Our designs can help remove 10 to 15 percent of the plumbing costs in putting up multi-family housing," Konen, a man with chiseled features who accented his sentences with jabs of his eyeglasses, said in a mild voice. "And plumbing makes up 1 percent of all building costs, so savings alone would allow plumbing costs to keep up with inflation."

Konen, who came to Stevens in 1972 from American Standard, said that while the original purpose of his research was to reduce building costs, recent attention has focused on water conservation, as fresh water has become scarce in Western states and as the Northeast has just gasped through a recent drought.

The average household flushes 40 percent of the water it uses daily down the toilet, adding up to 1.5 million gallons in a day, Konen noted. At 2.5 gallons a flush, that adds up to 100 gallons a day for a family of four. His lab has tested and approved a unit that only uses two quarts per flush.

With a sober, self-deprecating manner, Konen said that his laboratory was also testing a shower head that mixed water and air in a spray that used 78 percent less water than most shower heads now used. "Home hot water use burns up most of the energy used in the country, including autos," he said.

Both the shower head and the two-quart flush toilet will be used in a residence hall that Stevens is building so that students can continue their testing both in and out of the laboratory.

Testing of toilets is also pursued in a laboratory at the foot of the plumbing tower. The lab is beyond two enormous mobile homes, surrounded by flower beds, and a pair of green camouflaged personnel carriers, remnants of earlier testing projects.

Conrad Sedlak, a stocky research engineer who has been working for 40 years at Stevens, served as a guide around a long room where three engineers took readings in front of a line of toilets ranged down a 3-foot pedestal, like sculptures in a museum. One of the engineers wrestled a Microphone model, the 12 gallon per flush model, onto a metal stand to test its flushing capability. This model will go in the new Stevens dorm.

The first model along the wall was a Japanese model called the Nippon Pearl. "It only uses a cupful of water per flush," Sedlak said, pointing to a squat fixture that looked like a more than normal toilet. "A stream of detergent foam flows down the side and carries away the waste. The foam comes in several different scents and smells."

Also represented were Italy and Scandinavia, with designer-toilets in green and yellow with water tanks that swelled armchair-like behind the user. Ted DeMaio, a young engineer with dark hair and

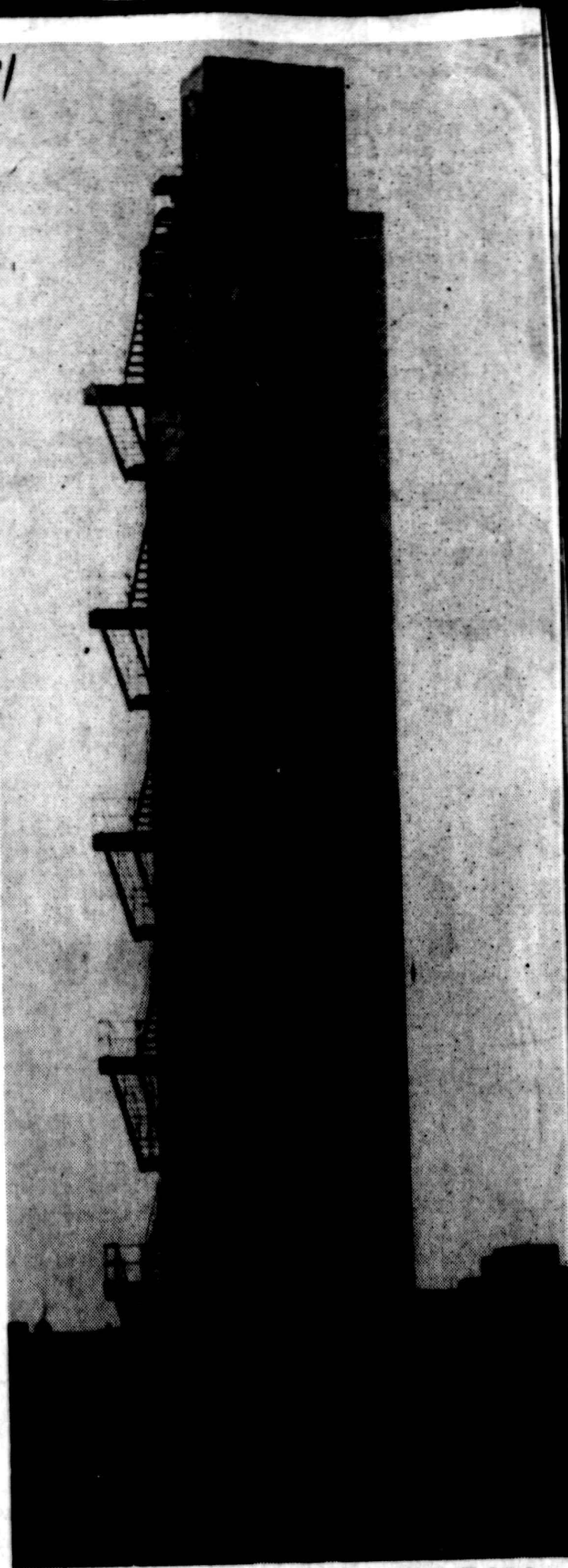


Photo by Bill Beyer

THE 11-STORY plumbing systems testing facility operated by Stevens Institute of Technology.

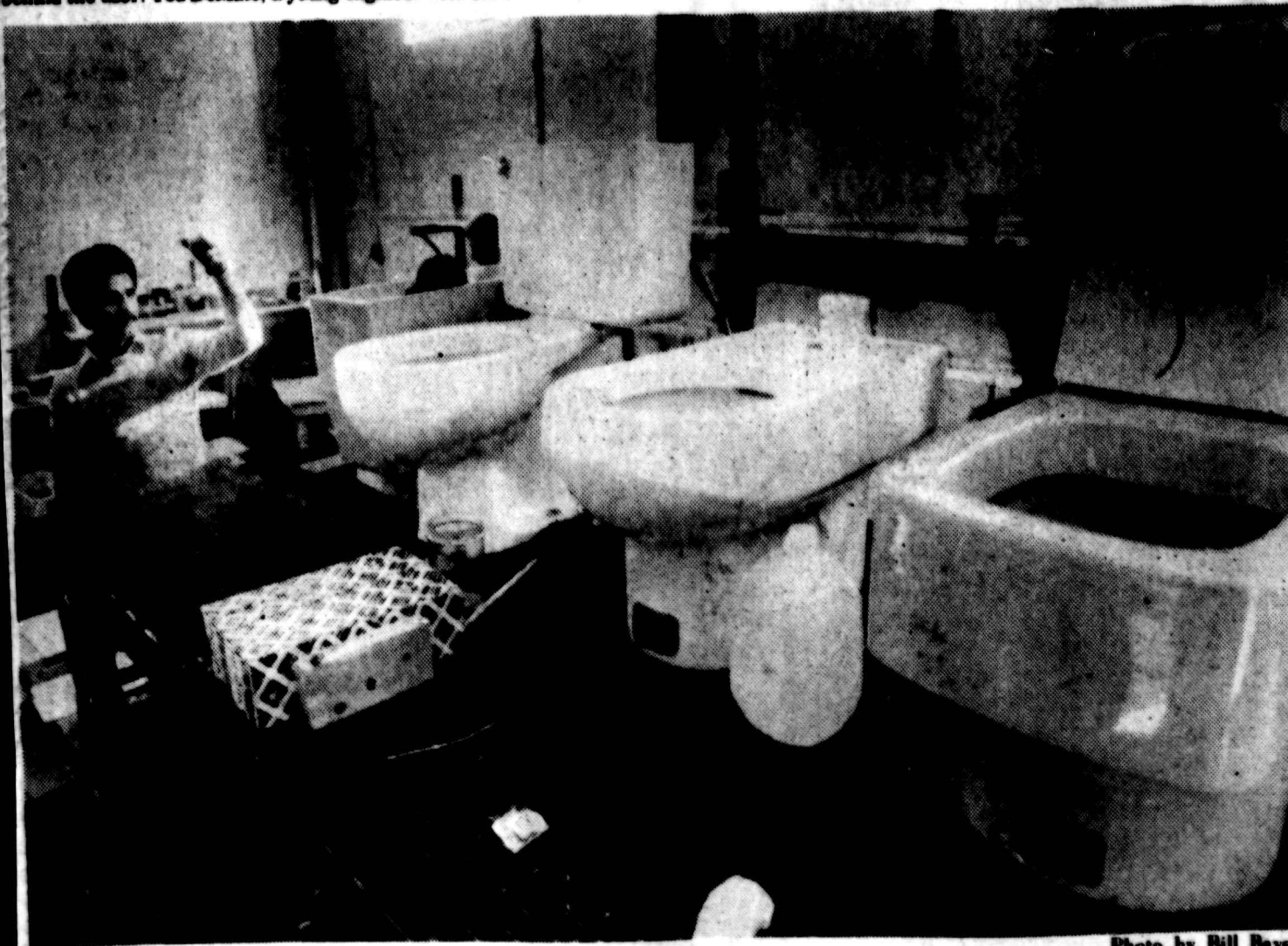
mustache, dumped a shovelfull of marble-sized white plastic balls into one of the Italian models, a "Ceramica Dolomite."

When he flushed, electric red digits on a nearby meter raced up to a reading of 3.46 gallons as the water whooshed into a stainless steel tank below. DeMaio counted the balls. Ninety-eight had come through. The lab performs other tests of flushing efficiency with chips of plastic and sausage-shaped plastic tubes.

Outside, Sedlak led a group of people up the plumbing tower. A cluster of six Japanese toilets stood waiting for testing on the cold steel floor of level five. A confusion of hoses twisted around the fixtures, and electric solenoid switches hooked the white ceramic fixtures to remote controls below.

"Companies send fixtures here to see how they perform in high-rise buildings," he said from the top floor fire escape. "We have a lot of foreign visitors here. They love the view."

"And if you look down between those two chimneys you can see the Statue of Liberty," opening the door of the ceramic fixture-crowded floor engineer pointed over the glistening waters of New York Harbor.



Engineer Ted DeMaio works with toilets in a room at the base of the tower.

Photo by Bill Beyer

Smoke alarms: City on its own

By ROY KAHN
Staff Writer

HOBOKEN—The state attorney general's office has apparently bowed out of the smoke detector ordinance controversy here.

In a letter to Councilman Robert Ranieri, Assistant Attorney General Jonathan Williams wrote that he was "precluded from offering legal advice or legal opinions" to the city and suggested that the councilman seek assistance from the city corporation counsel.

Ranieri had written to Williams requesting a second legal opinion on whether the city could be held liable for damages if it passes a local smoke detector ordinance.

The state Tort Claims Act is supposed to protect the state and municipalities from suits stemming from faulty or negligent inspections. But Hoboken currently is being sued by the families of victims of a fire two years ago who charged that building code violations contributed to the deaths.

City attorneys have called on the council not to pass the ordinance while the liability question is unresolved. But Ranieri has said the improved enforcement of a local ordinance would facilitate a more important than unresolved legal issues.

The City Council has so far sided with the law department and Mayor Steve Cappiello. Last week, the

members voted the local ordinance down in a 7-1 vote.

Meanwhile, investigators working on the most recent fatal fire in the city are convinced the blaze that destroyed the top floor of the American Hotel at 78 River Road Saturday night was an arson.

There was some question about the nature of the blaze yesterday, as officials were not sure whether the fire had actually started in three locations, or if the alarm had been delayed.

State police investigators were called in yesterday to check the scene, particularly the electrical system. But yesterday afternoon, Detective Capt. Patrick Donatacci said he believed the fire was an arson.

Investigators said the fire appeared to have started in two separate hallways and there was a mattress fire in a vacant bedroom on the third floor.

Donatacci said it had not been determined whether the mattress fire caused the fire.

The room had been assigned to the family of Roman and Cecilia Carobello, who were displaced from their apartment at 67 Park Ave. by a fire last month.

The American Hotel fire is the second suspected case of arson in two months to hit a building which was about to be sold.

Last month, an apartment building on 12th Street burned, killing 11 people. The owner of that building, Olga Ramos, was supposed to transfer the title on her building the following day.

Hoboken cracking down on garbage in the streets

By Peter LaVilla

Garbage is being dumped on Hoboken streets not only by local residents but by out-of-towners and Mayor Steve Cappiello and William Van Wie, director of public works, want it stopped.

According to Van Wie, who makes daily inspection tours of the city, he's noticed a lot of garbage on the streets and some of the markings indicate that the refuse belongs to other communities.

"We not only have problems with the local people dumping on our streets, we have out-of-towners dumping on Hoboken, and that's got to stop," said Van Wie.

Cappiello echoed Van Wie's statement, and added, "If we catch anyone dumping garbage in our city I'm going to ask the courts to impose the maximum fine under our ordinance."

The maximum penalty is \$500, but no one can remember if a fine of that nature ever has

been imposed.

Van Wie said he has instructed his inspectors to be on the alert for illegal dumpers. He also called on the public to report any cases of dumping to his department or to the police.

"All they have to do is take down the license plate number of the vehicle and let us know what he or she saw," said Van Wie. "We'll do the rest."

He said the city will issue a summons to the violators and haul them into court. Most of the illegal dumping, he noted, has taken place on the city's west side and uptown areas.

"Illegal dumping on city streets is no laughing matter because it costs taxpayers money every time we have to clean it up," said Van Wie. "We waste an awful lot of time and money in manpower and equipment. My men could be doing their regular chores if they didn't have to pick up garbage strewn on city streets."

Protesters demand Hoboken open up rehab housing

The Hispanic group in Hoboken that is pushing for a federal investigation of two recent fires, which claimed the lives of 13 persons, and improved housing conditions will present a list of three demands to Mayor Steve Cappiello when they meet publicly at 4 p.m. Saturday in City Hall.

These demands are:
• Priority housing for the fire victims. The group is suggesting the use of the 180 units recently renovated opposite the Shop Rite on Washington Street.

• Immediate suspension of the rent vacancy decontrol ordinance.

• Passage of the smoke detector ordinance. "We have 4,370 signatures supporting the demand for a federal investigation," said the legal council for the group, Ramon Irrizary, of Newark. "We will continue picking up signatures until Nov. 30 and on Dec. 2, we will turn them into the mayor and the city council."

Irrizary said he will be going to see the state attorney general after turning in the petition to give him a copy.

See HISPANICS — Page 22.

March will demand U.S. probe of fires

By Thomas Rojas

A coalition of Hoboken Hispanic organizations will hold a protest march on Saturday to call for a full federal investigation into two suspicious fires that claimed the lives of 13 city residents last month.

A group calling itself AMOR (Anna Mercado Organization of Renters), named after one of the victims of the fire that occurred at 102 12th St. on Oct. 24, has scheduled a press conference for 10 a.m. today on the steps of City Hall to discuss plans for the Saturday demonstration, which is expected to begin at noon.

"We are going to meet at the site of the last fire on 12th Street, march through all of the poorer sections of the city, then demonstrate at City Hall," said Juan Garcia, a spokesman for CUNA (Citizens United for New Action), one of the group organizing the demonstration. "We want a federal investigation into these fires. Fire has taken the lives of 41 Hoboken residents since 1978."

Arson is suspected in the two recent Hoboken fires, which occurred at 1327 Willow Ave. and at 102 12th St. in a two-week period.

The city's investigation into the two fires is being headed by Police Capt. Patrick Donatacci, chief of the detective bureau, who said that his unit is investigating several leads.

"So far, the leads have been coming up empty," he said. "Everytime we get a lead, we hit a brick wall. But we're going to continue to investigate the fires until we come up with something."

Donatacci said that there is no need for a federal investigation into the fires, adding that "we are second to none in arson investigation."

According to Garcia, AMOR is also demanding a stronger municipal smoke detection law, and attacking city officials for passing a vacancy decontrol law that "encourages landlords to get rid of tenants through whatever means possible."

Mayor Steve Cappiello and Councilman Robert Ranieri have both said that they see no connection between vacancy decontrol and the two fires.

Pre-School program must move again

By Raul Vicente Jr.

The Hoboken Pre-School program must move again, this time to the Rue School, and still on a temporary basis, according to Mary Ellen Gallo, project coordinator.

The program was forced to move from the public library to the Uptown Recreation Center early this week after the library trustees claimed the children made too much noise and disturbed library patrons.

Inadequate rest room facilities for the children have prompted the coordinator to request the second move. "The children must be accompanied to the bathroom because the facilities are on the floor below the activity area," said Ms. Gallo. "The inconvenience to the other

toddlers is not conducive to the daily routine.

Ms. Gallo expressed great concern over the additional move because of the drop in participation caused by the first move.

"We have lost over 70 percent of our children already, and I fear we won't have any children left by the time we either get back to the library or find a suitable site," said Ms. Gallo.

She said she was optimistic because the mayor had publicly supported the school and she hoped Monday's meeting with the library board would be the end of the problem.

Controversy over noise complaints is the reason for the expulsion of the program, she said. The program has one full-time and one part-time employee and 40 children, and yet only costs about \$800 a year, said Ms. Gallo.

Hispanics to present demands to Cappiello

Continued from Page 22

"There is an epidemic of evictions in Hoboken," said Irrizary. He had no figures to support his statement, however.

Irrizary said evictions have tripled in the last two months, and that CUNA has been trying to handle the displaced tenants.

Thomas Soto, one of the group's participants, referred to a recent newspaper article which said that at least 10,000 people had been displaced in Hoboken in the last four years.

Gladys Garcia, one of the displaced fire victims, was at a mediate and real commitment press conference yesterday. She complained that her family was divided among relatives and

friends. She had been to city hall for help, but she was told she would be called as soon as an apartment was made available, she said.

She said that 10 families were displaced with her but she did not know their status.

Meanwhile, Irrizary said he would ask the mayor to vigorously support and lobby for the referendum to repeal the vacancy decontrol law, which would then have to be voted on by the public.

"All we want is an immediate and real commitment from the mayor regarding what we consider to be an emergency situation," said Irrizary.

Hoboken hotel blaze kills 2

60 homeless, 16 hurt in fire

By LENA H. SUN
Staff Writer 11/23/81

HOBOKEN—A general alarm fire gutted the top three floors of the American Hotel here Saturday night, killing two persons, injuring 16 others, and leaving 60 homeless, police said.

The two who died in the blaze were identified as Walter Mitchell, 51, and Howard Warshaver, 52. Both men apparently died from smoke inhalation, police said. They lived on the top floor of the five-story brick building, which is across the street from the Hoboken PATH station on River Street.

All the injured, including two firefighters and two children, were treated at St. Mary Hospital here. With the exception of the two firefighters — James Azaceta and John Smith — and another unidentified male, all were released, a hospital spokeswoman said.

Azaceta and Smith are in good condition in the special care unit. The unidentified man was waiting for a bus at the time of the fire, was overcome by smoke and suffered an asthma attack. He is in stable condition in the hospital's intensive care unit, the spokeswoman said.

Early yesterday evening, four people were still unaccounted for, according to Joe Lecowitch, director of the Hudson County chapter of the American Red Cross, who said, "We're convinced at this point that they are not in the building and that they are alive — out working or with relatives."

The occupants of the hotel were given temporary

shelter at the Holiday Inn Motel on Tonnele Avenue in North Bergen, Lecowitch said.

The cause of the blaze at 78 River St., which broke out at 11:34 p.m., is still undetermined, and is under investigation, fire officials said. It apparently started in a mattress on the third floor bedroom, and then spread to the fourth and fifth floors, according to Police Capt. Patrick Donatacci. Members of the Union City and Jersey City fire departments assisted in putting out the blaze which took two hours to get under control.

Donatacci said the building's smoke detectors and fire alarms worked, and that the fire department had been notified of the blaze by an alarm.

Most of the occupants of the hotel, clothed only in pajamas and nightgowns, were safely rescued from the fire escapes on the east side of the building, but Mitchell and Warshaver, apparently overcome by smoke, were not able to reach safety in time. They were found in their rooms by the fire escapes, one firefighter reported.

The owner of the building, Walter Bush, said Mitchell had lived in the hotel for the past four weeks and Warshaver had lived there for close to one and a half years.

The fire at the American Hotel is the third major fire in two months to hit this community and housed several victims of the previous fires.

See FIRE, Page 21



Photo by Chuck Zaeller

A Hoboken firefighter removes loose facing from the American Hotel after yesterday's fatal fire.

FIRE

Continued from Page 1

As he watched firefighters sift through the rubble in the mid-morning chill, one of the community organizers here, Tom Soto, said he believed that the hotel fire was part of a move to "kick out the poor."

"Although the police have not indicated yet what the cause of the fire is, this hotel housed elderly and low-income people and some fire victims, and because it's right across from the train station, this piece of real estate is of tremendous value," Soto said.

A leader of the New Jersey All Peoples Congress, Soto and others organized a march last weekend where more than 400 protesters rallied against arson for profit and what they called "the war against the poor" after 13 people died last month in two tenement blazes police believe were set.

Saturday night's blaze brings the fire death toll to 15 for this year, and 43 since March 1978.

Sister Norberta of Por La Gente has called on the clergy of the city to hold a prayer vigil tomorrow at 8:30 p.m. at the site of the fire.

Most of the residents in the 74-room hotel were asleep at the time of the blaze.

Arelia Carballo, a victim of the 67 Park Ave. tenement fire on Columbus Day, said she and her husband were sleeping when the ring of the fire alarm awoke her husband. Both escaped without injury. But the tenants on the top floor, where the two men were found dead, were not as lucky.

Evelyn Acosta, 21, said three of her four children and her 43-year-old mother, Lydia Rivera, did not hear any alarm and only managed to get out of the

burning building with the help of a neighbor next door.

Acosta was not in the building at the time of the fire but recounted her mother's story.

"My mother heard a noise in the hallway about 11:30 p.m. When she opened the door, the hallway was filled with smoke and the stairway was full of flames coming from the top of the fourth floor," she said.

"There was a man sleeping in the next room, and when my mother started screaming, he woke up and helped them out. He got cut over his feet."

Rivera received burns on her left arm and back, and was released from the hospital.

Also injured in the fire were: Walter Byssowski, 81, Timothy Smith, 21, Peter Lyden, 6 months, and Michael Mastrangelo, 69, all treated for smoke inhalation; Peter Herlichy, 41, for an injured right foot; Luis Mahias, 5, for lacerations to his right foot; and George Sexton, 57, for contusions of the forehead.

Acosta said the owner of the building, Bush, had told her and other tenants to move out because he had sold the building.

Yesterday, bundled up in galoshes, coat and hat, Bush confirmed the sale. He said he had received a down payment for the building, but declined to identify the buyer.

When asked if the sale price of the brick building was \$625,000, Bush said, "That sounds about right."

According to Bush, the residents in the building came from mixed racial backgrounds, and about 40 percent of them were retired.

Hoboken cultural program seeks aid

By Peter LaVilla

The Hoboken Cultural Council, which is planning a three-month citywide cultural event in April, is seeking \$200,000 and a lot of volunteers.

Laurie Fabiano, director of the council, said the success of the event will depend largely on funds and people helping to make it work.

The celebration will include activities such as performances of dance, theater and music, exhibitions of all the visual arts, demonstration of ethnic skills and crafts, film and video productions, lecture discussions and workshops, walking tours of historic areas and businesses, and presentations within the public school system, Ms. Fabiano said.

Funds are needed to put all the programs together and help renovate the council's new headquarters at the bulkhead building at Pier A, which the Port Authority just donated for use to the group, she noted.

According to the director,

Mayor Steve Cappiello, the city's recreation department, Community Development Agency, have given their support to the cultural event.

She said the city also donated some office furniture and supplies to assist the council, and local merchants have been very cooperative.

The council is planning an open house for the community at 11 a.m. next Saturday at the Pier A office. According to Ms. Fabiano, to open house is to get the public acquainted with their plans and hopefully get some volunteers added to the growing list.

"We started this concept of a citywide cultural event some 18 months with only 10 people," she said. "Today, we have 150 volunteers helping us."

The Hoboken Celebration '82, as it is called, needs helpers in these areas: public relations, publicity and graphics, locations, fund raising, research and documentation clerical and translation, food, education and technical.

Coordinators for the multi events are also being sort, she added.

A two-day festival to be held on June 19 and 20 will take place on the Hoboken waterfront and is being billed as a large exhibit with continuous performances of dance, music and theater, Ms. Fabiano said.

Alcoholic clinic gets approval in Hoboken

The Hoboken Board of Adjustment unanimously voted in favor of a variance that paves the way for the construction of a 50-bed alcoholic recovery clinic that would service the entire county.

Frank Camerone, chairman of the board of adjustment, said

the application by Joseph Pini, president of the Hudson Realty Corp., to build the center at 1405-07 Clinton St., was approved.

The clinic is expected to be in operation by next summer, according to Pini. He said his proposal has the approval of the state Department of Health.

Pini said the program is to counsel Hudson residents who will be referred to clinic from local hospitals, labor unions and industry.

The clinic will be staffed by professional and qualified medical personnel in a staff of up to 60 people, Pini said.

Their hearts 'cry out in grief, anger'

By James Kopchains
and Peter LaVilla

At the end they all held hands.

About 60 persons stood in front of the burned-out American Hotel in Hoboken last night, each praying and holding one another for support in the icy night wind.

As they stood in their vigil, each person said his or her own prayer for the two men who died in the blaze Saturday night and his or her own response to the three arson fires that have killed 16 people in little more than a month in the city.

While they prayed, investigators from the city police and fire departments, the county prosecutor's office and the State Police continued to piece together what information they could about the fire.

The investigators are scheduled to meet today to pool these clues and put together what actually caused the fire at the landmark hotel.

At the vigil, no one seemed too concerned with whom or what caused the fire. Rather, their thoughts were for the victims and how to prevent any more fatal fires in the future.

Community leaders told the crowd to attend a special meeting Monday at 7 p.m. in which plans for a protest at Wednesday's city council meeting will be discussed.

According to Thomas Soto, one of the meetint's organizers, various tenant groups are planning to confront the city council about its failure to enact a local smoke detector ordinance, which would more strictly enforce the installation of detectors.

The meeting will be held at the St. Francis Church parish hall at 311 Jefferson St.

Leading the vigil last night were several of city's most prominent clergymen. Each addressed the crowd with their prayers and meditations on the loss of life in the fire.

"Our hearts cry out in grief and in anger," Rev. Paul Hagedorn, pastor of St. Matthew's Trinity Lutheran Church, said. "We pray for those families that have again been hurt by a loss."

"We pray that the people of this city might be made angry with indignation by these events. We pray for justice."

Deacon Alberto Romero of St. Peter and Paul Church called

the fires not just the problems of Hispanics in the city. "They affect all the people," he said, then read off the names of non-Hispanics who have died or been injured in the fires.

The Rev. William Beatty of Mount Olive Baptist Church quoted passages from Paul's Epistles and the Psalms for the victims, identified as Howard Warshaver and Walter Mitchell.

Other speakers include the Rev. George Ligos of St. Peter and Paul and Rev. Triffie Felske of St. John's Lutheran Church.

Among the persons present, several said they feared that their houses may be next in line for arson. One father, Hector Vasquez, said he was especially worried since he had learned his house was to be sold to be converted to a condominium.

To Vasquez, this could mean that a fire could be set in order to force the tenants out.

"I and my family live on the top floor," he said. "We'd be in the greatest danger should a fire break out."

Regarding the meeting today, Hoboken Police Chief George W. Crimmins described it as a "meeting of the minds, to help determine what our in-



The Rev. William Beatty, at right, pastor of Mount Olive Baptist Church, leads the crowd in prayer at last night's vigil held in front of the burned-out American Hotel in Hoboken.

vestigations proved and make a clear decision on where we are and what the next steps will be."

According to Crimmins, there have been conflicting reports that there were several fires in progress, and in several different areas of the hotel when

firefighters responded.

Preliminary reports have indicated that the fire was set to a mattress in a vacant apartment on the fourth floor, and that arson is suspected.

Just before last night's vigil ended, Sister Norberta, one of the

leaders, asked that their final prayer be a "symbol" to strengthen their determination to stop the arsons in the city.

The crowd then sang, their voices softly filling the circle they had formed.

Hoboken health officer endorses heating shelter proposal

By ROY KAHN
Staff Writer 11/19/81

HOBOKEN—A proposal that the city establish an emergency shelter to house homeless residents in the winter has drawn enthusiastic support from the city's health officer and skepticism from Community Development Agency Director Fred Bado.

The recommendation for the shelter was delivered to the City Council on Monday by Leo Genese, chairman of the CDA's community advisory committee.

"There are people living in substandard housing in this city who are without heat," he said. "And when they don't have any alternative for keeping their children warm, they use

devices like kerosene heaters, ovens ... every kind of heating device known to man, both safe and unsafe."

He observed that dangerous heating devices may result in fatal tenement fires. "We get them every year," he said.

City Health Officer Patricia Mitten said yesterday the need for the shelter is quite clear. Last winter, she said, her office received 1,400 complaints of heatless apartments and almost half of them could not be resolved with a simple phone call.

Mitten said she would like to see the city become involved in a state-sanctioned program of getting oil to heatless buildings when the landlord cannot be reached. Her hope for such involvement last year was scotched when the council decided it "didn't want to get involved in the oil business."

she said. "As a second choice, they ought to set up some kind of shelter," she asserted.

Although she had not pushed previously for such a shelter, Mitten insisted that it fell within her jurisdiction.

The City Council has not discussed the idea, and Mayor Steve Cappiello and some council members are currently in Atlantic City attending the state League of Municipalities' annual convention. Bado, who has promised to "look into the suggestion," said yesterday he isn't sure there is really a need for it.

"I don't know how many people might need it. I have no way to guess," he said. "We might get 20 people, we might get 200. They did something like this in New York City last

year and it didn't work to its capability."

The advisory committee proposal would utilize the gymnasium in the city's Multi-Service Center as the shelter.

A few years ago, Bado said the City Council and his office toyed with the idea of setting up a permanent living shelter for fire victims.

The plan, which was ultimately deemed too expensive and branded "impractical," involved constructing a facility with either apartments or sleeping quarters and a common kitchen.

"The problem was there was a need for the place when there was a fire, but the rest of the time it would be empty," he said. "It was beyond the means of the City of Hoboken. To work, it had to be a regional thing."

\$180,000 tax refund poses Hoboken woe

Continued from Page 1
taxes, according to a city source. The county tax board has already ordered the city to complete a total reevaluation of its property.

Following the meeting the council met in a closed executive session to consider ways and possible alternatives in going about this reevaluation.

To Cappiello, the Bethlehem decision will mean that some methods of cost-cutting will have to be applied to meet the amount needed for the refund.

Concerning the tabled introduction of the smoke detector ordinance, the council voted to do that after a letter from the city's legal department advised it to hold off on any action on the measure until a decision is rendered in Superior Court regarding the city and state's liability concerning the installation and inspection of the detectors.

However, when questioned last night by Councilman Robert Ranieri, who moved the ordinance for its first reading, city attorney Lawrence Florio said it would have been proper to introduce the ordinance.

Despite this, Councilman Thomas Kennedy made a motion that the ordinance's introduction be tabled until the next meeting so that he and other council members could review it. The council then voted to table, with only Ranieri voting "no."

According to Florio, a suit has been brought against the city and state by the families of 21 victims of a fire in 1979 on Clinton Street which charges negligence in the enforcement of fire violations at the building. The suit is before Superior Court Judge Thomas S. O'Brien, Florio said.

Meanwhile, the ordinances on the police and fire superiors were tabled after the council

members listened to calls from leaders of police and fire unions to delay its passage. About 50 police and firemen attended the meeting.

The police ordinance would set limits on the number of superiors to 33 in command of 104 patrolmen. The fire department would be set at 34 superiors in command of 96 firefighters.

The present ratio in the police department is about 46 superiors to 78 patrolmen and, in the fire department, it is 40 officers in charge of 96 firefighters.

"This is ridiculous," Council President Walter Cramer said, "the city needs foot patrolmen." The departments would reach the desired number of superiors by attrition, according to Councilwoman Helen Macri, head of the council's public safety committee. By reaching this limit, she said, the council could save \$300,000 in salaries.

However, Thomas Meehan, president of the city's Policemen's Benevolent Association, charged that the ordinances would destroy the morale of the department.

"You will be closing off the doors of advancement for many of the men for at least the next 10 years," Meehan said. He and other police and firemen speaking last night demanded that they have some input into the number of officers to which the departments will be limited.

Cramer said the tabled ordinances would now be sent back to the public safety committee for further review. Mrs. Macri said she would have to first discuss the matter of allowing the unions to take part in setting the superior limits with the other committee members before deciding on the matter.

Despite bandit's bullet in neck, Hoboken cop still works every day



Hoboken Patrolman Vincent Pasculli, right, who was shot in the face 10 years ago and remains on the job as the police department's jailer and court officer, chats with Vincent Buflis, a maintenance worker at the jail.

By Raul Vicente Jr.

Ten years ago Hoboken Patrolman Vincent Pasculli off duty was shot in the face when he tried to stop a liquor store hold up.

The bullet is still lodged between his neck and spinal column, yet he's still on the job. The bullet passed through his face one inch below his left eye and into his neck.

Pasculli, a detective at the time of the shooting, was awarded the Medal of Honor, a year later.

Now a patrolman, the hero cop is the department's jailer and court officer.

The bullet, according to the officer's doctor, can not be removed because of its closeness to his spine. If the bullet were removed, he could become paralyzed.

Working the waterfront beat for eight years after the incident the officer finally had to be transferred due to poor health and pain caused by the water and dampness in the dock areas, he said.

"I still feel proud, but I don't want to see anyone else go through what I have to get a medal. I was just doing my job anyway," Pasculli said. "I feel shaky thinking about it. I could be dead today."

The patrolman, now 61, said he had been stabbed years earlier in a melee which took place while he was covering a festival. Having been stabbed and shot, he said he was glad to be off the streets.

"I think that's for the younger guys to deal with," Police Chief George Crimmins, had this to say about the veteran.

"His courage was above and beyond the call of duty. He was off duty at the time and his actions reflect the desirability of having officers reside in the towns they work in. He is a dedicated officer and I'm proud to have him under my command."

He added that Pasculli is one of three officers holding the coveted medal and still on duty today.

Crackdown ordered on Hoboken littering

Hoboken Public Works Director William Van Wie today ordered a crackdown on littering and warned that no more violation notices will be issued. Van Wie instructed his inspectors to begin issuing summonses to litterers.

Van Wie said he would also meet with public safety, health and police officials to explain his program and ask that they instruct their departments to start telling merchants to keep their storefronts clean.

Van Wie also said he would ask the courts to impose stiff

finest for flagrant violators, because "while the city has a good garbage collection system, people seem to be putting garbage in the streets even after normal pick-ups."

He said that the parks, the main streets and shopping district have the biggest litter problem. Garbage is also a serious problem, he said.

"We do not want Hoboken to be a slum," he said. "We all have one thing in common. We want a better and cleaner Hoboken."

The public works director asserted that garbage and litter

also contribute to the fire hazards of most cities and by controlling it, the probability of fires are reduced.

Van Wie said the problem has not reached serious proportions, "however, we want to nip it off at the nub before the situation gets any worse," he added.

A scholarly looking man, Van Wie reflected on his earlier days as an inspector, saying, "in those days I would patrol the city at night looking for the problem areas. I will be giving that method some thought," he said.

Plans inspection task force

By Raul Vicente Jr.

Hoboken Mayor Steve Cappiello said he will set up a special inspection task force, comprised of various city department inspectors to help educate tenants and landlords to reduce unhealthy living conditions and penalize flagrant violators of the health codes.

Cappiello is meeting next week with his department directors to formulate plans for the task force team.

While the mayor's program will be for the entire city, he said he will put emphasis on the

Hispanics and foreign-born residents whose customs and culture are markedly different from the social standards of native born Americans.

Cappiello said, "By no means are we blaming any particular ethnic group for the existing problems, but we have found that there are many residents who know very little about the health codes which govern the city. We want them to know, so that they will have an opportunity to participate."

The task force will only make inspections in response to com-

plaints from the landlords or the tenants, said the mayor.

The mayor noted that the program was not going to be an overnight panacea, but he expects that within a short period of time the problems can be rooted out.

"Be it landlord or tenant, together with city help it can also be resolved," he said.

Cappiello wants reports on convention benefits

Hoboken Mayor Steve Cappiello today informed those city officials attending the three-day New Jersey League of Municipalities convention in Atlantic City this week that he expects a written or verbal report on what benefits were derived from the work sessions they attended.

"This convention will not be a pleasure trip at the expense of the taxpayers, that much I can tell you," Cappiello said. "I expect everyone attending to be productive and I want to know what they learned from the work sessions."

According to the mayor, the city will be looking closely at the equipment data available on sewer systems and computers. Cappiello said he expects to serve as chairman of an arbitration session at the convention between various unions and a number of governments in other communities.

Here's a list of those planning to attend: Councilmen Anthony Romano, Thomas Kennedy, Nunzio Malfetti and Louis Francione. Also, City Clerk Anthony Amoroso; Director James Farina of health and welfare, and

William Van Wie, public works. Comptroller John Erbeck and his assistant Matthew Cannarozzi are also expected to attend.

Tax collector Louis Picardo, tax assessor Woodrow Monte, construction code official Alfred Ariezo, electrical sub-code official Vincent Marzocca, plumbing sub-code official Michael Martinelli, chief housing inspector Michael Curcio and assistant city attorney Thomas Calligly.

From the zoning board are Frank Cambone, Salvatore DeGennaro, James Greany and Sergio Germinario. Alfred Avitabile will represent the rent leveling board.

And, from the planning board will be Michael Ocello, Vincent Mottola, Martin Gill, William Crisman and Ben Goodman.

Cappiello, who also is a freeholder, said he will charge his expenses to the county.

Meanwhile, the city taxpayers will ante up \$7,800 to send the 26 city officials to the convention which ends Thursday.

Last year, the city sent 33 officials at a cost of \$9,900.

Complain school a health hazard

A group of Hoboken residents, who live in the area of the David E. Rue School at Third and Garden streets, claims that the building is creating a health and safety hazard for the community.

A spokesman for the school system said plans and funding to reopen the school have been approved by local and state officials. The school is expected to be reopened next year, according to Walter Fine, assistant superintendent of schools. It was closed down three years ago, he noted.

"That building is a health hazard," said Angelo Valente, a spokesman for the group. "There are rats inside of it, and recently, windows have fallen out of their frames and onto the

street below. Thank God nobody was hurt."

Valente, who also is president of the Young People's Action Organization, a local teenager group, said that area residents called on the city to do something about the building.

According to Fine, the building will be rehabilitated and reopened for regular school use, vocational shops will be included and rooms for the handicapped are planned.

As for rats and fallen windows, Fine said the building is heated, inspected regularly and under constant watch by school employees. It also is used as a polling place every year during election time, he said.

Job as tenant advocate draws just 2 applicants

The Hoboken Community Development Agency has a job opening for a tenant advocate, but to date, only two persons have applied for the position.

Two weeks of advertising for the position, which is geared to assist landlords and tenants on how the rent decontrol law works, has surprisingly had little response, said Sharon Curko, administrative services officer for the agency.

The position calls for a bi-lingual person with knowledge of the new ordinance, housing laws and issues, management and community organization, she said. The applicants must be able to work full-

time, have flexibility regarding the hours that they will work and must be a Hoboken resident, said Ms. Curko.

Ms. Curko said that if the number of applicants has not been significantly increased by Friday, the agency will readvertise for the position. The CDA wants to get as many applications as possible.

Mayor Steve Cappiello said he will meet next week with Fred Bado, director of the CDA, to discuss the status of the position.

He added that in order for the vacancy decontrol law to work, someone must be on call to intercede when tenants and landlords get involved in disputes over application of the law.

Mayor wants issue over kids resolved

By Peter LaVilla

Hoboken Mayor Steve Cappiello said today he was "appalled" to learn that the city library board of trustees had taken steps to bar some 40 preschool children from using the library on Park Avenue for recreational purposes. He ordered both sides in the controversy to sit down and resolve the problem immediately.

The Hoboken board of library trustees met recently and voted to end the city's recreation program because of alleged noise complaints.

A spokesman for the trustees also stated that the city had failed to notify the agency of its plans to renew the program at the Park Avenue library.

James Farina, director of health and welfare, said that during the three years the recreation program operated from the library, his office never received complaints about noise.

He also stated that he never received a notice from the

trustees that they were considering the eviction notice.

"Had I been informed," Farina said, "I would have appeared before the board of trustees and impressed on them the importance of the program. Instead, we were notified of the cancellation of the program without any further consideration."

Cappiello informed Farina and library trustees that he wants them to sit down and iron out their differences.

"We can't allow the disruption of children, in particular pre-schoolers," said Cappiello. "This program is very important to them and to the city. I'm sure that once we sit down the problem will be resolved."

Meanwhile, the city set up temporary headquarters at the Uptown Recreation Center at 13th Street and Willow Avenue until the controversy is resolved.

The pre-schoolers used the library twice a week, two hours a day, five days a week.

Alcoholic clinic approval asked in Hoboken

The Hoboken Board of Adjustment will decide whether to grant a variance for a 50-bed alcoholic recovery clinic that would service the entire county.

The hearing is at 7:30 p.m. Monday in the council chambers at City Hall and is open to the public.

According to Frank Camerone, chairman of the board of adjustment, Joseph Pini, president of the Hudson Realty Corp., is seeking permission to open the center at 1405-07 Clinton St., which is zoned an industrial area.

He said his office has not received complaints from anyone regarding the proposal, and has letters from officials from St. Mary Hospital, Mayor Steve Cappiello and various unions, supporting the center.

Pini, meanwhile, said his proposed plan for a 50-bed clinic has the approval of the state Department of Health.

The plan, he said, is to counsel Hudson residents who

have been referred to his agency by local hospitals, labor and industry.

Patients will be able to use the facility for up to 28 days. He said the center will be housed with qualified medical personnel, with a staff of between 40 and 60 employees.

"The people who will be treated at the center will have already received detoxification at a local hospital," said Pini. "The patients will be picked up at the hospital and brought here and counseled during their stay."

He said he hopes to start modernizing the location by next month and open the center by June.

Cappiello agrees to meet with Hispanic protesters

By Raul Vicente

Hoboken Mayor Steve Cappiello says he is willing to meet in public with members of the Hispanic community who complained about a wave of recent fires and the displacement of the poor, but he asserted that he would not tolerate verbal abuse.

Cappiello said he would meet the group in the City Hall council chambers at 2 p.m. Saturday.

Juan Garcia, spokesman for the Citizens United for New Action (CUNA), has agreed to meet with the mayor on Saturday. He will be accompanied by a committee from the Hispanic community.

See CAPPIELLO — Page 6.

Cappiello to meet with Hispanics

Continued from Page 1

Garcia had proposed a 6 p.m. meeting Sunday at the Wallace School. However, Cappiello said he would need board of education approval to have the school opened and overtime would have to be paid to school employees to be on hand.

The issues were brought at a demonstration Saturday, held by

the Hispanics on the steps of City Hall, over the recent rash of fires in Hoboken which took the lives of 13 people.

The leaders of the demonstration called on the mayor to address the issues in front of some 400 demonstrators. Cappiello refused for fear of being abused verbally and that, he said, would take away from the issues.

Rally slated tomorrow afternoon

CUNA: City can't stop our meeting

By CHUCK SUTTON
Staff Writer

HOBOKEN—Organizers of the anti-arson, anti-vacancy decontrol movement say the latest refusal by the board of education to allow them to use the Wallace School will not prevent them from holding a mass meeting at 5 p.m. tomorrow.

"We'll hold our meeting in the street! They may block us from having the school, but they can't stop our movement," Ralph Mercado of Citizens United for New Action said yesterday.

CUNA was one of the groups that staged last Saturday's march against arson for profit which attracted an estimated 400 persons.

The groups, protesting 13 arson deaths in the city this year, are scheduled to discuss their demands at 4 p.m. today with Mayor Steve Cappiello.

The mass meeting tomorrow is for the purpose of reporting the results of that meeting to the community and planning what the groups' next actions will be.

The coalition of groups opposes the vacancy decon-

trol amendment passed by the City Council this summer and charges that decontrol is linked to arson in the city.

When an emergency request was submitted to the board of education to use Wallace School, a straw poll of the board rejected the request, according to Mercado.

Mercado said one of the schools had offered the use of its multi-purpose center, but the offer was rejected.

Board President Robert Wendelkin said the problems centered around the board not having any established policies for the use of schools on the weekend.

However, Juan Garcia of Ana Mercado Organization of Renters and CUNA, said the main problem members of the board of education had was the fact that, at the rally last week several speakers made political statements condemning the Cappiello administration for "policies which have made the poor community afraid to go to sleep at night."

Garcia said he assured the board that the meeting will not be a "political basting," but a community meeting to solve community problems. He said he

would chair the gathering to ensure that it sticks to its charted course.

The committee of six chosen from the 400 who marched last weekend are expected to present two demands to Cappiello today.

The first demand is for the administration to immediately suspend the vacancy decontrol ordinance that allows landlords to increase the rent by 25 percent when an apartment is vacant. The ordinance would remain dormant until there is a public vote in favor of it.

The second demand is for the city to immediately adopt the strict state law on smoke detectors, to enable swift prosecution of violators in local courts.

Cappiello has been hesitant in giving such a proposed local ordinance his approval because of the possibility the city would become liable for any deaths which might occur when the ordinance is violated.

"This is not a political debate, this is not over who is against who or who is for who. This meeting on Sunday is about survival," Mercado added.

400 rally in Hoboken arson protest

By Randolph Diamond 11/14/81
It was billed as a rally to protest the recent suspicious fires and the displacement of the poor they have caused in Hoboken, in particular against the Hoboken renaissance in general.

See Editorial: DETECTORS on Page 16.

Saturday's noon-time protest started at the scene of the latest fatal fire, at 102 12th St. in

which 11 persons died three weeks ago. Four hundred persons, mostly Hispanics, gathered outside the still-standing building that had been sold only the day before to a Hoboken-based developer, who will turn the remains of the charred building into either rental apartments or condominiums.

Hundreds of persons gathered outside 102 12th St. after that fire on Oct. 25 for memorial services led by Sister Norberta of St. Francis Church, See 400 RALLY—Page 28.

Cappiello pushes cop-fireman plan

By Thomas Rojas 11/14/81

Public safety officers, who would perform the duties of both firemen and policemen, may be patrolling the streets of Hoboken as early as next spring.

Mayor Steve Cappiello said that he hopes an ordinance creating the rank of public safety officer will be ready for consideration by the City Council by January, and that the controversial program is underway by spring.

"This program is essential to the safety and financial security of Hoboken," he said. "The public safety officers will improve the delivery of services to

the city, and see that all local ordinances are carried out."

If and when the program takes effect, Cappiello will have to contend with the local police and fire unions, which have voiced strong opposition to the proposal.

"We don't believe the system can work in Hoboken," said Patrolman Thomas Meehan, president of the local Policemen's Benevolent Association. "In a city this size, you can't gamble with the public safety by having a person try to perform the duties of both policemen and firemen."

Meehan added that the PBA would be willing to discuss the proposal with city officials.

"If they want to speak with us about the idea, we might be able to work things out," he said. "But frankly, I believe that it would create a dangerous situation."

However, City Councilman Robert Ranieri believes that a public safety officer program would offer several advantages.

"First, the system would increase the protection of the community," he said. "Second, the system would eventually save money for the city, because we would be able to increase services with less number of men."

Ranieri added that he would recommend the creation of a special committee—made up of the mayor, Public Safety Director James Giordano, and three city councilmen—which would study the advantages and disadvantages of the proposed program.

"I would be interested in going to cities like Clifton, where the public safety officer concept has worked, and to cities where the program has failed," said Ranieri.

400 rally in Hoboken arson protest

Continued from Page 1 11/14/81

who said, "You can see the renaissance of Hoboken moving right up the block. They (the blaze victims) were in the way."

The 400 persons participating in the rally did not know the building at 102 12th St. had been sold. There was constant shouting during the two-hour-long march that went through many of Hoboken's low-income sections. The slogans demanded the city's vacancy decontrol ordinance had to be stopped.

The march finally ended at Hoboken City Hall, where speaker after speaker from a number of community organizations denounced Hoboken Mayor Steve Cappiello. They charged he was allowing the displacement of the poor by allowing the city council to pass a vacancy decontrol ordinance, by encouraging developers to renovate buildings and by the failure of the city to catch any of the arsonists who set a number of fatal, suspicious fires since 1978. They said the blazes have led to the death of almost 50 persons and the displacement of hundreds of the city's poor.

"We're not here for political jobs, Mr. Mayor," shouted one speaker, Vincent Copeland, who said he was a member of the community groups that had sponsored the rally. "We're not here for kickbacks. We're just here for simple justice," he said.

Juan Garcia, the executive director of Citizens United for New Action (CUNA), a Hoboken Hispanic organization, blasted the mayor for allowing what he said was the displacement of 10,000 of the city's poor in the last three years, 90 percent of whom he said were of Hispanic origin.

"If you can't change the laws, change the people who

make the laws," said Garcia as the crowd chanted in agreement.

Garcia demanded that Cappiello, who was sitting in his second floor office during the demonstration, come down and "face the people."

A few minutes later a Hoboken police officer came down with a message from the mayor that he would be happy to meet Garcia and his committee after the rally.

Garcia read the message and shouted, "We don't have a committee. We will have to meet with all of us now. The people here make the decisions, not one committee." The mayor didn't come down.

Garcia characterized the mayor as being a racist and read portions of an interview the mayor gave two years ago in which he said many of the newly immigrated Hispanics were in need of education in sanitary habits.

Perhaps the most emotional moment during the rally came near its beginning when Garcia introduced 37-year-old Gladys Garcia, who was badly burned in the Columbus day fire in the tenement house at 67 Park Ave. in which two persons were killed.

Mrs. Garcia, whose 12-year-old son Antonio was critically injured after jumping from the fourth floor of the burning tenement and is still hospitalized, said she has been looking for an apartment for her and five children for the last month without any luck.

"I've called the Housing Authority and Applied Housing and I'm told there are no apartments," she said. "I'm staying with relatives now, but their landlord says I can't continue to stay. I don't know what to do."

Mrs. Garcia said she had

been to see the mayor, to no avail.

"If the mayor won't find her an apartment, then we all will," Garcia shouted as the crowd cheered.

Among the groups that participated in the demonstration besides Garcia's CUNA, were Por La Gente (For the People), the Hoboken Union of Tenants and several militant community and political groups from New Jersey and New York.

After the rally Cappiello told the Jersey Journal from his City Hall office that he felt there was no point in addressing the crowd.

"They would have just shouted at me," he said. "They wouldn't have allowed me to speak."

Cappiello said he sympathized with those displaced because of the renaissance and fatal fires and said his administration has been trying to do everything within its power to help poor people.

"We have a built a number of senior citizen projects and housing for low-income people," he said. "I'm not denying people have been displaced. But we have done what we can to help the poor."

The mayor said the police department has been working as hard as it could to crack the recent wave of arson cases in Hoboken but he said, unfortunately, arson is nearly impossible to prove.

He said there was no proof that the fires had anything to do with the Hoboken renaissance and noted many suspicious fires are started when someone has a vendetta against someone else living in a building.

Cappiello said he was trying to help Mrs. Garcia find an apartment but said he couldn't create apartments.

As far as the remarks on the sanitary habits of Hispanics the mayor admitted those were in poor taste.

Meanwhile, Joseph Fox, the developer who purchased the building at 102 12th St. said he was doing the city a service by saving the five-story turn-of-the-century building and restoring it. "It could have become a vacant lot," he said. "Instead we're restoring it and turning it into apartments for people."

Fox said he agreed to purchase the building from landlord Olga Ramos late Friday afternoon. He refused to disclose the purchase price until the closing.

Fox said he planned to completely rehabilitate the building and put in a sprinkler system as well as an elevator. He admitted, however, that rents in the apartments would be beyond the means of the low-income residents who used to live in the building.

A building Fox owns next door to the fire-charred building is being sold as condominiums, which are going for approximately \$100,000 an apartment.

Detectors 11/14/81

It seems strange that in Hoboken where 13 people died in fires in recent weeks there is debate and hesitation about enacting a local smoke detector ordinance.

The mayor favors it. City councilmen favor it. But the law department is quoted as advising against it because it might make the city legally liable if detectors are not installed.

A councilman says he doesn't like that reasoning and will introduce a local ordinance anyway. He should.

Meanwhile, instead of dithering around about "the city may be liable," the law department should check with the attorney general and get some firm legal information on the consequences of a local smoke detector ordinance.

After all, isn't it the job of the law department to research the law problems as well as raise them?

At last, Hispanics may form a bloc

By ROY KAHN
Staff Writer

HOBOKEN—For 17 years, Juan Garcia has been trying to organize the tenants of the city—and, in the happy aftermath of Saturday's successful demonstration, he is convinced his chances of succeeding are finally good.

"The main thing now is we have a common problem that is affecting everyone," the executive director of the Citizens United for New Action said in an interview. "The central issue is arson, and people are afraid of being burned."

That fear, he is hoping, will be sufficient to turn what has been a politically apathetic Hispanic community into a political force.

Last weekend's demonstration against arson had a decidedly Hispanic flavor with the principal speakers making their addresses in Spanish. And he admitted the focus of his attentions are on the city's Hispanic population.

"I would like to see everyone involved,

but it is necessary for the Hispanics to organize," he said. "We live here because we have to, not because we choose to. The poor people are the ones who are always hit the hardest, and most of the poor in Hoboken are Hispanics."

But in the past, organizing the city's poor has been difficult if not impossible.

He asserted that nearly half of Hoboken's 42,000 residents are Hispanic. But, he added, they have never constituted a voting bloc, and therefore have had no political clout.

His hope of galvanizing community activism around the cases of arson and suspected arson was one of his critical motivations behind the demonstration Saturday.

The first test, he said, would be making it through the winter, a time which is traditionally considered a poor one for political organizing.

"The politicians are counting on us not making it, but we have plans for events ... and I think we will."

US: Money meant for Cappiello

By JIM DWYER 11/14/81
Staff Writer

NEWARK—Rudolph Orlandini gave money to Frank Scarfale in order to receive favorable treatment from Hoboken Mayor Steve Cappiello, a federal prosecutor said yesterday. But there are no charges that Cappiello received a bribe, and there is some suggestion that he refused a later offer.

Prosecutor James Plaisted also said state Sen. and Union City Mayor William V. Musto told Orlandini that his business partners were not entitled to the return of the Vista View bribe, a \$50,000 payment allegedly made to Musto and others in exchange for their efforts to have Union City purchase a vacant office building. The city's voters rejected the

purchase of the building, and the prosecution contends that the owners of the Vista View demanded the money back.

"On the tape of August 2, 1980, the defendant Musto says they don't deserve any of it back, really," Plaisted said. Orlandini taped the conversation with Musto at the Monmouth Park racetrack.

A few days earlier, Orlandini had a discussion with John J. Powers, former president of the Union City school board, about a contract he held to renovate Hoboken parks on which he had not received full payments. The prosecution contends that Orlandini asked Powers to intervene for the balance.

"I had given Steve something before through Frank," Orlandini is quoted as saying. Cappiello has not been charged

with wrongdoing, and there is no indication that he received any money. The prosecution is guarded in its description of the payment.

"There will be testimony that Scarfale got money to be turned over for the contracts in Hoboken," Assistant U.S. Attorney Mark Malone said.

Malone also said the Hoboken bribe, the amount of which was not disclosed, is written on a list of bribe payments that Orlandini maintained. The list will be introduced as evidence.

Powers' attorney, Joseph Hayden, said that Orlandini's statements were slanderous.

"That's the government's agent throwing Mayor Cappiello's name around,"

Hayden said. Cappiello could not be reached yesterday for comment on the situation.

The discussion of Hoboken and of Musto's remarks came during pretrial hearings yesterday on portions of secret tape recordings made by Orlandini. The government intends to introduce tapes at a federal racketeering trial of Musto, Powers, Scarfale and five other men charged with conducting the affairs of Orlandini's company, Orlando Construction Co., in a pattern of racketeering.

The prosecution charges that the racketeering activities were assisted by Musto as mayor and state senator, and by Powers and Scarfale through positions they held on the Union City school board. See CAPPIELLO, Page 8

CAPPIELLO

Continued from Page 3

The pre-trial hearings will continue through Monday and delay the trial's start until Tuesday.

Although Scarfale is pegged by the government as the bag man for the bribes, little of the tapes that were made public yesterday indicated anything but

Scarfale's reluctance to talk on the telephone with Orlandini.

Only small portions of the tapes are played during the hearings, and only a few transcripts of the 22 tapes have been publicly filed.

But from the description of the contents of one of the tapes, there is a suggestion that Orlandini was willing to give a bribe to Cappiello in exchange for payment of the remainder of the contract. The job had not been completed.

According to a description of the tape during the arguments, Scarfale told Orlandini that Cappiello did not want anything, but he wanted the job completed.

In other developments yesterday, parts of a Scarfale tape were not allowed into evidence because Judge H. Lee Sarokin found that they did not prove Scarfale was aware of the conspiracy and contained language by Orlandini suggesting he was threatened by another defendant, Dominick D'Agostino.

The excised portion read as follows:

Orlandini: Dominick's chasing my a--.

Scarfale: For what?

Orlandini: You know, that other matter.

Scarfale: Where are you? (asked twice, once in Italian and then in English.)

A later portion that was removed stated:

Orlandini: But Dominick is busting my bananas.

Scarfale: Well, is there any way we can reach you in case, uh, do you want to take a shot at calling John?

The remainder of the tape was not made public.

Musto's conversation with Orlandini will be discussed in detail on Monday, when the hearings resume. One portion the defense has objected to has not been ruled on yet.

"Them g---n feds up there, what b---busters," Musto is quoted as saying. "They took all our records, we can't even get our bonding."



11/14/81
NOW'S YOUR CHANCE — This may be the greatest Frank Sinatra souvenir of all time. An entire house. It was his former home when he was just a teen growing up in Hoboken at 841 Garden St. The auction will be held here at 2 p.m. Dec. 12, Frank's birthday. The place may be inspected from 1 until 5 p.m. Dec. 6, 10 and 11.

Cappiello still hedges on smoke detectors

By Thomas Rojas
Hoboken Mayor Steve Cappiello says that he would confer with the city's legal department before supporting a municipal smoke detector law.

City Councilman Robert Ranieri expects to introduce a local ordinance, which several citizens' groups have demanded, at Monday's 7 p.m. council meeting.

"Hoboken has a very independent city council, and they are free to do whatever they want," said Cappiello. "However, I believe that we should discuss this with the law department first. After all, what's the use of having a legal department if you don't consult with them?"

The city's legal department has advised against a municipal

ordinance because it might make the city legally liable if smoke detectors aren't installed because of the negligence of city inspectors.

However, Ranieri has said that he will recommend the ordinance despite the legal department's objections, arguing that the city is always liable if municipal employees are negligent.

In the wake of 13 fire-related deaths in recent weeks, citizens' groups have been demanding a local ordinance which would strengthen the state law requiring smoke detectors in multi-dwelling units with three families or more.

A coalition of local and state citizens' groups has scheduled a protest march for noon today.

The protesters will gather at 102 12th St. — the site of the most recent fire — then proceed through some of the city's poorer sections before staging a 2 p.m. rally at City Hall.

In addition to demanding the smoke detector law, the protesters are calling for a federal investigation into two recent suspicious fires, and a repeal of the city's rent vacancy decontrol ordinance, which they claim has given landlords an incentive to get rid of tenants.

"I'd have to look at the proposed smoke detector ordinance before commenting on it," said Juan Garcia, director of CUNA (Citizens United for New Action), one of the groups organizing the march. "But it's a step in the right direction."

Fire refugees' room pinpointed in arson

Continued from Page 1

"We're told that they refused to live in the hotel," he said. "However, the hotel people tell us that they were assigned to the room. Meanwhile, the fire occurred in their room. Somebody set the mattress on fire."

The fire was reported at 80 River Street and travelled south, killing two men living in 76 River Street, Donatucci said. The dead men were identified as Walter Mitchell and Howard Warshaver. Both men were residents of the hotel which primarily was used by victims of tragedies or transients, he added.

The fire has already been called the work of an arsonist by Hudson County Prosecutor Harold Ruvolet Jr. However, Donatucci said it would not officially be declared arson until the State Police completes its investigation.

"We have not officially declared the fire the work of an arsonist because our investigation is continuing," Donatucci said. "However, we have reason to believe that it was arson based on our investigation thus far."

"Our department, the fire department, and the prosecutor's office are conducting investiga-

tions. We want the State Police in on it. Once all the data has been gathered, we'll reach one conclusion."

Of the 16 persons reported injured in the blaze, three were detained at St. Mary Hospital for treatment. A hospital spokeswoman said Firemen John Smith and James Azacetta are in good condition. They suffered from smoke inhalation.

The third man, Michael Mastrangelo, also suffered from smoke inhalation, and was treated for an asthma attack as well, the spokeswoman said. He also is listed in good condition.

Mastrangelo was waiting for a bus in a nearby area when he was overcome by smoke, police said.

Meanwhile, 22 of the 60 homeless are being housed at the YMCA in Jersey City and the Meadowlands Motel in North Bergen, according to Joseph Lecowitch, executive director of the Hudson County chapter of the American Red Cross.

Lecowitch said many of the fire victims went to relatives while others were housed by friends.

Memorial services are being planned for 8:30 tonight in front of the hotel for the fire victims.

Fire refugees' room pinpointed in arson

By Peter LaVilla
Investigators now believe that Saturday night's fire that killed two men at the American Hotel in Hoboken started in a room given to one of the families displaced by another fatal arson blaze last month.

Meanwhile, a cloak of mystery has now descended on the fire investigation as detectives try to determine not only who set fire to a mattress in that room, but also why the tenants assigned to it weren't actually living there.

Also, State Police have been called in by Hoboken police to help in the investigation.

According to Hoboken Police Capt. Patrick Donatucci, who is heading the city's investigation,

the fires were started not only in the unoccupied room on the fourth floor, but also in other areas on the fourth and fifth floors.

The investigation also showed that the fourth floor room, where the unidentified family was to have been staying, was unoccupied long before the fire occurred, he said.

Donatucci said the family had been a victim of the 102 12th St. fire, which claimed the lives of 11 tenants, and was listed as being housed at the American Hotel since the Oct. 24 blaze.

However, Donatucci said family members did not stay at the hotel but where they have been remains a mystery.

See FIRE — Page 2.

CDA acts to get plans for plaza at rail terminal

The Hoboken Community Development Agency has hired the firm of Abel, Bainson and Associates of New York to draw up the plans for a proposed plaza in front of the Erie-Lackawanna Terminal building.

The terms of the agreement were not revealed, however.

According to Miriam Kohler, director of economic development for the CDA, the agency has

earmarked \$250,000 in federal funds and \$175,000 in promised federal urban development aid, for the project.

The CDA plans to apply for a matching grant of \$425,000 from the state Green Acres funds, she said. The architect's plans are required by the Green Acres application, she noted.

"The plaza project had been held up for several years, but now

with a film studio scheduled to move into the terminal, we're going ahead with plans," Mrs. Kohler said.

According to Mrs. Kohler, construction on the urban plaza won't begin until next fall at the earliest. The film studio, which will be operated by a group called Hoboken Stages Inc., is slated to open by mid or late 1983, she added.

Protesters receive Cappiello pledge for decontrol review

By Raul Vicente Jr.
Hoboken Mayor Steve Cappiello has agreed to have the city's legal department review whether city officials could suspend the city's newly-adopted vacancy-decontrol ordinance.

"I will ask the city attorney for an opinion on the legality of an immediate suspension of the law," Cappiello said during a heated session with eight tenant and community leaders at City Hall on Saturday.

"Further, if the city council supports the suspension, I will ask them to vote on it and I will support their decision."

Saturday's meeting seemed at times to resemble one long battle as tempers grew short and speakers sometimes resorted to name-calling. By the time it was over, Cappiello had also agreed to

investigate using city-owned property as priority housing for fire victims and to make records pertaining to housing, police, fire, and vacancy decontrol applications available to the leaders.

Cappiello's agreement to investigate the suspension of the decontrol law came after he'd been cornered on the issue by community leader Thomas Soto. Later on in the meeting, he apparently changed his mind and said he would not do so, but an uproar from the group forced him to agree to it anew.

Although each of the leaders voiced opinions on issues throughout the three-hour session, most of the discussion was handled by Newark attorney Ramon Irrizarry, who was representing the entire group of leaders.

See HOBOKEN — Page 2.

Town equipment found in home of murderer

Recreational equipment reportedly stolen a year ago from the Hoboken Multi-Service Center, turned up at the home of Rigoberto Lisboa, a convicted murderer, according to Hoboken police.

Lisboa was the maintenance man at the Multi-Service Center and apparently during his employment he was either stealing or receiving the equipment a little at a time, said Capt. Pat Donatucci, of the Hoboken Detective Bureau.

The equipment was used to operate a disco for the teenage participants of the recreation department.

Lisboa had the sound system set up like a disco in his apartment, said Maurice Fitzgibbons, former director of the project.

Fitzgibbons said he had been

concerned for a long time because there had been many rumors circulating which accused the teens in his program of the thefts.

"My kids aren't angels, but they were the ones benefitting from the discos. I knew they could not be responsible," he said.

He added that the equipment would soon be returned to the Community Development Agency where it originally came from. The program still operate but it now rents the services of independent disc jockeys who bring their own systems and take them back when they leave.

The equipment that was stolen was valued at about \$1,000 and was insured at the time of theft, said Fitzgibbons.

Hoboken will review rent decontrol

Continued from Page 1

Under vacancy decontrol, landlords are permitted to raise the rents on apartments after they are vacated by the previous tenants. Once rented again, the apartment again falls under city rent-control guidelines.

Most of the time was spent on decontrol. The leaders have been calling for suspension of the law, which they believe to be unfair. During the session they presented several cases where landlords reportedly would not accept money from tenants who agreed to new rent increases, in order to evict them to take advantage of the vacancy decontrol ordinance.

The leaders have all expressed support for a referendum to repeal the vacancy-decontrol ordinance. Cappiello has only agreed to support the referendum process requested by the group, but would take no stand on the referendum itself.

The leaders have already been able to collect over 9,000 signatures for the referendum and have so far also totalled another 4,000 signatures calling for a federal investigation into two recent suspected arsons within the city.

The two fires, the first at 67-69 Park Ave. and the other at 12th and Washington streets, claimed

a total of 14 lives, many of them children. Irrizarry said at the session that most of those displaced by the fires still did not have proper housing.

Cappiello told the group he would look into all city-owned property for any vacancies that may exist. If there are any, Cappiello said the residents could rent them from the city.

However, the mayor pointed out the city's housing authority was an autonomous agency and he could not guarantee that there would be apartments available.

When asked for the records, Cappiello agreed, though added that all the records would have to be kept within the confines of

confidentiality and that nothing under investigation would be given out.

Questioned on the passage of a local smoke-detector ordinance that would supersede the present state law, Cappiello explained the city could not put such an ordinance into effect until the state attorney general could clarify the city's share of liability under such an ordinance.

"However, if the attorney general clarifies the point of liability, we will support it and I will ask the council to vote on a new law," the mayor said. "I will push for an early answer from the attorney general."

Informant drops Cappiello's name in Musto case tape

By Agustin Torres

The name of Hoboken Mayor Steve Cappiello cropped up yesterday in Newark during arguments over "prejudicial" passages in typed transcripts of recorded conversations to be used as evidence in the federal racketeering trial of Union City Mayor William V. Musto and eight others.

A government informant, discussing his need for money in a taped conversation, mentioned a "Steve" whom the federal prosecution identified as the mayor of Hoboken. There were several references to him in the recording.

The prosecution said, during jury selection, that Cappiello is a potential witness in the Tuesday trial, which was set back 24 hours to allow further arguments on recorded evidence.

Defense attorney Joseph Hayden, representing school board president John Powers, requested the references to Hoboken and Cappiello be removed from a taped conversation between Powers and government informant Rudolph Orlandini.

Orlandini told Powers that he needed money and asked the Union City school board president to help him collect money owed to him on a legitimate \$25,000 parks renovation project in Hoboken handled by Orlandini's Orlando Construction firm.

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Continued from Page 1.

In another taped conversation, Orlandini claims: "I gave something to Steve (Cappiello) before, you know, through Frank (Scarafie)." Cappiello could not be reached last night for comment on the conversation.

Hayden called the mention-

ing of Hoboken and Cappiello as "name-dropping and unwarranted." The prosecution agreed to the deletion but warned that, during the trial, Orlandini may be asked to testify on an alleged bribe payoff document which cryptically lists "Hoboken."

The Watergate conspiracy

also entered yesterday's arguments concerning defense charges that Orlandini implicated several defendants in the government's conspiracy case by making third person references during a taped conversation.

Assistant U.S. Attorney James Plaisted argued that, in Watergate, then Attorney

General John Mitchell was never present at the White House but his name was constantly heard on the Nixon tapes and allowed to be heard in court.

Judge H. Lee Sarokin said he was concerned by the fact Orlandini was both a co-conspirator and government informant who may try to "spice up the conversation," but he would rule according to the response of defendants.

The defense team broke about even in its attempts to eliminate from the typed transcript material that may hurt their clients.

During the afternoon session, the defense managed to have North Bergen Housing Authority Chairman John Bertoli's name dropped from a taped conversation between Orlandini and unindicted co-conspirator and subcontractor Richard Van Northwick, whose Van-Rad firm allegedly was used to generate kickbacks through phony and inflated Union City school contracts.

But, the defense failed to have Bertoli's and Scarafie's names deleted from a recording on the status of the proposed \$10 million Tyler Park Senior Citizen project in North Bergen.

During the tape hearings, it became obvious that Scarafie, Bertoli and Union City school architect Anthony Genovese, another defendant, were reluctant to talk to Orlandini over the telephone.

"It certainly is true that they are very careful about using the telephone," Judge Sarokin drily remarked.

Other actions and revelations from yesterday's hearing includes the following:

Orlando Construction, owned by Orlandini and allegedly by defendants Dominick D'Agostino and Lawrence Dentico, was to generate funds for

the proposed Atlantis Casino-Hotel and other housing projects in Las Vegas and near Carson City, Nevada, respectively. A member of the defense team said Genovese had drawn up the blueprints for the casino-hotel.

Judge Sarokin dismissed juror Thomas Blair because the panel member continually requested to be excused. The judge will also interview Mrs. Janette Vera who wishes to be excused because of marital difficulties. Jury alternates will fill any vacancies, said Sarokin.

The defense team complained that they have not received any tax returns for Orlandini beyond 1979 nor any financial records for Orlando Construction for the same period. The prosecution said it will be provided.

Sarokin said he will be able to rule Monday on a defense motion that the indictments be dismissed because the selection method of grand jurors and panel foremen discriminates against minorities. By pushing the trial back one day, he avoided the danger of "double jeopardy" — the judging of a defendant twice for the same crime.

Reporters covering the trial presented the judge with a letter requesting that a copy of typed transcripts of recordings be provided each trial day and that headphones be available when tapes are played. Jurors will listen to tapes with listening aids.

Defense attorney John D. Arseneault, representing Bertoli, said he will ask that the trial be recessed one day if his wife, who is expecting and near the due date, gives birth during the trial week. Such a motion has been granted this week in the federal kickback trial of former Kearny Councilman James Testa.

Tenant activists unhappy with Hoboken advocate ad

By CHUCK SUTTON

Staff Writer

HOBOKEN—Two local tenant leaders yesterday criticized the city's advertisement for a tenants' advocate, saying it had a "vague job description."

The two spokesmen were responding to ads placed in local newspapers that described the position's duties as "advising landlords and tenants on their rights."

The ad appeared on Nov. 6 and Nov. 9, but a CDA spokesman said yesterday that only two persons have applied for the job. The description does not specify how much education is required for the position or what the salary is.

The point of contention between tenant groups and the city is whether the position will be for an individual who will be an advocate for the rights of tenants, or just an intermediary between landlords and tenants.

"We're hoping that this will be a tenants' advocate. There needs to be someone who advocates for tenants," Sister Norberta of Por La Gente (For the People) said yesterday.

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Hoboken wants \$9 million for schools

By Peter LaVilla

The Hoboken Board of Education is looking for \$9 million to begin a major renovation program of most of the schools in the city.

A meeting is scheduled for 7:30 tonight in the board's meeting room with members of the City Council to explain how the funds can be raised without drastically affecting the tax rate, according to Robert Wendelken, president of the Hoboken Board of Education.

Wendelken said representatives of bonding agencies will be on hand to explain to the council how the funds can be raised as well as other alternatives to funding.

"Based on some preliminary reports the \$9 million can be raised and would effect the tax rate by about 60 cents per \$1,000 assessed value," said Wendelken. "The intent of the meeting is to explain the proposal to the council since the council will have to pass legislation and raise the funds through bonding."

All the schools will receive major repairs and renovations, he said, except the Calabro School, which is relatively new. Minor repairs will be done to the Wallace and Lienkauf schools, he added.

Wendelken said a public hearing will be held either next month or in January to explain what steps the board and council elect to choose.

Arson hits Hoboken again—two dead

By James Kopchains

Two men died as the third major arson fire in Hoboken in over a month roared through the landmark American Hotel on River Street Saturday night and Sunday morning.

Eleven persons, including two firemen, were injured in the blaze, which left over 60 persons homeless, including one family that lost two children in an Oct. 12 arson blaze at 67 Park Ave. Ironically, the Red Cross had sheltered several families from that Park Avenue fire at American Hotel after that blaze.

"The fire is definitely classified as arson," Hudson County Prosecutor Harold Ruvolet Jr. said last night. According to Ruvolet, the fire began in two places simultaneously.

Arson investigators from Ruvolet's office and members of the city's arson squad will continue to pick through the building today for further clues.

The dead men were identified as Walter Mitchell, 51, and Howard Warshaver, 52, according to Deputy Chief Edward Fitzsimmons. Both men were described as tenants at the hotel, Fitzsimmons said.

The men were found in separate rooms on the

fifth floor of the five-story brick building, which covers addresses 76, 78, and 80 River St., Fitzsimmons said. Both were found in the 76 River St. portion, at the corner of River Street and Hudson Place.

Fitzsimmons said the two firefighters injured, John Smith and Jay Aceta, were both taken to St. Mary Hospital for smoke inhalation. A hospital spokeswoman said the two men were still being detained at the hospital last night.

Others listed as injured were three children, Peter Lyden, six months, Louise Majias, 5, and Nover Lisbeth, 3. Others injured were: Timothy

Smith, 21, Walter Bysozas, 16, George Sexton, 57, Michael Mastrangelo, 69, and Lydia Rivera, 43.

All those injured with the exception of the firemen were released from St. Mary Hospital following treatment.

The first alarm was listed at 11:34, he said, and the fire was officially under control two hours later. Besides all available units from the city, Fitzsimmons said two companies each from Jersey City and Union City were called in.

See ARSON — Page 23.

Arson strikes again

Continued from Page 1

He said the blaze began between the third and fourth floors of the landmark hotel, which was built in the 1870s. The building was equipped with smoke detectors which were reportedly connected to fire headquarters.

Still, the fire spread so rapidly that it was already blazing away when firemen first arrived on the scene, according to another official in the department.

Fitzsimmons said the owner of the building was listed as Walter Bush, of Jamaica, Queens, though recent reports have had Bush agreeing to sell the 74-room hotel to a developer for about \$675,000. However, Fitzsimmons said that Bush reported the sale had not been closed yet.

Though equipped with smoke detectors, the fire spread so rapidly that it had already turned into an inferno by the time the firefighters arrived on the scene, according to eyewitnesses. Joseph Lecowitch, executive director of the Hudson County chapter of the Red Cross, said firemen had to use aerial ladders to rescue trapped tenants from the roof and fire escapes.

Lecowitch and his volunteers were also exhausted yesterday after working all night to find shelter for those left homeless.

"We first set up a shelter at the Clam Broth House (located about a block away)," Lecowitch said. "Later we moved them to the City Hall where we set up a shelter in the municipal chambers."

Eventually, Lecowitch said the Red Cross placed about 60 persons in the Holiday Inn on Tonnele Avenue in North Bergen.

Lecowitch described most of left homeless as "transients" though he said that there were several families included in the group.

Among those being housed at the Holiday Inn are the Galicia family, two of whose children, Javier, 2, and Modesto, 7, died in the Park Avenue fire, according to Lecowitch. Another family being sheltered at the Holiday Inn is the Caraballo family, also left homeless in the Park Avenue fire.

Reached by telephone last night, one of the children of the family, Wanda, said she and her family were awakened by their father and ran out to safety. Though reluctant to discuss this fire, she did say, "It was all so terrible."

At the time of the Park Avenue fire, Lecowitch had predicted that that would be only the first deadly fire this winter. His prediction was proven chillingly true two weeks later on Oct. 24 when an arson-originated fire swept through an apartment house at 102 12th Street, killing 11 persons.

After each of these fires a memorial service was held outside the buildings for the victims.

Saturday's blaze will be no different, with a memorial service scheduled for tomorrow at 8:30 p.m. on River Street in front of the hotel.

Both Sister Norberto, one of the leaders of Por Le Gente (For the People), a community organization, and April Seidenzahl, coordinator for a clergy-sponsored storefront office dedicated to helping fire victims, visited with those left homeless at the Holiday Inn yesterday.

Office closed, phone disconnected

NJ probes mystery insurance broker

By CHUCK SUTTON
Staff Writer

HOBOKEN—State insurance officials say they are investigating a local broker who closed up shop two weeks ago after being notified that the state wanted to talk to him about his business practices.

Tom Hooper, spokesman for the Department of Insurance, said yesterday that his department will be investigating charges that insurance agent Victor Gorri failed to send in applications he took for the assigned risk insurance program.

Hooper was contacted by The Dispatch after a complaint by one local resident who became alarmed after noticing that Gorri's office, Up-

town Services of 1037 Washington St., was shut down.

The resident, Freddy Rojas, of 906 Willow St., says he paid \$230 as a down payment on a \$700 collision policy on Oct. 1, 1980, but never received a permanent insurance card. He said others in his neighborhood who had used the insurance agency but never received an insurance card were also looking for Gorri.

"We're looking for him too," Hooper said. "We've had several complaints that he had failed to send in applications to the assigned risk plan. We arranged for him to come down here about two weeks ago, and when he didn't show up, we called, but his phone is now disconnected."

"He has made himself unavailable. We are now actively investigating this fellow and his

business," Hooper added.

Hooper confirmed that Gorri is a licensed insurance broker. Gorri does not work for any particular insurance company. He is one of many brokers who write policies under the state assigned risk plan and then send the money and the policy to the Insurance Department to be assigned to a private insurance company.

In New Jersey, where auto liability insurance is mandatory, there is a category of policies considered assigned risks. Several insurance companies refuse to write such policies for individuals, so the state takes the policies through independent brokers and then assigns them to one of 200 companies in the state.

Efforts to reach Gorri, who operated his agency on Washington Street for two years,

were unsuccessful. There is no forwarding address on the office door. According to a telephone company spokesman, the phones have been disconnected at his request, and no number has been left for transferring calls.

Hooper advised yesterday that Rojas and others who paid for insurance through Gorri's company and have not received permanent insurance cards or policies should contact his office in Trenton at 609-292-6499 and the Hudson County Prosecutor's Office.

"If we can't find him, we will make an attempt to formally serve him with process. If he fails to show, his license will be revoked. If we find any criminal activity in our investigation, we will turn it over to the (state) attorney general," Hooper warned.

Buildings saved

By Earl Morgan

Accepting the recommendations of the chief planner, the Hoboken Planning Board voted last night not to blight a 30,000-square-foot area that includes 10 buildings on Second Street, Clinton Street, Third Street and Willow Avenue.

While recommending the buildings not be blighted, Chief Planner Harvey S. Moskowitz did say, in a report to the planning board, that the owners of three vacant buildings at 204 Willow Ave., 312 Second St., and 207 Clinton Street should be required to "take down these properties."

He also said the apartment units in many of the buildings have code violations that should be corrected. The other buildings involved in the blight study are 210-212 Willow Ave., 208 Willow Ave., 206 Willow Ave., 202 Willow

Ave., 200 Willow Ave. The buildings on Second Street include 308, 310, 314, 316. The buildings on Clinton Street are 205 and 209.

Moskowitz said he and his staff members inspected the buildings over a period of three months. In his report to the board, he said in his opinion the area does not meet the criteria mandated by the state to be declared blighted.

But Moskowitz also noted that a new housing rehabilitation project is slated in an area adjacent to the buildings in the study and recommended the property be upgraded. He suggested that the property owners may be eligible for loans and grants to rehabilitate their buildings from the city's Community Development Block Grant funds.

"In our opinion many of the repairs needed on structures in the area, particularly those with

residential units would be eligible for Community Development grant money, particularly when the money would be spent for improvements relating to health and safety such as new electrical equipment," Moskowitz said.

When asked if they wished to question the recommendations of the planner, an attorney hired by the owners of the property said no, but he did call Dan Janssen, the owner of 205 210 and 212 Willow Ave., as a witness. The landlord said he plans to spend \$3,300 on repairs to the building and had retained Jersey City architect James Lindemon to draw up plans for the upgrading of his buildings.

Lindemon was also called as a witness for the tenants and said after he personally inspected the property and agreed with Moskowitz's assessment of the property, that there is no need to blight the area.

Firm bids \$450 for 18 cars, but

Hoboken's treasury is \$450 richer today as a result of an auto auction but when the sole bidder submits his bill for towing and storage for the cars auctioned off the city's profit will be cut in half.

Hoboken Auto Body, the sole bidder and the towing agent for the city, bid \$450 for 18 cars yesterday in public auction.

However, the firm has yet to submit a bill for the towing of the cars and storage. The contract between the city and Hoboken Auto Body allows for the firm to charge a \$10 towing fee and 85-cents a day storage.

The \$10 towing fee times 18 cars comes to \$180. The firm had

towed away 19 cars but the owner reclaimed his auto, he said.

However, the \$180 towing bill and the storage charge is expected to bring the total to more than \$200, a city spokesman said.

When asked by a reporter what Hoboken Auto Body is charging the city for towing and storage, the firm's spokesman replied, "I don't know. I haven't made out the bill yet."

Most of the cars towed were either abandoned by the owners or involved in an auto accident and never retrieved by their owners, a city spokesman said. Most of the vehicles ranged in ages from 1967 to 1974.

Merchants face crackdown for Hoboken litter

In an attempt to rid Hoboken of litter, Public Works Director William Van Wie and Sal Lotito, president of the Hoboken Retail Bureau agreed that summonses will be issued to violators.

Van Wie and Lotito met for about 30 minutes yesterday to discuss the litter problem, particularly along Washington Street, the city's busy shopping district, and both officials agreed that a warning is not enough to alert merchants to what the city expects from them.

"The sidewalks along Washington Street are disgraceful," said Van Wie. "We've given the merchants enough warnings. We're now going to begin issuing summonses to violators. And we'll see them in court."

Lotito agreed with Van Wie that the city has been "more than patient" with merchants and he said he'll sit down with merchants to advise them of his meeting with the director.

"We have been warned many times to keep our sidewalks clean but I have no control over it," said Lotito. "Perhaps fines are the answer. I'll meet with members of the bureau and explain just what the city expects from us."

Lotito informed Van Wie that it is not only the merchants along Washington Streets who are in violation of the littering ordinance.

He said merchants on side streets add to problem. He also pointed a finger and the public and mother nature.

"People buy something in one store, drop the wrapping on the ground, and the wind sweeps it around," Lotito said. "There are some things that are beyond the merchants' control."

Van Wie also issued a strong warning against merchants who leave their wares on the sidewalk and in the vestibule of their store.

"They are in violation and we will be issuing summonses to those violators, too," Van Wie said. "We set aside certain days in the year for them to hold sidewalk sales. Other than those days they are a violation."

Van Wie said he expects merchants to sweep their sidewalks and put the garbage in litter baskets. He said merchants are dumping the litter into the street and that does not resolve the litter problem.

According to the litter ordinance, violators face a \$50 to \$200 fine if proved guilty in court.

Raso gets 15 years to life in Hoboken murder

NEW YORK (UPI)—Dennis Raso, who agreed to kill convicted murderer Stephen Azzolini's wife in return for the same service, was sentenced yesterday to up to life in prison.

Raso, 27, a Hoboken florist, was sentenced in state Supreme Court in Manhat-

tan to 15 years to life in prison for his part in the slaying of his wife, Rosa, on June 21, 1978.

Azzolini, a 28-year-old building contractor from Hoboken, was convicted Saturday of killing Mrs. Raso. Sentencing for Azzolini, a co-defendant in the case,

was scheduled for Jan. 7.

Raso admitted that he was tired of his marriage and that he had plotted the double-slaying with Azzolini.

Azzolini stabbed and strangled Mrs. Raso in the back of her husband's van, parked in empty lot on West 42nd Street,

after the three had spent a night out in the city.

Raso was arrested and charged with murder, but while he was out on bail awaiting trial, he killed Azzolini's wife, Mary Ellen, thus completing the pact.

He subsequently pleaded no defense.

Landlords fined for late registration

By CHUCK SUTTON
Staff Writer

HOBOKEN—An estimated 1800 landlords who failed to pay their \$10 fee to register their apartments may now face fines up to \$500, according to city officials.

Mayor Steve Cappiello, facing sharp public criticism for lagging on enforcement of the city's rent registration under the new rent leveling ordinance, says the city is preparing to go after 40 of the city's largest landlords within the next few days. "We've been working on a list of owners of five or more units. We want to hit first the large buildings where people are more vulnerable to problems," Cappiello said holding the list in his hand yesterday.

Landlords who own buildings with two or more units were obliged to register their buildings 30 days after the law was passed on July 15. The city extended the

deadline an additional 30 days, and thus far less than half of the city's landlords have complied.

Cappiello blamed the lag in enforcement on verifying the apartments on the list, and the extra burden the enforcement has placed on the city clerks' office.

City Clerk Anthony Amoruso said it has not been determined who will sign complaints against landlords who failed to register nor how many cases will be taken in court each day.

Amoruso said if he has to sign the complaints, someone from his office will have to appear in court to testify that the landlord did not comply. He said the law may allow Detective Leo Serrano to issue the summonses and appear in court. Serrano is assigned to the clerk's office to enforce the pinball and mechanical device ordinance.

Amoruso said details should be worked out in the next few days and summonses should go out soon.

"Landlords can't use the excuse that they didn't know about it. We sent out the registration forms with the last tax bill," Amoruso said.

Municipal Court Judge Chris G. Papes, along with Municipal Court Judge Rudolph Naddoo will hear the cases. Judge Papes said he is not prejudging cases, but said each case will be judged according to its merits.

"If it is found that there are extenuating circumstances, then there is reason for leniency. But if it is determined they were aware of the law and ignored it, they will be fined \$100," he said. He added that if a landlord fails to pay the \$100 and still does not register the fine could go to \$500.

The registration of apartments was adopted by the council as a means of keeping track of rent increases.

200 angry demonstrators removed from council meeting

By CHUCK SUTTON
and ROY KAHN
Staff Writers

HOBOKEN—City Council President Walter Cramer ordered police to remove more than 200 angry demonstrators from last night's City Council meeting. The demonstrators had vowed "there'd be no more business as usual until arson is stopped."

Several members of the audience questioned whether Cramer violated the city's Open Public Meetings Act by having all but 16 members of the audience expelled from the room while the council completed its agenda.

Police arrested two persons on charges of disrupting a meeting: John Zirinsky, 31, a legal observer from Brooklyn, and Keith Pavlik, 24, of Hoboken, both later released on \$50 cash bail.

Also in the stormy meeting, Cramer challenged Sister Norberta's right to speak on behalf of tenant rights and oppose the present 25 percent decontrol ordinance while she is a member of the rent leveling board.

Prior to the meeting, a group of 30 demonstrators gathered outside City Hall chanting, "Bring back rent control, stop the arson now!" The demonstrators have demanded that the council pass a local ordinance adopting the state smoke detector ordinance for swift prosecution in local courts, and that the council rescind the rent decontrol ordinance.

The demonstrators, including representatives from Por Le Gente, Concerned

Citizens Committee of Jersey City and All People's Congress, then filed into the City Hall chambers.

As the council rushed through its agenda, Tom Vezzetti rose to speak on the agenda item of garbage cans, and behind him stood tenant advocate Tom Soto.

Anticipating a disruption, Cramer threatened to order police to empty the chambers if Soto did not sit down until the public portion of the meeting.

The crowd reacted angrily, and Cramer ordered the police into action. With the exception of some minor incidents, the room was virtually cleared in 20 minutes with only 16 people remaining.

"They're fools. If they'd just shut up and waited 10 minutes, the meeting would have been over and they could have talked," City Clerk Anthony Amoruso said.

But outside, the crowd milled around discussing the reasoning behind the disruption.

"They (the council) have an agenda as if it is business as usual, but the tenants feel that this is a state of emergency. The fires have created a state of crisis for tenants," said Raquell Deull, statewide coordinator for the APC.

"We want to replace the regular agenda with an agenda of the tenants. We want to discuss what is going on," she added. About that time, the group returned to the council chambers where about eight speakers were allowed to address the council.

Hugh Hoboken, president of the

Hoboken Home Owner Association was the only speaker who expressed satisfaction with the present laws and their enforcement.

Cramer brought the meeting to an abrupt end when the last speaker, David Axlerod, refused to remove his hat while addressing the council. Cramer said there was a standing rule that anyone addressing the council must remove his hat.

Cramer denied that the council had violated the state law when he cleared the council chambers of all but 16 of the 200 who had spilled into the City Hall foyer.

However, Sister Norberta said following the meeting that Cramer's actions at the meeting violated more than the Open Meetings Act. She said he "treats them as if they were a joke."

One injured in Hoboken elevator drop

HOBOKEN—A 20-year-old luncheonette deliveryman was injured when a malfunctioning office building elevator plunged three stories, police said.

Miguel Torres, 72, Hudson St., suffered cuts and bruises Thursday as he was attempting to make a delivery on the fifth floor at 70 Hudson St. He was treated and released from St. Mary Hospital in the city's second elevator mishap in four months.

Torres told police he had pressed the ground floor button when suddenly the elevator dropped between the first and second floors.

In the earlier incident, four people were injured in a freight elevator in a garment factory on Sept. 14 while investigating a possible burglary. The injured included several city policemen and City Councilman Samuel Cernelli.

The owner of the Hudson Street building, Anthony DiVincenzo (no relation to the North Bergen mayor of the same name), the company that maintains the elevator, and several public officials questioned yesterday said they did not know if the elevator has been inspected.