

# Hoboken to shine as gem of Hudson



Gov. Kean (center) announces multimillion dollar development project for Hoboken waterfront similar to those in Baltimore and Boston. Others at ceremony are (l. to r.) Alan Sagner, chairman of New York-New Jersey Port Authority; Assemblyman Christopher Jackman; Mayor Steve Cappelletto of Hoboken and State Sen. Nicholas LaRocca.

By PATRICK BRESLIN  
Associated Press

A massive Hudson River waterfront development in Hoboken was announced yesterday in Trenton with hopes of turning the area into a harbor showcase similar to those in Boston and Baltimore.

Gov. Kean called the project—which includes plans for offices, restaurants, shops, housing, a marina and major hotel—"one of the most important initiatives of my administration."

"The Hudson waterfront has a potential that really has not been realized for several years," Kean said.

The Port Authority of New York and New Jersey announced it will provide more than \$100 million to clear the 130-acre site, which stretches three-quarters of a mile along the Hoboken waterfront, and install the groundwork needed for buildings.

THEN, UNDER the plans, private developers would construct the buildings and operate all the facilities. The total cost would be \$400 million to \$500 million.

"We're going to set the stage for them, so to speak, and they're going to put on the show," Alan Sagner, Port Authority chairman, said of the private developers.

Sagner said site clearance could start in six months, and much of the development could be finished in five years. He said the timetable depends on economic conditions and the cooperation of developers.

Sagner estimated there could be 10,000 construction jobs in the project and 2,500 to 4,000 permanent jobs in the new businesses at the site.

Kean said several private groups have expressed an interest in the project, but their names were not disclosed.

ABOUT HALF the land is owned by the federal government. Congress has recently passed a bill authorizing sale of the land to the City of Hoboken, and Kean said he has asked President Reagan in a letter to sign the bill.

In addition, the Port Authority needs permission from New York and New Jersey for the project. Kean said the New York Senate already has passed a bill, and a similar bill will be pushed in New Jersey by Assemblyman Christopher Jackman and Sen. Nicholas LaRocca, both (D-Hudson).

The Port Authority's executive director, Peter C. Goldmark Jr., said the project would be comparable to Harbor Place in Baltimore and Quincy Market in Boston.

GOLDMARK SHOWED a model depicting the various buildings, but he noted that the plans are subject to changes recommended by the private developers.

As now envisioned, the plan includes a 400-room hotel, seven acres of open space, a marina with 370 boat slips, and various buildings providing 670 residential units, 20,000 square feet of retail convenience stores, 40,000 square feet of retail specialty stores, up to 1.4 million square feet of office space and 15,000 square feet of restaurant space.

Hoboken Mayor Steve Cappelletto said the project has been "a 10-year dream for me."

## 'No-lights' landlord, tenants near accord

By James Kepchals

The knotty problem of the "Lights-Out Landlord" in Hoboken whose tenants willingly lived in his building without gas or electricity may finally have reached an end.

Both tenants and the landlord have agreed on a compromise with city officials for the building at 223 Madison St. while repairs are made to make it suitable for occupancy.

City inspectors have been trying to have the tenants removed from the building, which has already been declared officially vacated, and have the structure boarded up. The seven families living in the building have insisted on staying there, explaining they had very few choices, places to which to move.

Ramon Irizarry, an attorney representing the tenants, said the compromise would consist of two agreements — one between the landlord and the city; and the other between the landlord and tenants.

In the agreement between the city and the landlord, Luis Mielez, Irizarry said the city would pay for the tenants' rooms at a local motel in the form of a loan, which the landlord would pay off from rent receipts once the building is properly occupied. In addition, city inspectors would help to provide Mielez with the proper certificates needed to do the renovation work.

However, Mayor Steve Cappelletto said late yesterday afternoon that the plan to relocate the tenants in motels may be too expensive and difficult to accomplish. Instead, the mayor said the tenants may be allowed to remain in the building as long as they maintained a 24-hour watch over it for fire.

Cappelletto said if they are allowed to remain there, the city would check back with them within a week to see how much work has been accomplished there.

Mielez estimated yesterday it would take the tenants between

\$3,000 and \$6,000 to renovate the building's electrical system. He said he is presently trying to raise that amount in loans.

The other agreement would be a lease arrangement between the landlord and the families promising them apartments in the building at \$250 per month. The tenants have been making payments to the landlord at present, which Mielez said have been going directly into the renovation of the building.

"This agreement could signal a way for landlords and tenants to work together to renovate some of the terrible buildings in the city," Irizarry said. "It would give the poorer tenants a chance to stay in the city, rather than being forced out as they are being done now."

Final details still have to be worked out, Irizarry said, but added it could be finished and ready for signing by tomorrow afternoon.

The solution was worked out after a two-hour meeting with Mayor Steve Cappelletto and other city officials, Irizarry said. This represented almost a complete turn-around for the mayor, who said on Tuesday he did not want to get directly involved with the matter because it was in litigation in the Hoboken Municipal Court.

However, Cappelletto said his activity did not really constitute direct action on his part, explaining all he did was to have the two sides in the matter meet and reach an agreement solving the problem.

Because of the solution worked out, charges against Mielez in the city's municipal court charging him with illegally placing tenants in the building without utilities, were deferred. However, he did stand trial on a series of violations at another building he owns at 327 Monroe St., for which he was fined \$25 and had a new inspection ordered by Magistrate Rudolph Naddoo.

At one point during the day, Juan Garcia, president of

Citizens United for New Action (CUNA), who has been working in behalf of the tenants was involved in a shouting match with a landlord in the city outside the court chambers. Both Garcia and the landlord threatened each other with lawsuits before policemen broke up the argument.

The situation with the Madison Street house has been casting city inspectors in a bad light. "All we're doing is trying to do our jobs correctly and suddenly we're cast as the heavies," Paul Marzocca, city electrical inspector, said yesterday.

## Park vandalism spurs call for stricter curfew

By James Kepchals

Hoboken officials are now calling for stricter enforcement of the city's curfew laws after vandals destroyed hundreds of dollars worth of park and playground equipment over the weekend at the city's Church Square Park.

Parks Director James Farina estimated the damage at over \$1,000 at the park, which was attacked by the vandals sometime during the early morning hours of Saturday.

According to Farina, the vandals turned over nearly all the park's benches, wrecking four or five of the benches in the process. In addition, he said that much of the rubber matting that covers the ground in the park's children's play area was torn up with many of the mats taken away by the vandals.

The vandals also smashed several lights and overturned all the trash containers over the park, which is located between Garden Street and Willow Avenue and between Fourth and Fifth streets.

"There had to be more than just one person," Farina said. "Each of those park benches weighs about 350-400 pounds. One man couldn't turn them over."

Farina said he was told of the destruction at about 9 a.m. on Saturday by the police. "I don't see how nobody heard or saw this all happen and didn't call the police," Farina said.

"This all wouldn't have happened if the curfew in the parks had been strictly enforced," Farina said.

A city ordinance, passed in 1975, places a curfew on the city's parks from 10 p.m. to 6 a.m. through most of the year and from 11 p.m. to 6 a.m. from June 1 to Sept. 30.

"The only people who stay in the park after 10 p.m. are the ones that cause all the problems," Farina said.

Farina said he spent almost all day on Saturday cleaning up the damage with the help of former department supervisor Anthony "Tony Mike" DeVincenzo and Farina's nephew.

DeVincenzo said he has volunteered to help in Farina's department for the next few weeks as the director tries to rearrange the department's maintenance staff which was cut severely by budget reductions this year.

Farina said he would rearrange the parks' personnel into one crew that would travel from park to park to clean and do repair work.

## Captains' hearing put off

By BILL GYVES  
Staff Writer

HOBOKEN—A lawyer representing five fire captains, who face punishment for refusing to enter a building where they feared arson, yesterday sought — and received — a postponement of their disciplinary hearing, claiming the hearing was unfair.

The city and attorney David Solomon yesterday reached a non-binding agreement to resume the hearing Nov. 16.

Solomon argued that the city's refusal to hear expert testimony was unfair. He also said the arbitrator in the case was prejudiced, and that barring union representatives from the hearing is prejudicial to the fire captains.

"You're doing everything in your power to deny these men a fair trial," Solomon said to the arbitrator, James W. Giordano, director of public safety, and to Carl Shaeffer of the city law department.

Solomon said he would file papers by the end of the week with the state Supreme Court or the state Public Employment Relations Commission asking the city to remedy the situation.

Captains are Eugene Failla, Gerard Petersen, John Lisa, Michael Waldich and Robert Moore face penalties ranging from an official reprimand to outright dismissal on charges they refused to obey a deputy fire chief's command to inspect a building considered a likely target of an arson attempt.

The incident occurred Aug. 3, three days after firefighters discovered a liquid accelerant and burned newspapers on the second- and third-floor stairwells of the building at 715 Clinton St.

The captains told their superiors such an inspection should be done by armed police officers, and was not included in their contracts with the city. They said they would run the risk of confronting an armed arsonist if they entered the building.

The captains were found in violation of departmental regulations, which require penalties for the "neglect or shirking of duty."

At the time of the incident, Mayor Steve Cappelletto described the captains' actions as "a flagrant disregard for human life."

Solomon did not deny that the captains disobeyed the order, but said the order was a "reckless endangerment" of their lives.

The disciplinary hearing yesterday originally was scheduled as a public hearing, and about 35 firefighters, citizens, witnesses and officials gathered inside City Hall for the meeting.

But Solomon arrived and told the crowd he had been informed by Giordano Tuesday afternoon that the meeting would be closed to the public and press.

Solomon and Bill Bergin, president of the Hoboken Fire Officers' Union, clearly were angered by the change.

"They're trying to hide something," Bergin said. "I feel that when they did their homework and found they were losers in this, they began to cover up."

Bergin charged the city is trying to use the captains as "scapegoats" to hide the fact that only three police officers were on duty in the city at the time of the incident. Ordinarily, armed police officers would have entered the building, Bergin said, but the city could not spare the officers at the time.

Shaeffer, who is prosecuting the captains, said it would be "inappropriate" to comment on Bergin's charge at present.

Solomon said there were three irregularities in the meetings yesterday that prompted him to call for a postponement. He said one was that Bergin, as a union representative, should have been permitted into the hearing.

Shaeffer argued it was city tradition to have either a lawyer or a union representative attend a disciplinary meeting, but not both.

Solomon also said Giordano, who will decide the penalties in the case, already had expressed in press accounts of the incident his judgment that the captains were guilty.

"Not only for factual justice, but for even the appearance of justice," Solomon said, he feels Giordano should step down from any role in the hearings.



Bob Anthony still singing 8/14/82

## Sinatra pal remembers their town

By Marian Courtney

Those who remember Frank Sinatra when he was a kid growing up in Hoboken probably remember Bob Anthony, his friend and sidekick.

And if they remember the Big Band era, they probably remember Anthony as a good singer in his own right who performed with Ina Ray Hutton's All Male Band and with orchestra leaders Bob Chester, Eddie Duchin, Glen Gray and Tommy Dorsey.

Anthony is still singing, although he has to limit his performances to times when he can get away from the Melody Theater in Manhattan, where he is manager and part owner. He performs in Las Vegas and he still cuts records.

Anthony's most recent record is an album of nostalgic hits, "Angela," dedicated to Sinatra's grandchild. He sent a copy to President Reagan and received a gracious thank you from Mrs. Reagan.

"I only make nostalgia records," he says. "I want to bring back the big band sounds so kids can hear some good music. I don't like what they listen to today."

Anthony is nostalgic, too, about growing up in Hoboken. He remembers that he and Sinatra were co-captains of local basketball and baseball teams and that they won championships. He remembers he fought for and protected Sinatra all through the early years.

It wasn't that Sinatra couldn't defend himself. It was that Anthony was loyal.

"We were born and raised rough in Hoboken," Anthony says, "and I thought he was the greatest thing that ever lived. I was the early edition of Jilly (Sinatra's bodyguard). I used to fight for him, defend him and be his secretary."

Anthony's protective instinct lasted even after he and his pal grew up. He remembers a time when Sinatra was singing with Tommy Dorsey's band at the Astor Hotel and Buddy Rich, the drummer, "bad-mouthed Frank" and he flew to his defense.

"I gave him as bad a beating as I ever gave anyone," Anthony says, "because Frank is good. He has love, hope and charity, and God takes care of those who are charitable. That's why Frank has good luck."

But Anthony didn't spend all his youth taking care of Sinatra. He studied to become an opera singer with Alfredo Salmaggi and Pietro and Constantine Yon in Manhattan.

He went to California and became a disc jockey. While he was there he earned a bachelor's degree in English literature and dramatic arts at the University of California at Los Angeles.

Then he decided that because his life's passion was people he would return to the East Coast to study at Fordham University to become a priest, an aspiration he gave up after a year because he also loved life.

Anthony went back to singing, and 15 years ago he became a producer in burlesque.

"I was married and I had three kids," he explains, "and I wanted to provide for them. I tried legitimate theater but I went broke. The money is in burlesque."

He's wild about his family — his wife Beatrice, a former hatcheck girl he "fell in love with" while he was singing on the road, and his three sons, 21-year-old Bobby Jr., Steven, 15, and Gregory, 12. The family lives in Leonia where their neighbors include Alan Alda and Carmel Quinn.

He prefers old-time burlesque with comics and gags and he tries to stick to that format, but audiences like nudity now, he says, and he gives them that, too.

"Everything I did was because I love people," Anthony says. "Burlesque is people. Poor kids growing up in tough cities are people. I still have moments of thinking it would have been good to be a priest."

"It made a difference growing up in Hoboken," he says. "You learned to love in Hoboken."

## Chamber orchestra may reorganize

Taking their cue from the popularity of symphonic music at the city's Celebration '82 festival this year, a group of Hoboken music lovers now want to create a permanent orchestra in the city.

The 39-member Hoboken Chamber Orchestra performed several times during the recent Celebration '82, each time to packed houses, according to Helen Manogue, chairwoman of the city's Environmental Committee and one of the orchestra's organizers.

Those performances were free, Mrs. Manogue said, and the performers played for free. However, future performances will have to include an admission charge and the musicians will be paid, she said.

At present, a six-performance series is being planned with three performances in the fall beginning in October and the other three in the spring and winter.

"Most of the musicians will be from Hoboken and Manhattan, and are all very dedicated to their musical craft," Mrs. Manogue said.

She gave much of the credit for beginning the orchestra to Gary Snyder, its musical director, and Morgan Cline, who she said has been serving as an "unofficial" chairman.

To maintain the orchestra, she said funding would have to come from a combination of ticket revenues, subscriptions, donations, and fund-raising events.



# Hoboken Arson Stirs Dispute

By ANTHONY DePALMA

**F**IVE fire captains in this city, where suspicious fires have claimed 51 lives since 1979, face possible dismissal, denunciation or other disciplinary action for refusing to make hourly checks on a 26-family tenement that had been the target of a would-be arsonist.

City officials have charged the men with neglect of duty, and have said their insubordination endangered the families at 715 Clinton Street, the site of the attempted arson on July 31.

The fire officials, however, along with their union leaders, defend their actions, saying that the building was already being adequately monitored and that sending in an unarmed fireman would have endangered his life.

Hoboken, whose large-scale urban revitalization has often been a model for other cities and a source of positive publicity, finds itself receiving nearly as much negative attention because of its arson problem.

Firemen contend that the city has tackled the problem in a haphazard, unplanned way that will turn out to be dangerous for both tenement residents and firemen.

"Everybody in town is shaken up by what's going on," said Capt. William A. Bergin, president of the Hoboken Fire Officers Association. "We are willing to go along with any constructive plan, but we're not going to be scapegoats."

Mayor Steve Cappelletto counters that a comprehensive response, including the formation of an arson task force to identify and protect potential targets, is being planned.

The departmental charges against the five captains were lodged by Deputy Chief Raymond Sheehan after policemen and firemen responded to a call at the Clinton Street tenement, just half a block away from Engine Company No. 4.

According to fire officials, a call came in to police headquarters around 4:30 A.M. from residents who said they feared the building would be set afire.

Hoboken arson squad detectives on the scene reported finding a flammable liquid — possibly diesel fuel — on the stairwells throughout the building. Burned newspapers, probably used in an unsuccessful attempt to ignite the liquid, also were found.

To forestall another attempt, the fire captain from Company No. 4, Robert J. Moore, was ordered to detail men to a regular check of the building. Throughout the day the men visited the building hourly, making roof-to-basement inspections.

According to Captain Moore, the tenants were encouraged to form their own arson watch and his men instructed them on how to detect an arson attempt and how to deal with a fire if one was started. Also, said Captain Moore, Hoboken policemen stopped at the building regularly.

The inspections by firemen continued throughout the day. But when night fell, Captain Moore felt it was too dangerous for his men to enter the building.

"Knowing that the tenants had formed an association and that the police were checking the building, the whole situation boiled down to my considering my men's safety," Captain Moore said.

Deputy Chief Sheehan had extended his order to monitor the building to all fire companies in the city. Officers at each of the firehouses were ordered to send men to inspect 715 Clinton Street. The four other fire captains — Eugene Feilla, John Lina, Gerard Peterson and Michael Wladich — refused to send their men.

"For the past 20 years, when it got to the point of removing the evidence at an arson, the police always took over," said Capt. Bergin. "What we said was that anybody who's going to get involved with checking an arson building and possibly confronting an arsonist should be trained and should be armed."

Mayor Cappelletto said the firemen had not been asked to search for the arsonist but rather to "look for the appearance of something being set up."

Mr. Cappelletto said that would include checking for volatile liquids or inspecting empty apartments that might contain fire-starting materials.

Mr. Cappelletto, who spent 14 years on the Hoboken police force, also said that the men had been offered police

protection but still had refused to make the inspections.

Fire officials countered that the offer for protection had come at 1:30 A.M., several hours after the original order had been given, and that it was simply a maneuver to get those responsible for the original faulty order off the hook.

Firemen say they refused to enter the building even with police protection because it was still too dangerous. "Who's to say how safe they would be?" said Captain Bergin. "Who

knows how many of them might have been in there? And if somebody comes after the cop, the fireman isn't going to just stand there. He'll have to help out. No other city or state in the country sends in firemen without arms."

Several cities in the region have handled these types of arson investigations by using specially trained firemen who are armed and have arrest powers and who act, according to Deputy Chief Matthew H. Conlon of the New York City Bureau of Fire Investigations, "as cops in the Fire De-

partment."

In New York they are called fire marshals. Newark has a special Arson Squad, and Irvington recently instituted the same type of unit with the men armed and given the power to arrest suspects.

The fire officials involved in these units say that confronting an arsonist can be dangerous.

Fred L. DiOrio, a former captain with the Newark Arson Squad who now serves as a specialist with the Division of Criminal Justice Arson Project, said that arsonists willing to take lives for revenge would probably "not have too many qualms about attacking an unarmed person."

"I would not feel too comfortable about going into a situation like that,"

Mr. DiOrio said.

Arson investigators indicated that revenge was the motive for the attempt at 715 Clinton Street and that the arsonist had intended to kill people in the building.

Hoboken firemen point out that in 1978 a Hoboken policeman pursuing an arson suspect who also sought revenge on the residents of a building was attacked and stabbed repeatedly before the policeman shot and killed the suspect.

Mr. Cappelletto said the city was continuing to study the possibility of using public safety officers who could perform both police and fire duties.

In the meantime, however, the Mayor indicated, if those in charge have good reason to suspect a building

might be burned, firemen will again be asked to make hourly checks.

"If the men refuse, we'll have to take the same steps," he said.

On the other side, the fire officers have said that they, too, would have to respond to a similar situation in the same way, convinced that their concern about the safety of the men is paramount.

"After this incident I did a lot of soul-searching," said Captain Moore. "When I came out of the church I felt I had done the right thing. If I felt I had left any children or people in the building in immediate danger, I couldn't live with myself."

The department hearing on the charges is scheduled for Sept. 29 in the Municipal Court chambers.

## SHIP'S ARMY

Hoboken's River City Fair today will feature three big and lovely sailing vessels: the 96-foot Hudson River sloop Clearwater, the 70-foot Sparkman & Stevens yawl Petrel and the 60-foot Herreshoff sloop Ventura.

The fair opens this morning at 10 o'clock and the Petrel and Ventura will unfurl their sails and take trips with passengers all day and into the night.

The Clearwater — which belongs to Pete Seeger, the folk singer and environmental activist — will tie up at Hoboken's Fifth Street Pier around 3 P.M. Fairgoers will be welcomed aboard, but unlike the other boats, the Clearwater will not leave her berth to make passenger runs. She was built in Maine in 1909 and is a copy of the sloop that sailed the Hudson with cargo and passengers a century ago.

The Petrel, which normally sails out of Battery Park in New York City,

is a retired ocean racer once owned by the Coast Guard Academy. She can hold 3,000 square feet of sail and accommodate 34 passengers.

The Ventura, operated by Stuart Reininger out of Pier 11 at the foot of Wall Street in New York, was built as a yacht in 1922 and has had a long history as a charter boat in the Bahamas and the Caribbean. During World War II she joined the Navy and silently provided the New England coast, looking and listening for U-boats.

Ventura accommodates 20 passengers on deck and sleeps nine in four cabins.

The prices are \$6 for a one-hour sail, \$10 for 1½ hours, \$12 for two hours and \$14 for 2½ hours.

This is the third consecutive River

City Fair. The Hoboken Environment Committee, the sponsor, strives to protect the waterfront from pollution and to promote its development for recreation.

Thirty-five vendors will display their goods at the flea market. Food stands will sell Philippine, Italian, Indian and Russian specialties as well as raw clams and oysters.

A fashion show begins at 3 P.M.

In general, the fair will shut down at dusk, but Petrel won't complete her fourth and last sail of the day until 9 P.M. The Ventura will drop her sails at 7:30.

Information: (201) 963-5240.

## Hoboken asks new park bids

Hoboken city officials will once again collect bids for renovation and repair work at Stevens Park.

Bids had been received earlier this week for the work, which is expected to begin by the end of this year. However, the council on Wednesday voted to reject all the bids because they were judged too high.

City Business Administrator Edwin Chius said notice has been given to these bidders as well as publicly advertised that new bids

will be resolved in October.

Among the improvements being planned for the park are the reconstruction of the park's walkways and sidewalks, new lighting, some new fences, the planting of new shrubbery, and the installation of rubber mats inside the children's playground.

Total estimated cost has been projected at about \$120,000 according to Chius, of which one-half come from state Safe and Clean Neighborhood grants.

## Hoboken Housing Authority has waiting list of 1,000

Though efforts have been made to re-organize and bring the list up to date, Hoboken Housing Authority officials estimate that there are over 1,000 applications already on file for apartments at the authority's projects.

And openings in the projects do not occur often enough to make any dent in this list, according to Dominic Gallo, executive director of the housing authority.

As a result, he said that often applicants have to wait for years to be considered for apartments in the authority's buildings.

Gallo made his comments in response to reports that applicants have been kept on the

waiting list for years for public housing.

For many years, Gallo said that names of applicants were being kept on a ledger at the authority's offices, but had been inefficiently kept up in recent years.

For the past year, Gallo said his office has been trying to re-organize the list and update it, beginning with all applications received after 1976. Also, he said his office has sent out letters to every applicant on the ledger (which he estimated contained close to 2,500 names) and asked if the applicant wanted to continue on the list. About 1,000 were returned saying they would remain.

However, Gallo said that only a handful of apartments become available for applicants on the list.

## Tougher guards sought

The Hoboken Housing Authority is now looking for a tougher and more professional security guard group to patrol its buildings on a 24-hour basis.

The authority has gone out to bid for a new security guard contract to replace the present guards when their contract runs out at the end of this month. According to authority executive director Dominic Gallo, the bidding specifications call for armed guards and a more complete security system.

Gallo said he wants to improve the security at the buildings as part of a series of steps designed to improve conditions at the projects.

At present, the guards there perform

as "watchmen" and do not often get involved as much as he would like in securing the buildings.

A more professional system of patrolling the grounds would help cut down on the incidents of crime there, he said, especially in the case of vandalism, which he

acknowledged to be a serious problem.

Bids are scheduled to be received on Sept. 9, Gallo said, and may be voted on at the authority's board of commissioners meeting that night. If so, he said the new guards would begin work beginning in October.

## Hobokenites will be canvassed

A group of young Hobokenites will be hitting the streets this week to canvass residents to find out their feelings about the city.

The Young People's Action Organization of Hoboken will be sponsoring the confidential survey, that will ask residents 10 questions on a variety of controversial issues facing the community.

Angelo Valente, president of the organization, said the group expects to poll over 500 people in the next two weeks in order to obtain their opinions. Rosemary Florio, a senior at Jersey City State College, will be coordinating the survey.

"We're hoping that the results of the survey will be able to give officials some idea of the people's feelings on issues that affect them," Valente said.

## Italian-American festival wants to use Hoboken piers

It may be over a year away, but organizers of a big Italian-American festival in Hoboken next June have already begun preparations.

Lester Jacobi, manager of Prime-Time Enterprises Inc. of Fort Lee, said he will meet today with officials of the metropolitan Port Authority to seek permission to use the Port Authority piers in Hoboken for the "Festa Italian" celebration between

June 26 and 30.

Jacobi, who said he has been organizing the Italian-American festival for the past five years, said he expected the five-day fair in Hoboken to draw over 100,000 people in total drawn by big-name entertainment and festival attractions.

Jacobi said he recently finished organizing and running a similar fair in Milwaukee, Wis., and had run similar fairs in Rockford, Ill., and Utica and

Syracuse.

This festival would be his group's first in New Jersey, he said.

Jacobi, a Hoboken native, said he chose Hoboken because of its large Italian-American population and its proximity to other large Italian neighborhoods in the metropolitan area.

"I love Hoboken. I think it's the greatest place in the world," Jacobi said. "The Italian world in this country started in two places, Mulberry Street in New York and Hoboken."

As planned, the festival would include rides, games of chance, food and entertainment all on what Jacobi described as "on a big scale." In addition, a fireworks display will cap off each night of the festival.

A certain percentage of the festival's profits would go toward charity, he said, which is done at each of his festivals, he said. In addition, the first afternoon of the festival will be open with free admission to handicapped youngsters from throughout the area.

## Plan referendum fight

Opponents of a referendum on the November ballot in Hoboken that would abolish runoff in municipal elections have scheduled an organizational meeting on Sept. 21 to go over ways of fighting the referendum.

The Hoboken City Council voted in August to place the referendum on the ballot, ex-

plaining it would save the city money in the costs involved in running the runoffs.

Angelo Valente, president of the Hoboken Civic League, said the meeting would include officers of several separate organizations who oppose the measure who would meet to discuss how to join against the referendum.

The meeting is scheduled for 8 p.m. at the Union Club. Several organizations, including the Civic League, have gone on record opposing the referendum, saying it would give too much advantage to candidates with large political organizations.

## State reprimands, fines Cappelletto, Simunovich

**TRENTON** — The State Election Law Enforcement Commission disclosed yesterday it fined and reprimanded Hoboken Mayor Steve Cappelletto and fined Joseph Simunovich for late filings of financial disclosure forms associated with their Hudson Freeholder Board election victories last November.

Cappelletto was fined either \$50 or \$25 for failure to file an A-1 form that he would not spend \$1,000, and was reprimanded with campaign treasurer Edwin J. Chius for failure to submit a

report due seven days after the election.

Gregory E. Nagy, commission staff counsel, explained Cappelletto would have to pay \$25 instead of \$50 if it is submitted to the commission within 30 days.

The commission decided on a reprimand for Cappelletto and Chius rather than a fine because of a fatal fire in Hoboken a few days before the seven-day report was due, Nagy said.

Simunovich and his campaign treasurer, Martin Sanzeri, drew either a \$25 or \$50 fine for failure

to file a report 25 days after the election. This penalty is to be shared equally with \$25 required if paid within 30 days, Nagy said.

They were among 19 can-

didates and six political party committees fined or reprimanded for late filings in the Nov. 3 election last year, the commission reported.

## Says job lost by politics

The abolishing of the special education coordinator position by the Hoboken Board of Education on Tuesday has sparked charges that political pressure forced the board to take such an action.

Anthony Russo, who formerly held the coordinator's post, said yesterday he felt the board abolished the coordinator's job because of his criticisms of the city administration under Mayor Steve Cappelletto.

Russo was transferred from coordinator to a teaching position

last month because of reductions to the special education staff by budget cuts, according to Dr. George Maier, superintendent of schools.

Russo, who is president of the Hoboken Taxpayers for Better Government organization, also said at that time that he felt his opposition to the administration was the reason for the transfer.

## Tenants demand to stay despite lack of utilities

By James Kopchans

About 50 tenants of an apartment house at 223 Madison Street descended on Hoboken City Hall yesterday, demanding they be allowed to remain in the building even though the building has no gas or electricity.

Meanwhile, a hearing has been scheduled for tomorrow morning in Hoboken Municipal Court for the building's landlord, Luis Miele, on charges he violated the city's housing code by allowing tenants to live in the building without utilities.

"All we're looking for is some justice," said Juan Garcia, who represented the tenants yester-

day. According to Garcia, the tenants have been working with the landlord to renovate the deteriorated building to make it livable.

Many of the tenants had been evicted from other buildings throughout the county, Garcia said, and look upon the Madison Street building as their last chance.

Garcia, president of the community organization Citizens United for New Action (CUNA), said the tenants decided to go to City Hall because they believed Miele's hearing was scheduled for yesterday.

See TENANTS — Page 2.

## Hoboken due to celebrate terminal festival Oct. 2

By BILL GYVES  
Staff Writer

**HOBOKEN**—Hoboken Terminal Renaissance Festival II is scheduled for Oct. 2, beginning at noon with a parade from City Hall to the rail terminal on Hudson Place, Mayor Steve Cappelletto announced yesterday.

Cappelletto made the announcement yesterday morning before taking a walking tour of the 75-year-old terminal. The terminal, an official landmark, has been renovated at a cost of \$4.8 million.

An auction of railroad and bus memorabilia promises to be one of the highlights of the festival. In addition, a display will feature one of the largest collections of rail cars and equipment ever assembled in the metropolitan region.

Last year, Festival I attracted 12,500 people.

and several thousand more than that are expected for this year's festivities.

The focal point of the festival, as well as yesterday morning's gathering, is, of course, the terminal — its past, present and future.

When constructed, the terminal was considered one of the finest passenger stations in the world, with its copper facade, 225-foot clock tower and huge waiting room.

And the hope is that the terminal will soon recapture some of that glory in the coming years. Cappelletto said he hoped the terminal would serve as the catalyst for a further development of Hoboken. He said that this goal could be reached by placing more small retail stores, owned by city residents, inside the terminal.

The festival is scheduled to run for five hours from noon, featuring dancers, musicians, clowns and an arts and crafts exhibition.

## Tenants demand right to stay

Continued from Page 1

"It was all news to us. We were never told that the hearing was postponed," Garcia said.

The tenants also spoke with Mayor Steve Cappelletto, asking him to intervene in the matter to help them. Cappelletto said he would not get involved in the matter because it was in litigation.

City inspectors have been trying to remove the tenants and board the building up because they contend it is unsafe. It was boarded up in March. Since then, tenants have taken down the boards and moved in, which city officials have said is in violation of the law.



## Guards for Hoboken parks

Hoboken Mayor Steve Capriello said yesterday he is considering having special guards hired to look after the city's parks after vandals destroyed over \$1,000 worth of equipment at Church Square Park over the weekend.

Capriello said he discussed the matter with department directors at a meeting yesterday.

The meeting was held to discuss several city problems which have lately been criticized by members of the city council, Capriello said. Among them was the vandalism at the park in which its benches were overturned and destroyed and the rubber playground matting torn up.

Parks Director James Farina said yesterday that his department has already received bills of about \$780 for repairs.

The vandalism reportedly occurred sometime in the early morning hours on Saturday. Farina has called for stricter enforcement of the city's curfew laws in the parks, saying that if it had been enforced that night, the damage would have been avoided.

However, Public Safety Director James Giordano has

said that the police have been enforcing the curfew but could not be expected to cover the park at the time.

## Wants beef up of park patrols

Hoboken Public Safety Director James Giordano said he will try to increase the numbers of police patrols at the Church Square Park in order to stop vandalism.

Giordano said yesterday that police throughout the city have been enforcing the city's curfew on park activity after 10 p.m., but can't patrol the parks all the time.

Church Square park suffered more than \$1,000 worth of damage on Saturday by vandals

who overturned and destroyed park benches and ripped up rubber playground matting. Giordano said his men had been patrolling the park that night, but the vandalism apparently was done when they were called for other business.

"Damage like that must have made some kind of noise. Why didn't we get any calls from the people in the area about the trouble?" Giordano asked. No calls of any disturbances were received by police that night, he said.

## Invalid and wife get more time on eviction

Elizabeth Colgrove and her bed-ridden husband John have been given a short reprieve from eviction.

Mrs. Colgrove was scheduled to be forced from her apartment at 422 Grand Street in Hoboken yesterday. But Superior Court Judge Joseph Ryan stayed the eviction until a court hearing can be held tomorrow.

George Aviles, Mrs. Colgrove's attorney, said yesterday

Ryan stayed the eviction after Aviles had presented a show cause order asking the court to overturn the woman's original eviction notice.

Aviles said he was contending the original eviction was based on a misinterpretation of laws concerning superintendents in buildings, on which the eviction was based.

According to Aviles, Mrs. Colgrove is considered the superintendent in the

building, which makes her an employee of the landlord and not subject to most tenant laws.

Meanwhile, Aviles said he and other officials were trying to find her a new apartment, but admitted it was difficult because of the conditions required for her husband, John, who has been an invalid since suffering a stroke.

## Hoboken reaches pact with landlord, tenants

By BILL GYVES Staff Writer

HOBOKEN—After nearly five months of struggle and bitter accusations, the city appears to have reached an agreement with a landlord whose building authorities have been trying to close since May.

Mayor Steve Capriello and Luis Miele, whose building at 231 Madison Ave. has been the center of the controversy, reached a "general agreement" on several of the issues that will let the tenants stay in their homes, a lawyer representing the landlord and tenants said yesterday.

Ramon A. Irizarry said the agreement was

reached after a two-hour meeting in City Hall Wednesday night.

Irizarry said the agreement permits renovations to continue at the building while letting the tenants stay there. Previously, the city insisted that the tenants be removed until the renovations were completed.

"I have gotten what I wanted," Irizarry said yesterday. "The people will be able to stay in the building, the building will be renovated and the landlord will no longer be abused."

Irizarry argued that the city's actions against Miele were racially motivated. He said the city consistently harassed Miele because he is

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Continued from Page 1

Puerto Rican.

Yesterday, Miele appeared in court again on charges that he violated the city's housing code by having tenants in the building without proper utilities—electricity and heat. He faced a maximum of four years for the violations. Irizarry said. But the "general agreement" reached Wednesday apparently superseded any decision reached in court yesterday. Miele was only fined \$25.

Irizarry said Capriello "basically agreed" to grant Miele all the necessary permits to complete the renovations and meet safety standards. The city set Sept. 23 as a deadline for the completion of all renovations, he said.

Irizarry also said Capriello agreed that the city would attempt to loan Miele the money to relocate the tenants in a hotel until the renovations are completed. The costs of such a move were not discussed, Irizarry said.

But Capriello said yesterday that he has not located the money. He said he does not have the authority to grant such a loan and would have

to present the issue to the City Council. The loan was not discussed at Wednesday night's City Council meeting.

The building has had a number of problems with city officials in the past. The building was ordered closed in February, when several violations were found by city and state inspectors. On May 3, the building was boarded, and the tenants were placed in a Jersey City hotel.

But when inspectors returned to the site on Aug. 23, they found the building occupied by about 30 people. The building was without gas and electricity, and inspectors gave Miele four days to complete the necessary renovations.

The renovations were not completed in the time allowed, and Miele failed to attend a court hearing on Sept. 2. A bench warrant was issued for his arrest.

Miele says he has continued the renovation work during the past two weeks, while the tenants remained in the building. But Miele said he does not have the \$6,000 it will cost to correct the building's electrical violations.

## State asks Hoboken to reconsider clinic

The New Jersey State Department of Health has asked the Hoboken Council to reconsider its opposition to a proposed methadone clinic at 200 14th Street.

In a letter responding to the council's disapproval of the planned clinic, Assistant Commissioner of the Health Department's Division of Alcohol, Narcotics and Drug Abuse Richard Russo reasserted the state's claim that a drug abuse clinic is needed in the community.

Council President Walter S. Cramer suggested that Russo had adopted a more conciliatory approach in an effort to negotiate with the council, which contends that the proposed site for the clinic has been poorly chosen. Cramer explained that the site is within two-and-a-half blocks of a playground and is also near a school.

The clinic, to be operated by the Metropolitan Institute for Health Services, a private group, has been approved by both the

N.J. State Department of Health and the Hudson County Health Systems Agency. Although the proposed clinic is being called a methadone clinic, it is not certain that methadone will be administered.

Thomas Kennedy, councilman at large, said the council was never properly notified by the operators of the proposed clinic, nor was an application filed through proper municipal channels. He said the council will inform Russo of their continuing opposition to the plan.

In other business, the council discussed the pending hearing of appeal between Hoboken Manufacturers' Association, the developers of the planned Pathmark supermarket, and the zoning board of adjustment—a decision required by law before November 30.

Before the council can judge on the case, they must first review the transcripts of 15 days of hearings between the Association and the board of adjustment.

## PBA strives for new pact

Although tentative dates have been set with an arbitrator, Hoboken police union leaders said they hope to have a new labor contract signed with the city before arbitration is necessary.

Thomas Meehan, president of the city's Police Benevolent Association, said his union's

negotiators have been meeting with the city several times in the past few weeks to work on an agreement. The patrolmen have been working since Dec. 31 without a new contract, Meehan said.

Meehan said several more meetings have been planned before October. An arbitrator has

been scheduled for Oct. 13 and 14, though Meehan said a new agreement could come before then.

The union is seeking a 9 percent salary increase in the new contract as well as assurances that officers will be allowed to remain at different shifts of duty for a longer period of time than now.

## They'd like to use Hoboken piers for Atlantic City-style casinos

Will Hoboken become a smaller version of Atlantic City?

It would if a group of Hoboken business people have their way. The Hoboken Industry and Business Association yesterday urged Mayor Steve Capriello and the city administration to consider turning the three Port Authority piers into a "mini-casino" along the lines of Atlantic City casinos.

Congress recently passed legislation freeing the piers (which the federal government has controlled since 1917) to be purchased by the city. Capriello has been talking with officials of the regional Port Authority to develop a plan to develop the 500 acres on the city's southern waterfront.

"While Atlantic City deserves its own renaissance, there is a built-in prejudice that only Atlantic City should derive benefits from tourists and casino gambling," Joseph Caporino, president of the HIBAs said in a statement yesterday.

"The potential for success is unlimited because we are in an area with almost 25 million people who would rather not have to travel to Atlantic City fighting the time and traffic delays involved in such trips."

Caporino, who serves on the Weehawken Mayor's Advisory Board and owns a business in Hoboken, said he will discuss the casino proposal with the association's board of directors at

their next meeting on Wednesday. After that he will begin meeting with Capriello and other local, county and state officials to discuss the proposal.

Capriello could not be reached for comment yesterday. "While some persons might feel the idea of casinos would be anathema, there is a great potential for Hoboken which could bring about a magnificent and highly profitable complex which would enhance our image and bring desperately-needed revenues into the city," Caporino said.

Such a proposal would probably need approval from the legislature, Caporino said, and possibly even a state referendum such as Atlantic City had.

## Auction to highlight Hoboken festival

The official reason for holding the second annual Hoboken Terminal Renaissance Festival is to promote the terminal and its important role in transportation in the metropolitan area.

But Jerry Premo, executive director of New Jersey Transit, says there is another reason—almost as good.

"They're just a whole lot of fun," Premo said yesterday as he announced the plans for the Oct. 2 festival and displayed some of the railroad memorabilia to be auctioned off during that day.

"It's really a great time to get everyone together and just celebrate," Premo said. "Too often during the year the public gets the impression of the railroad as impersonal. This gives them an idea of just how the railroad is run."

Hoboken Mayor Steve Capriello, on hand for the official ceremonies yesterday, agreed with Premo. "It's a great thing for Hoboken and for the terminal," he said.

"Last year's festival drew about 12,500 people," Capriello said. "We expected more than 20,000 this year."

The festival will begin with a nighttime parade from the steps of Hoboken City Hall to the terminal, led by the Hoboken High School marching band.

The next five hours will be filled with entertainment and displays throughout the terminal and out on the train platforms. Anthony Grazioso of New Jersey

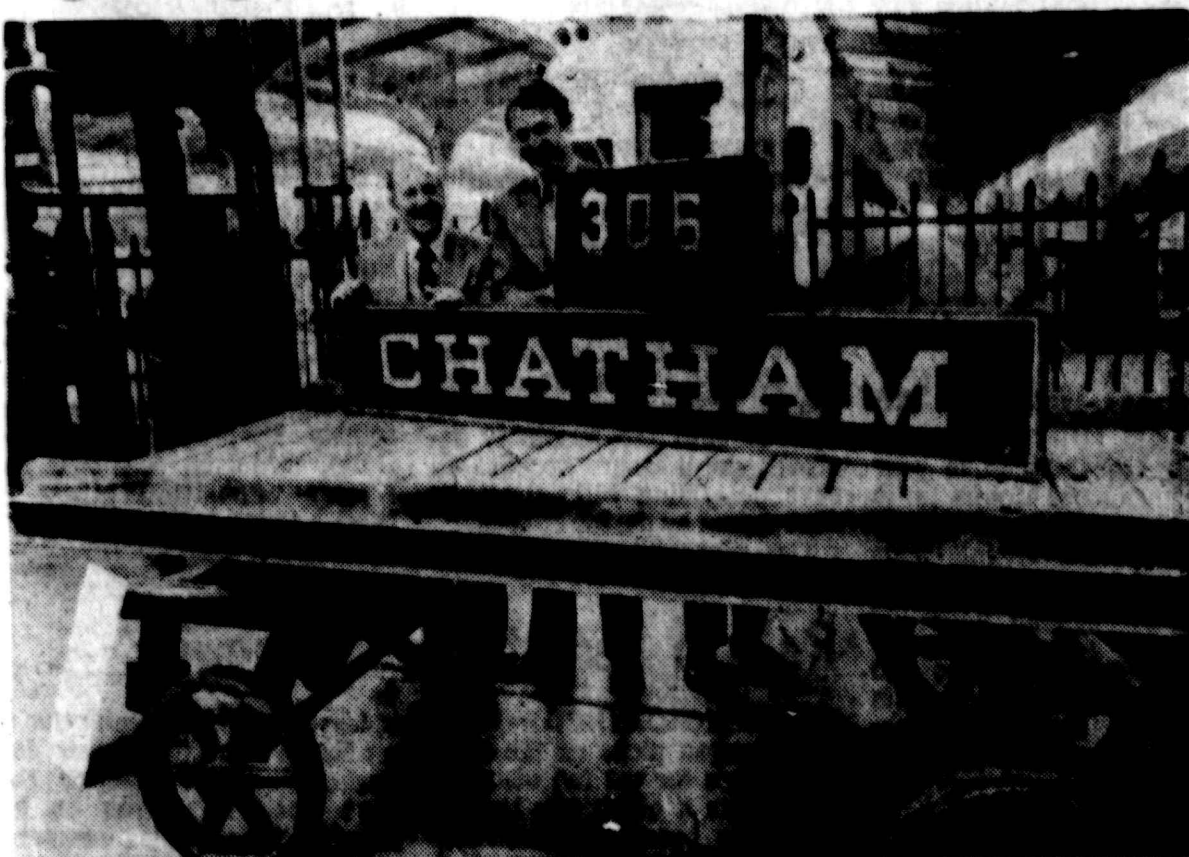


Photo by Woody Hamlin

Hoboken Mayor Steve Capriello, left, and Jerry Premo of New Jersey Transit display antique train cars and a baggage cart to be auctioned off at the Oct. 2 Hoboken Terminal Renaissance Festival.

Transit said trains will be operating during the festival on specially designated tracks.

Among the events planned are dancers, musicians, clowns and arts and crafts exhibitions. Displays at the festival will feature historic photographs, slide presentations, and transpor-

tation exhibits, all designed to mark the 75 years of the terminal.

Main feature of the festival will be an auction of antique railroad and bus memorabilia. Among the items to be auctioned are baggage agent desks, train station signs, lights and benches.

The terminal was built in 1907 and at the time was considered one of the finest waterfront passenger rail stations in the world. It is now a designated historic landmark.

Over \$4.8 million already has been spent on rehabilitating the station.

## Neighborhood plan enters second year

HOBOKEN—The Neighborhood Preservation Program began its second year yesterday, Mayor Steve Capriello said.

Residents of a downtown section are eligible to participate in the \$100,000 program, the purpose of which is "to revitalize a deteriorated area of the city," said Fred M. Bado, director of the Community Development Agency. The program is funded by the state Department of Community Affairs.

"Because of the success of last year's program here in Hoboken, the New Jersey Department of Community Affairs is funding this program for a second year," Bado added.

The program covers the section from Observer Highway to Fourth Street between Bloomfield and Jefferson streets.

In a change from last year, the program will provide crime prevention help to residents. The agency will sell door and window locks at a discount to active participants and will also provide guest speakers and films on safety.

Other parts of the program have been carried over from last year. They include lending tools to residents for home repairs; reimbursing owners of one- to four-family houses for the cost of exterior paint; providing wire mesh trash baskets for the neighborhood and providing trash cans for homeowners at a discount; and providing low-interest loans for owners to repair recorded building violations. It also provides grants for one-third of the construction costs for building improvements which will save energy.

## Hoboken again to offer co-ed modelling workshop

A co-ed modelling and self-improvement workshop for teenagers will be offered again this fall by the Hoboken recreation department.

Maurice Fitzgibbons, the workshop's moderator, said he offered the workshop last year and received such a favorable response that he is expanding it this year.

The program will teach interested teenagers the many facets of fashion modelling, including still photography modelling, television commercials, and

fashion show runways. Besides classes in the program, the program will also feature several guest speakers in the field, including Claudia Black, director of the children's division for the Ford Modelling Agency, and Gianna Grecco, owner of a successful skin care center in Fort Lee.

Registration for the workshop will be held tomorrow and Oct. 6. Teen-agers interested in registering may obtain more information by contacting the city's recreation department.

## Hearing on residency set

A hearing is scheduled for next week's Hoboken City Council meeting over an ordinance that would give Hoboken residents the first crack at positions in the city's police and fire departments.

The ordinance would give the priority on such hirings to Hoboken residents, then to residents of Hudson County, then to state residents outside the

Hudson, and finally to any remaining candidates.

The ordinance was originally expected to be introduced in August, but was delayed at that meeting for further review by the city's attorneys.

The next council meeting is scheduled for Oct. 6 at 10 a.m. A caucus for that meeting is scheduled for Monday at 7 p.m.

## Hoboken trying to collect a \$22,000 'windfall'

By James Kopchals

The city of Hoboken is now trying to get \$22,000 it never knew it was entitled to in the first place.

The funds represent rent surcharges charged to tenants of the Grogan Marineview Plaza apartment complex by the city's waterfront. The building, which is a state Housing Finance Authority project, is obliged under state laws to charge tenants who earn above a maximum admission income a surcharge on top of the building's regular rent.

These surcharges must be paid to the municipality, and are considered independent of the building's in-lieu payments. According to Matthew Canerozzi, the city's comptroller, about \$22,000 is owed by the HFA and he has begun steps to receive it.

Canerozzi—who has been the city's comptroller for the past

five months, said he first became aware of the money owed when he received a letter from Thomas Illing of the building's tenant association.

He said he asked the city's tax assessor, Woodrow Monte, if he had checked into the matter and reported that the city still has not received the money.

Canerozzi said he tried to contact officials of Marineview and Monte today to have the money turned over to the city.

"If it's ours, I'm certainly going to do everything to get it," he said.

## House OKs bill allowing Hoboken to buy piers

By FRANCES ANN BURNS Staff Writer

HOBOKEN—The city is well on its way to taking possession of Piers A, B and C, which have been in the hands of the federal government and off the city's tax rolls since 1917.

The House of Representatives yesterday passed the bill, which was approved by the Senate last month. The bill, sponsored by Sen. Bill Bradley, D-N.J., requires President Reagan's signature before Hoboken would be able to buy the three piers, which form about a third of Hoboken's waterfront and include about 50 acres of land.

The city has lost about \$70 million in taxes in the 65 years the piers have been off the tax rolls.

"I am extremely elated by this good news for

Hoboken," said Rep. Guarini, D-Hudson, who sponsored a similar bill as Bradley's. "Many of us, including Mayor Steve Capriello, have worked hard and long to see that justice was served in this case. We now can work toward finally developing this, one of the most valuable tracts of undeveloped property in the country."

Capriello, who journeyed to Washington to testify on the bill, said, "We will soon be able to transform these dilapidated piers into a productive waterfront, which will develop new construction jobs, permanent positions and tax revenues from the development of commercial residential properties, parks, marinas, restaurants, shopping facilities and more housing."

The Senate bill went back to the House for a vote because the version passed by the Senate said the piers

would be sold to the city for a price based on their fair market value, while taking into account the tax loss to the city during the past 65 years, the condition of the piers and the city's 16-percent unemployment rate in the city.

The bill passed by the House previously said the piers would be sold to the city at below their fair market value.

The federal government seized the piers from the German-owned Hamburg-American Line during World War I. They were used for military purposes during both world wars.

After World War II, the piers were converted into a break-bulk center for commercial shipping, until the rise of container shipping made them obsolete. Since 1968, they have been used only sporadically. A fire in

1980 heavily damaged Pier B.

The city plans to work with the Port Authority of New York and New Jersey to develop the piers as a mixed-use area, including residential, commercial and recreational facilities. The city's waterfront, which once was a major center for passenger and freight shipping, is dormant. Development of the piers north of A, B and C has been held up by the uncertain status of the three piers.

Guarini said, "This, of course, is good news for the entire Hudson waterfront and will serve as a catalyst, encouraging development of all the waterfront communities."

"Indeed, this day will be a day of new growth for our area with jobs and good tax rates and the recreational space we need," he said.



# Hoboken, N.Y. may get identical P.A. projects

By Special Correspondent

TRENTON — Hoboken would become a major waterfront mecca for prestige development projects under legislation introduced in the Assembly yesterday and headed for a lower house vote Sept. 30.

Assemblyman Christopher J. Jackman, West New York Democrat, introduced the act which would authorize identical Port Authority development projects both in Hoboken and New York City.

Hoboken Mayor Steve Capiello said he was not at all surprised about the developments in the state legislature.

"This has been in the works for some time," the mayor said. "Every since we knew the piers would no longer be available for shipping."

Capiello said that even with the legislative action nothing can proceed until President Reagan signs a bill that has already been passed by the Senate and the House, releasing the piers for development.

Jackman's act identifies the Hoboken site for such facilities as hotels, marinas, conference centers, commercial offices, retail service establishments, communication facilities and associated improvements, which, "in the opinion of the Port Authority, are necessary or desirable."

The New Jersey and New York legislatures must act the same legislation to benefit both cities.

Six months after enactment.

the P.A. would have to inform the New York City mayor or his representative of the site it considers suitable in New York for the same waterfront development sanctioned in Hoboken.

Additional waterfront development in the port district in New Jersey and New York is permitted but "shall be subject to the prior express approval of the city, county, town or village" in New York, or the "city, county, town, borough or township" in New Jersey, under the Jackman act.

The bi-state agency also is required to solicit the comments of the mayor of any municipality outside Hoboken or New York City for the further development at least 10 days prior to the recommendation of the P.A. of a study undertaken subject to an agreement, under the act.

The bill authorizes the P.A. "to engage in the acquisition, construction, rehabilitation, maintenance and operation of waterfront projects."

The bill also allows the Port Authority to place "reasonable limitations" on outside competition in the proposed development sites in the port district.

Assembly Speaker Alan J. Karcher, D-Middlesex, refrained from referring the act to committee for its consideration yesterday. This permits a floor vote in the next session Sept. 30.

Jackman's bill defines the Hoboken development site this way: the boundary line between

Jersey City and Hoboken, running westerly with westerly line of Henderson Street; then northerly to its intersection with Observer Highway; then easterly to the highway intersection with Hudson Street; then northerly along the western side of Hudson street to its intersection with westerly extension of the northerly line of Hudson Place, along Hudson Place to its intersection with the western line of River Street, along River to its intersection with Fourth Street; along Fourth to its extensions to the southeast corner of Stevens Park, and its northern extension to a point in Fifth Street, (lot 1, block 234 in the Hoboken May); along the easterly side of lot 1 to its intersection with the westerly extension of the northerly line of

lot 2 in block 258, easterly along that extension and easterly and northerly along that northerly line of lot 2 in block 258 to a corner therein, easterly along another northerly line of lot 2 in block 258 to its intersection with the U.S. pierhead, southerly along that pierhead to the beginning point.

## Sasso gets payroll post

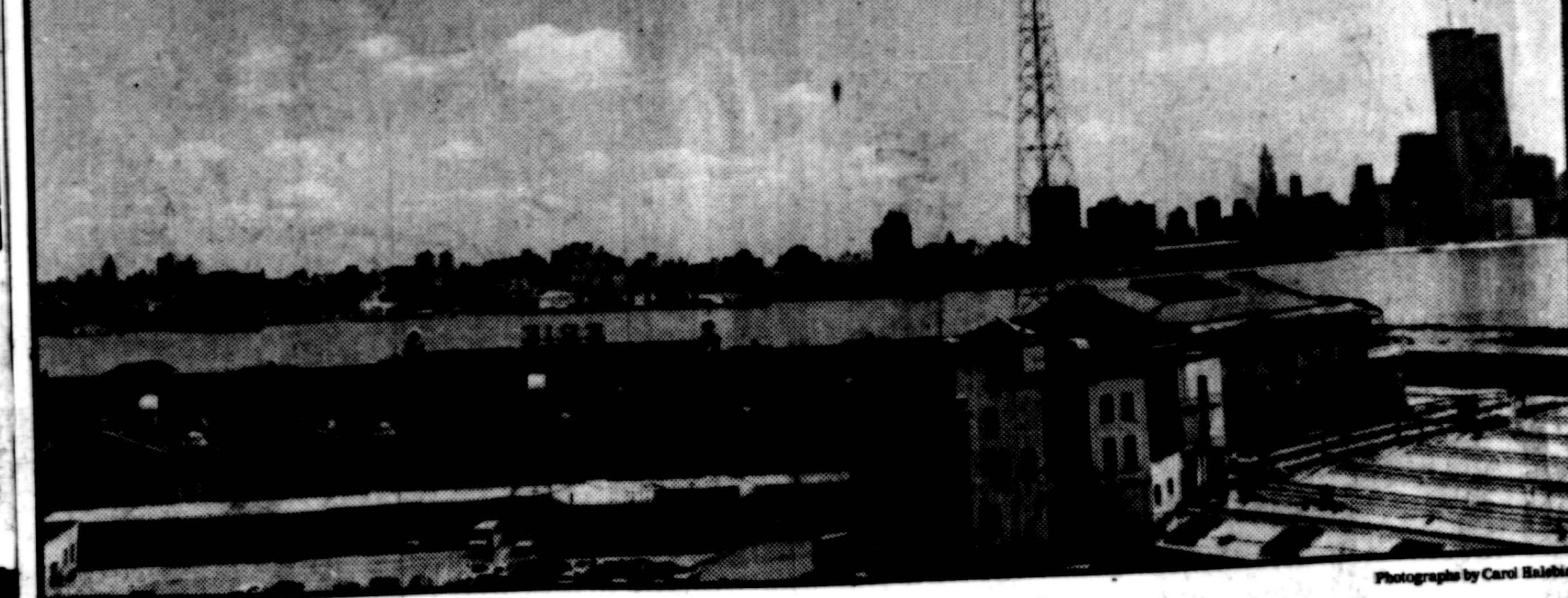
Anthony Sasso, the son of Hoboken Public Library director Terry Sasso, has been hired as an accountant in the city's payroll department.

Hoboken Business Administrator Edwin Chius said he hired Sasso last week after interviewing him and checking his background. Sasso was graduated in May with a degree in accounting from Rutgers University.

Chius said Sasso will be serving as an accountant in a temporary capacity until certified by Civil Service as a permanent employee. For this, Chius said Sasso would have to take a Civil Service examination.

As an accountant, Sasso will be responsible for the routine work involved in preparing financial statements and maintaining an accounting system. The salary range for the position is between \$11,500 and \$18,732 a year, though Chius said he believed Sasso would be earning about \$14,000 per year.

## Renaissance in Hoboken



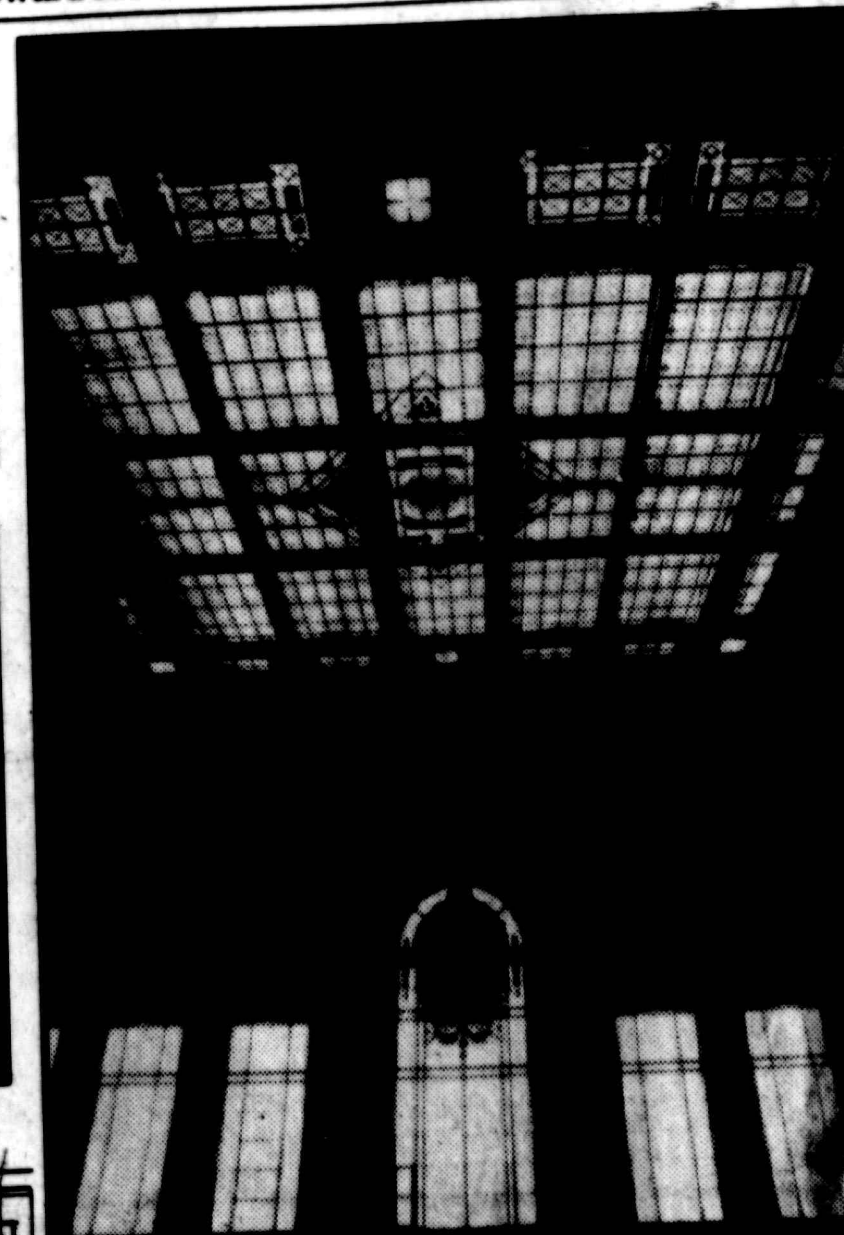
Photographs by Carol Ralston

The Erie Lackawanna Terminal. The view here is toward Manhattan, across the Hudson.

BUILT in 1907, the Erie Lackawanna Terminal once served 100,000 railroad and ferry passengers a day. The ornate steel-and-concrete structure was considered, at the time of its opening, the finest waterfront passenger station in the world. Designed to be fireproof (the previous terminal had burned to the ground in 1965), the terminal, which stands on pilings in the Hudson, is still intact — one of the few turn-of-the-century Hudson River terminals to remain so. After being saved from demolition through a citizen effort, it became the first building in Hoboken to be placed on the National Register of Historic Places. Although it is no longer a rail terminal, its upper story is being converted into a filmmaking studio and, on Saturday, from 10 A.M. to 5 P.M., it will be the site of Renaissance Festival II, a celebration that will coincide with the terminal's diamond jubilee. The festival will include an auction of railroad and bus memorabilia (including rare station signs, fixtures, wooden baggage cars, documents and pictures), arts and crafts exhibits, railroad and bus displays, music, dancing and ethnic foods. It is being sponsored by the city of Hoboken and NJ Transit, the state's mass-transit agency.



A produce and flower market is inside.



The waiting-room ceiling is made of Tiffany glass.

In the waiting room, a traveler relaxes. Once considered the finest waterfront passenger station in the world, the building is no longer a rail terminal. Its upper story is being converted into a movie studio.



The terminal once served 100,000 railroad and ferry passengers a day. That volume has declined.

## Preservation program expands in Hoboken

Although its budget will remain the same as last year, the Hoboken Neighborhood Preservation Program has expanded its focus for its second year of existence.

The program has been given another grant of \$100,000 for this year which matches the amount granted to it last year, according to Sal Santaniello of the city's Community Development Agency.

However, this year, Santaniello said the boundaries of the area covered under the program have been expanded to include roughly another eight blocks. In all, the program covers an area of about 28 city blocks between Washington and Jefferson streets, on the east and west, and Observer Highway and Fourth Street, on the south and north.

In addition, Santaniello said the program will also be starting a new crime prevention program along with the projects offered last year.

The purpose of the Neighborhood Preservation Program is to revitalize a deteriorated area of the city. Though this year's program, which began on Sept. 1, covers a big chunk of the city's downtown, Santaniello said he hoped to expand the area if more money can be gotten from the state Department of Community Affairs.

Among the programs being offered this year are a tool lending library, paint program — where residents are reimbursed for any exterior paint used on their buildings — clean-up and energy conservation programs, and a project designed to help homeowners abate any building violations.

## Capiello keen on Kean helping pick developer

By James Kopchans

Hoboken Mayor Steve Capiello said he would welcome the direct participation of Gov. Thomas Kean's office in efforts to choose a private developer for the \$500 million waterfront development planned for the Port Authority piers in the city.

Both the mayor's office and the Port Authority are reviewing several possible developers for the project, which was formally introduced on Wednesday.

Capiello said on Friday that he wanted to see the governor's office involved directly with any of.

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Continued from Page 1

office involved directly with any official negotiations with developers. Kean already has said he considered this development and the overall development of the Hudson River waterfront one of the priorities of his administration.

Under the plan, the Port Authority will provide up to 25 percent of the cost and search for a private developer to supply the

additional 75 percent.

As projected, the development will feature about 670 residential units, up to 80 retail stores, and about 1.4 million square feet of official space as well as a 400-room hotel, restaurants, open space and a marina.

Home delivery of The Jersey Journal is convenient, reliable and economical. It costs only \$1.10 a week.

## Sewer repairs needed

Hoboken public works crews have just completed two separate preventive maintenance sewer projects on First Street, but public works director William Van Wie said yesterday that only

a full-scale repair project will fix the area's sewer problems.

Van Wie said the crews completed shoring up a sewer line at the intersection of First and Willow Avenue on Monday. The work included reinforcing the concrete surrounding the wooden sewer line and refilling the dirt and asphalt coverings above the line.

The work began Wednesday and continued every day except the weekend, Van Wie said. "I noticed the dip at the intersection seemed to go lower than ever before last week," he said, "so I decided to dig in and find out the reason why."

Also last week, Van Wie said, a new sewer and connecting line was installed at the intersection of First and Park Avenue.

Each of these projects was necessary to prevent any future major damage to the lines. The Willow Avenue line was in imminent danger of collapse, he said. "All the sewers in the area are wooden," Van Wie said.

Van Wie said he and other city officials have been discussing ways of finding money to have the lines in that area replaced. "I'd like to do them before they begin to repair the sidewalks along First Street," he said.

The city's Community Development Agency has already committed over \$200,000 to clean up, repair and improve the curbs and sidewalks along First Street from Washington to Grand streets as part of the city's First Street Improvement Project.

## Hoboken residents plan to recycle glass

Everyone is talking about the glass lying on the streets, but a group of Hoboken residents is going out to try to do something about it.

They've formed the Hoboken Recycling Project and on Oct. 9 will start collecting glass to be recycled. The project at present has only eight volunteers, according to its co-founder Michele Ferber. More will be needed if it

is to be successful. "It's going to be tough keeping people coming week after week, especially when it begins getting cold," Miss Ferber said. The group plans to collect glass from residents every Saturday from 9:30 a.m. to 1:30 p.m. at the Church of the Holy Innocents, 601 Willow Avenue. The glass will then be brought to the Owens-Illinois glass recycling center in North Bergen.

## PERC session scheduled on Hoboken dismissals

The Hoboken Municipal Employees Association has scheduled a meeting with the state Public Employment Relations Commission for Oct. 15 to discuss charges that the city did not properly consult with the unit before it laid off 19 full-time employees earlier this year.

City officials laid off the employees because of budget cuts required to cut the amount of increase anticipated in the city's

tax rate this year. Jude Fitzgibbons, president of the municipal workers' union, said the city fired the workers without any attempt to meet with the union to reach an alternative way to save money.

Fitzgibbons said his union filed the grievance against the city immediately after the firings. The municipal workers are currently negotiating a new contract with the city.



## THE WATERFRONT:

### The optimism is tempered with caution in Hoboken

By James Kopchains and Earl Morgan

Although they all admit it sounds good, Hoboken civic and business leaders said they're still cautious about plans for a \$500 million commercial and residential development on the city's waterfront.

See Editorial: FINE PRINT On Page 10.

Most of the leaders interviewed yesterday said they wanted to learn more of the specifics of the project and its possible impact before they make any decision on it.

### Top developers interested

By Randolph Diamond

A number of top developers, including the Rouse Corp., which is responsible for waterfront developments in both Baltimore and Boston, have expressed interest in a \$500 million port development project on the Hoboken waterfront.

The development, which consists of apartments, hotels, a marina and office buildings, spread over 130 acres where the Hoboken Port

In another development, state Sen. Wynona Lipman, D-Essex, chairperson of the Senate State Government, Federal and Interstate Relations and Veterans Affairs Committee, yesterday promised early consideration of legislation authorizing the Port Authority to construct the massive redevelopment complex on the Hoboken waterfront.

Lipman said the act by Sen. Nicholas LaRocca, Union City Democrat, would be considered at the next committee meeting Oct. 7. Its release is anticipated.

See OPTIMISM — Page 21.

### Hoboken pier project

## \$500 million waterfront rebirth to start in summer with 10,000 new jobs

By Joseph Albright

TRENTON — Alan Sagner, Port Authority chairman, predicted yesterday that the vanguard of 10,000 construction workers would be in the field next summer working on the \$400 million to \$500 million Hoboken waterfront rebirth project.

Once approved by the New Jersey and New York legislatures, Sagner disclosed the bi-state agency would solicit worldwide next spring for development proposals on the 130 acres of abandoned bulk pier areas.

Hoboken Mayor Steve Capriello said the project could be a boon to his city. "It would relieve the tax burden the home owners are shouldering at the present time," the mayor said. Real estate taxes in the city are currently \$150-per-thousand.

Gov. Thomas H. Kean told a State House press conference yesterday that between 2,500 and 4,500 permanent jobs also would be created in the various individual projects Sagner thought would be completed in five years along River Road.

Sen. Nicholas LaRocca, Union City Democrat, and Assemblyman Christopher J. Jackman, West

New York Democrat, introduced the legislation Jackson noted already is scheduled for a vote Sept. 30 in the lower house.

LaRocca said he will ask Sen. Wynona Lipman, D-Essex, chairman of the Senate State Government, Federal and Interstate Relations and Veterans Affairs Committee, today to give early consideration to an identical version.

Sagner said the P.A. would issue bonds to cover about 25 percent of the cost, or some \$100 million to \$125 million, with 75 percent in development costs generated by the private sector.

The Hoboken rebirth would include:

- 670 residential units
- 20,000 square feet of retail convenience stores (some 10 to 20 individual stores)
- 40,000 square feet of retail specialty stores (20 to 40 stores)
- one million to 1.4 million square feet of office space.
- 400-room hotel with 30,000 square feet of conference space.

See \$500 MILLION — Page 22.

## Hoboken Terminal festival Saturday

Church bells will ring and sirens will sound at noon Saturday when a parade from Hoboken City Hall to the Hoboken Terminal will launch the second annual Hoboken Terminal Renaissance Festival of railroad lore, memorabilia and displays.

The parade will be led by Mayor Steve Capriello and the Hoboken High School Marching Band. The city and New Jersey Transit are co-sponsors of the event, which will mark the terminal's 75th anniversary.

A highlight of the celebration will be an auction of bus and rail memorabilia collected over the past 75 years. The auction will take place at 2 p.m., but the items to be auctioned will be on view from 10 a.m.

Stage and screen star Celeste Holm will be among the guests in the day-long celebration which will conclude at 5 p.m.

More than 60 exhibitors will display arts and crafts, rail cars and equipment, bus and rail photographs and model trains as well as items for sale at a rail and bus flea market. There will be dancers, musicians, clowns and an abundance of ethnic foods.

A major attraction will be free rides on historic and modern trains that will pull in and out of the terminal. Balloons and engineers' caps will be distributed free to children.

Other guests expected to attend are Rep. Frank Guarini, Assemblyman Thomas Cowan of Jersey City, chairman of the state Transportation and Communications Committee, and state transportation officials.

Built in 1907, Hoboken Terminal is an officially designated historic landmark which has been restored to its original splendor. Last year over \$4.8 million was spent on the rehabilitation of the waiting room, the train shed roofs and other areas.

A Tiffany stained glass ceiling in the waiting room, which had been painted black in keeping with World War II blackout regulations, has been cleaned to let the light shine through again. Additional light pours through high windows.

When the terminal was originally constructed and finished in Louis XVI style, Hoboken's Delaware-Lackawanna and Western Railroad Station, as it was called at the time, was considered the finest waterfront passenger station in the world. At one time it was adorned with a clock tower 225 feet high.

For 60 years ferryboats left from the terminal, carrying commuters to downtown New York. The service was ended in 1967.

## Optimism cautious

Continued from Page 1  
The Assembly is expected to approve an identical version by Assemblyman Christopher Jackman, Sept. 30.

The P.A. would construct and operate the \$400 million to \$500 million development on 130 acres on River Road, including 670 residential units, 80,000 square feet of retail convenience and specialty stores, at least one million square feet of office space, a 400-room hotel and restaurant, a 370-boat marina and seven acres of open space.

With approval by the New Jersey and New York legislatures, the P.A. would begin work next year with 10,000 construction jobs and 2,500 to 4,500 permanent jobs linked to the five-year development plans.

The board of directors of the Hoboken Industry and Business Association has scheduled an emergency session at noon today to discuss the project. Joseph Caporino, HIBA president, said the association will send telegrams to officials of the regional Port Authority as well as state and local officials to meet at a public hearing with the association to discuss the plans in detail.

Meanwhile, councilman Nunzio Malfetti has called for a full "town meeting" for residents

at Hoboken High School to discuss the plans and its future impact on the city.

Caporino said the association was especially concerned by news that as many as 60 convenience shops could be a part of the complex as announced Wednesday in Trenton by officials of the Port Authority.

"Local business persons, especially retailers, are upset that the reported retail and convenience shops could devastate the Washington Street shopping area," Caporino said.

Malfetti said he mainly wanted the residents of the city to know exactly how the new development would affect the city.

Another councilman, Robert Ranieri, said he fully supported the new development, calling it "the greatest thing to ever happen in Hoboken."

While concerned about problems that it could cause, Ranieri said he believed they would be able to be worked out in time.

Helen Manogue, an environmentalist and a member of the mayor's Waterfront Advisory Committee, said she and her colleagues have been urging the P.A. to open up a storefront in the city and essentially have planning by the community.

### Top developers interested

Continued from Page 1

developers who are interested in the project. Krieger said he could not name the developers or go into specifics at this time.

But upon questioning he did admit one person the Port Authority has conversations with was James Rouse, chairman of the board of Rouse Corp., well known for his harbor development in both Baltimore and Boston.

"I think this is the kind of development they might be interested in," he said.

But Krieger stressed any conversations with developers were preliminary and said the Port Authority has in no way chosen the developer for the project.

It was a subsidiary of Rouse, the American Cities Corp., that developed for the Port Authority the waterfront plans which were unveiled by Kean on Wednesday.

However, Krieger said that does not mean that Rouse had the inside track or anything like that. Hoboken Mayor Steve Capriello, who was present during meetings with Rouse, said he could not go into details.

Continued from Page 1

• 15,000 square feet of restaurant space  
• A marina with 370 boat slips  
• 7 acres of open space.

As unveiled yesterday, subjected to change by developers, the apartments would be located across from the Grogan Marine View Plaza.

The apartments would be on one pier, the hotel on an adjacent pier some 600 feet south. The restaurant would be near the end of this pier.

Both piers would form the inlet for the marina, backdropped by the office building which would house the various retail and specialty shops.

The open space would be interspersed through the complex, with a small park area immediately north of the apartments, and just south of the waterfront along in front of Stevens Institute of Technology.

L. Michael Krieger, P.A. waterfront development manager, said the agency would meet with Stevens officials for any extension of the open space park area in front of the institute campus.

Kean revealed he wrote a letter Tuesday urging President Reagan to sign legislation relinquishing federal control of some 47 acres under the Maritime Commission jurisdiction at the southern end of the three-quarter mile development.

Kean said he "can't imagine" why Reagan would not sign the legislation shepherded through Congress by Rep. Frank J. Guarini of Jersey City and Sen. Bill Bradley of New Jersey.

Sagner said Reagan's signature would allow Hoboken to purchase the nearly 50 acres as surplus from the General Services Administration and Hoboken in turn would lease it on a long-term basis to the P.A.

Krieger predicted Hoboken would receive "substantially" more from the P.A. than the \$75,000 annual in lieu of tax payment. The amount would be noted with Hoboken, Sagner and Krieger agreed.

Sagner expressed the hope that the developer or developers would commence simultaneous work next year on every facet of the mammoth waterfront revival.

But the P.A. chairman conceded that "market conditions" might force work to start on only one or two elements in the project initially.

Sagner, whose chairmanship term ends in 1985, thought the entire project could be completed in

five years. He said this was "realistic."

Kean described the Hoboken waterfront plan as "one of the most important initiatives of my administration."

He declared the whole Hudson River waterfront area extending through Hudson and Bergen counties "is crying out for development."

The governor said he was "committed" to the revival of the Hudson waterfront in the two counties. Kean said the Hoboken complex was the kind of development he hoped would "blossom along the waterfront."

Hoboken Mayor Steve Capriello called it a "10-year dream being fulfilled."

LaRocca said he was "very happy to be part of the dream, the team" that would revive an area he has known for 60 years. He expressed the hope he would see it completed.

Sagner said the P.A. was "fortunate to have Steve Capriello as mayor" in Hoboken in lauding his "patience, cooperation and forbearance."

Capriello said he would meet with City Council as plans proceed.

Sagner stressed the "partnership theme" between the governor's offices, the legislatures, local officials and private developers.

LaRocca said the "development of these piers will benefit Hoboken and the entire metropolitan area."

Peter Goldmark, P.A. executive director, said people "would want" to visit it from around the state, New York and the country.

He and Sagner agreed the complex would be a "magnet" for private investment and envisioned it as comparing favorably with well-known waterfront facilities in Boston, Baltimore and San Francisco.

State Commerce Department Commissioner Borden R. Putnam called the P.A. plans as the "best example" for the entire waterfront development as opposed to fragmented "piece meal" schemes.

Sagner recalled the Hoboken plans had their origin in "The Committee for the Future" formed by Goldmark some eight years ago which led to the realization in 1979 that the P.A. role should focus on the underdeveloped Hudson waterfront.

Sagner said the New York Senate already enacted an identical version and Goldmark reported several sites in Staten Island are under consideration for similar P.A. development.

## Police seize 23 pot plants

By FRANCES ANN BURNS  
Staff Writer

HOBOKEN—The vice squad raided a house here yesterday and found 23 marijuana plants, all of them at least 8 feet tall, police Capt. Pat Totaro said last night. He also said the plants were a hybrid variety worth considerably more than ordinary marijuana plants.

Daniel Dagnes, 35, who rents the house at 219 Court St., where the plants were found, was charged with cultivation of a controlled dangerous substance and possession with intent to distribute.

Totaro said police entered the house at 6:30 p.m. with a search warrant and found marijuana in all stages of processing.

"Who ever grew these plants was some

gardener," Totaro said. "Each one of them was at least 8 feet tall, and our office looks like Jungle Habitat."

Totaro said the plants seized were cannabis emilliana (without seeds), a hybrid variety of marijuana, which sells for \$200 to \$300 an ounce. The plants were in the backyard and inside the house, he said.

An unidentified informer reported the plants to the police, and detectives took pictures of the premises yesterday afternoon, Totaro said. The squad then got a search warrant and waited for Dagnes to return home last night.

Dagnes was being held in \$1,000 cash bail last night, Totaro said.

Detectives Sgts. Robert Edgar, Raul Torres, Sonny DiVincent and Frank Altomare organized the investigation.

## Tenants blockade site, foil eviction attempt

By BILL GYVES  
Staff Writer

HOBOKEN—City officials yesterday were thwarted in an attempt to remove 34 tenants from 223 Madison Ave. when the tenants, along with several neighbors, blockaded the building's entrance and refused to leave.

The 34 tenants have been at the center of a five-month battle between city officials, including Mayor Steve Capriello, and their landlord, Luis Miele.

Miele had battled the city for permits that would let him house the tenants legally. Building authorities had been trying to close the building since May, citing several safety violations.

A "general agreement" between Miele and the city, reached May 16, granted the permits and allowed the tenants to remain in the building while the renovations were completed. A deadline of last Thursday was set for the completion of the renovations.

But Miele failed to claim the permits on time, and lost several days during which he could have completed the renovations. City officials met yesterday afternoon in City Hall, and after apparently agreeing that Miele had failed to meet the designated deadline, they arrived at 223 Madison Ave. to begin removing the tenants.

A bus, six police cars and two detectives' cars arrived on the scene at 4:30 p.m., according to witnesses. Police and city officials approached the building, but about 35 tenants and neighbors crowded near the building entrance and declared they would not let the evictions begin.

Police and city officials decided to postpone the evictions until after a meeting with the landlord at 10 this morning.

"We saw that it was not going to be a voluntary, and we backed off," Capt. John Ferrante said. Ferrante added that if a Superior Court judge should order the tenants removed

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## TENANTS

Continued from Page 1

today, his men would remove them.

Miele claims he understood the "general agreement" as granting him seven days from the day he claimed the permits to complete the renovations.

He said the only work not finished in the building was the plumbing, and claims the city never told him the plumbing had to be completed by Thursday.

"Next thing you know, they are going to tell me to turn the whole building around because they don't like the way it looks," Miele said. "They have 1,000 different excuses," he added. "They're trying to find ways to make me screw up."

None of the inspectors involved in the case could be contacted last night. Capriello also was unavailable for comment. But officials, as well as Miele's attorney, last week said it was understood the Thursday deadline would stand, regardless of whether or not Miele claimed the permits on time.

Nevertheless, until late this morning, the tenants, Miele and the city appeared to be at a standoff.

## Tenants to vacate 'horror house' during repairs

By James Kopchains

The eight families living without gas or electricity at 223 Madison Street in Hoboken have agreed to leave the building until the landlord completes all needed repairs.

On Monday, the same tenants refused to leave when city officials tried to evict them. Yesterday's decision came after a full day of heated meetings and negotiations among the city, the tenants and the landlord of the building.

In agreeing to leave the building, the tenants have been assured by the landlord, Luis Miele, and their attorney, Ramon Iriazary, that they will be allowed to move back once the repairs are completed.

City Construction Code Official Albert Arezzo said an inspection on Monday showed that the building did not have an operational furnace or hot water heater.

In addition, Arezzo said his inspectors found several fire-safety code violations. On the basis of this inspection, Arezzo said he had ordered the tenants removed for their own safety.

Once the tenants are removed, Arezzo said he expected that it would only take about three days for Miele to complete all the necessary work. After it is completed, he said he would return the building to Miele who could then bring the tenants back.

Yesterday's decision represents another chapter in the controversy surrounding the building. The building, which has already been declared officially vacated and boarded up several times by the city, has been occupied by the tenants for the past several months who have claimed they have no other place to go, since they were forced from their homes in other areas of Hoboken and other Hudson communities.

Iriazary and Miele had worked out an agreement to solve the problem on Sept. 17, but the agreement fell apart when assistant City Attorney Thomas Calligy advised the mayor not to sign the document because he did not have the power to enforce it and when Miele failed to meet a deadline set on Thursday by Arezzo to have certain work performed on the building.

The agreement would have had the tenants staying at the building while the repairs were completed. The city would help by giving Miele the permits necessary to complete the work and ensuring the tenants would be allowed to remain there after it was finished.

See TENANTS — Page 2.

Continued from Page 1

At a morning meeting with Calligy, Iriazary and other city and tenant representatives, Arezzo said he would not remove the eviction notice on the building, but he would agree to allow Miele to repair the violations, then bring the tenants back.

"The building doesn't have to be 100 percent perfect," Arezzo said, "but it has to meet minimum fire standards, at least."

At one point, Calligy walked out of the meeting after a heated argument with Iriazary as to whether the city could be in-

involved in any agreement between the landlord and the tenants about bringing them back.

The meeting also broke up several times, and the city at one point was about to seek a court order from Superior Court of Hudson County ordering the tenants forcibly evicted. However, after discussion with the tenants, Iriazary agreed to have them leave provided that security is provided at the building to guard their possessions. Besides police patrols, Arezzo said two of the tenants will be allowed to stay in the building overnight to guard the premises.

### Malfetti to introduce tax bill

Councilman Nunzio Malfetti pledged again, especially in view of proposals to develop the city's waterfront, that he will reintroduce a city council resolution banning tax abatements for those who would have the burden continue on struggling business firms and hard pressed residents.

Malfetti noted that until a re-evaluation of all

against progress but not at our own expense. While Mayor Steve Capriello bubbles over about waterfront development, are we supposed to give away the sweat and blood of our present taxpayers for millionaire developers who have connived with out of town politicians?

Malfetti said he was not

properties taken place, he would oppose any tax abatements. He said, "I will seek help from other councilmen on this issue. Those who don't support this posture will show to the voters that they are for continued high taxes, something which has been non-stop under the present mayor and his politically controlled administration."



## Fire captains' hearing dissolves in chaos

By Randy Diamond

A hearing for five Hoboken fire captains charged with neglect of duty for refusing to comply with an order that they have firemen make safety checks of a building an arsonist tried to torch was called off yesterday — but not before sheer bedlam broke out.

First 50 firemen and superior officers who came to witness what city officials had said would be an open departmental hearing against the men refused to leave Public Safety Director James Giordano's office when told the city had closed the meeting to the press and public.

William Bergen, the president of the Hoboken Fire Officers Association, then said the 50 men would not leave and would have to be physically removed after Giordano asked them to leave his office.

Only after a direct order from fire chief James Houn and the firemen's union's lawyer David Solomon told them that they should comply did the men leave.

Then Solomon and Bergen's lawyer, Carl Schaeffer, and Giordano got into a shouting match over the city's position that Bergen not be allowed to sit in on the hearing.

The shouts got louder and louder as Solomon found out that the city wouldn't budge on its position and that they also wouldn't sign subpoenas for two witnesses he had subpoenaed.

"We're not going to have a kangaroo court," Solomon screamed as he stormed out with Bergen. "I never seen anything like this."

Meanwhile firefighters outside Giordano's office were screaming.

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Continued from Page 12

City Law Director Lawrence Florio then came out of his office and said the city was ready to proceed with the hearing. But Solomon said he wouldn't participate under the city's conditions and said he would seek a court order.

The order, he said, which he would seek in Superior Court would not only ask that Bergen be allowed to sit in on the hearing and that the city sign the subpoenas of his witnesses, but that Giordano be disqualified as hearing officer for the case. Solomon said Giordano's statements in the press that he would bring charges against the fire captains if they did not obey the order to inspect the building the arsonist had hit and forward all information to the Hudson County prosecutor's office for them to take criminal action shows that he could not be a fair trial judge.

The charges against the five firemen date back to the evening of July 31 when the five firemen refused a direct order from Deputy Fire Chief John Sheehan to check a building at 715-717 Clinton St. as part of the city's "Arson Alert" program. Sheehan had ordered Capt. Eugene Failla, Gerard Peterson, Robert Moore, John Lisa and Michael

Waldich to have firemen check the five-story building hourly following an early morning arson attempt in which a liquid accelerant and burnt newspapers were found on the second and third-floor stairwells of the building. The building did not suffer major damage from the arson attempt.

Bergen said at the time the fire captains refused the order because they felt they would have been risking their men's lives.

"No city in the country sends a fireman into a potentially explosive situation unarmed and untrained... to possibly confront an arsonist," said Bergen.

Bergen had asked that yesterday's departmental hearing be open to the public and Giordano had originally complied. Giordano said yesterday that he changed his mind at the last minute because he felt if the hearing was open to the public it would be "a three-ring circus."

Giordano admitted he had told Solomon that he would be glad to sign subpoenas for two of the witnesses Solomon had subpoenaed — a New York City fire marshal and a former arson investigator for the city of Newark — but decided not to do so after advice from Schaeffer. Schaeffer said the witnesses

were free to testify at the hearing but that doesn't mean the city has to accept their testimony. He said, however, the city would have to accept it if they signed the subpoenas.

The city lawyer said Bergen was not allowed to sit in on the meeting because the firemen already had legal representation with Solomon being there.

But Solomon claimed it was illegal under the National Labor Relations Act for union representatives to be excluded from disciplinary hearings. Bergen said never in the history of Hoboken had the city ever tried to do anything like that.

"This whole thing is a disgrace," said Bergen. "The city doesn't want to look bad so they

are trying to have an unfair hearing so they can cover up."

Solomon said he felt the city's action against the fire captains was a ploy to divert the attention of the residents of the city. "Hoboken looks bad because of all of the deaths in the fires they had," he said. "So they are trying to put the attention on the firefighters. In other words, they are looking for a fall guy."

Giordano said Solomon's comments were ridiculous and said the city only wants the fire captains to do their job.

The fire captains are still on duty receiving full pay pending the outcome of the departmental trial. Penalties could range from a reprimand to dismissal.

## Business group seeks details on waterfront

The Hoboken Industry and Business Assn. will sponsor a meeting on Wednesday, Oct. 6, at 7 p.m. in the Union Club and wants answer to a number of questions regarding the proposed development of the city's waterfront.

Nicholas Damiano, vice president of the association, said after a special meeting of HIBA's board of directors:

"HIBA goes on record categorically stating that it is the concern of the business sector represented by us to be aware of what is happening so that the interests of all concerned are protected. We are indeed supportive of anything which will benefit Hoboken. However, in reported news releases, there have been certain announcements which have caused justified concern among the members of the city. And we have heard these concerned comments from both the business community and the residents.

"At this meeting on Oct. 6, we will hopefully have local, state and Port Authority of NY/NJ officials present to answer certain questions which will do much to allay fears brought about by these recent newspaper statements. "Among the questions to be asked are the following: What taxes will Hoboken realize? Will there be tax abatements for developers? How many construction jobs will go to local residents? Will local residents have employment opportunities afforded them if and when the proposed development is completed? Who will regulate any assessments for property? Will already limited local home rule be further lessened by outside agencies? Who are the developers and

what is their track record? What effect will result from retail establishments at on local businesses this complex?"

## Annual Restoration Ball will be held Oct. 23 with proceeds used to restore Holy Innocents

It seems fitting that this year's Restoration Ball be held at the Erie-Lackawanna Railroad Terminal in Hoboken.

The terminal, which has come to symbolize so much of the city's rebirth and restoration, will host the ball on Oct. 23 from 9 p.m. to 1 a.m. The proceeds will be used to help restore another city landmark, the Church of the Holy Innocents on Sixth Street and Willow Avenue.

"We couldn't have found a better place to hold it," Grace Lytle, a member of the ball's executive committee, said. "The terminal has become Hoboken to so much of the area."

About 500 people are expected to buy tickets at \$35 apiece for the event, which will feature

music by the Lester Lanin Orchestra. Last year, in the ball's inaugural, about 200 persons attended at the city's Elks Club.

Millicent Fenwick, the Republican nominee for the U.S. Senate, is serving as honorary chairwoman, heading an honorary committee of state and local notables, including Sen. Bill Bradley and Hoboken Mayor Steve Cappelletto.

Other members on the honorary committee are Mary Stevens Baird; Frank J. Flynn, regional manager of Conrail; Laurie Fabiano, president of the Hoboken Arts Council; Fred W. Hillyer, comptroller of Maxwell House; Paul Petersen, chairman of the New Jersey Television and

Film Development Commission; Dr. Kenneth C. Rogers, president of the Stevens Institute of Technology; Anthony Russo, commission of the Hudson County Utilities Authority; Andrew Scherer, chairman of the Hoboken Housing Authority; Linda Curtis; John P. Sheridan Jr., state transportation commissioner; and the Rt. Rev. John Spong, bishop of Newark.

"The business community has been fantastic in contributing items for sale and for helping to get the ball going," Miss Lytle said.

The highlight of the ball will be the sale of symbolic bricks for the church, she said. The "bricks" (actually red envelopes) will be offered for

purchase to each of the guests attending and will contain donated gifts, Miss Lytle said.

These gifts include tickets to the New Jersey Symphony, the Papermill Playhouse, and gift certificates to many of the state's finest stores, among many other gifts.

Miss Lytle said the prizes would also include luncheon or dinner dates with Willard Scott, of the television "Today" show and Chauncey Howell, of NBC's Nightly News. Another prize will be opening night tickets to a Broadway play with Katie Kelly, the Nightly News' regular critic.

Tickets may be purchased by contacting the church's main office. No tickets will be sold at the ball.

## Fights Hoboken referendum

## Coalition seeks to save runoffs

By BILL GYVES  
Staff Writer

HOBOKEN—Representatives of several community groups have met to organize a six-week fight against a City Council ordinance that places on the ballot a motion to end run-off elections.

Hoboken's Coalition to Save the Runoff met Tuesday night at the Union Club to coordinate its opposition to the ordinance. The City Council approved a call for an end to run-off elections through a referendum in the November elections.

Walter Caulfield, the coalition's

chairman, said the council's action was motivated by re-election fears among its members. He said if the referendum is approved, the city would no longer have democratically elected officials.

At the meeting, but a steering committee was appointed to coordinate the coalition's fight.

The City Council voted 5 to 3, with one absence, in favor of the ordinance on Aug. 5. If the ordinance is approved, Caulfield said, an incumbent could receive only 35 percent of the vote, while four other candidates would split the actual majority of votes.

Caulfield said 75 people attended the meeting. City Councilmen Norman Wilson and Nunzio Malfetti attended, as did representatives from the Hoboken Civic League, the Young Peoples Action Organization, the Andrew Amato Civic As-

sociation, the Anthony Russo Association, Hoboken's Hispanic community, the 4th Ward Democratic Association and the Hoboken Committee for Responsible Government.

## Model for Greenville Yards?

Audrey Zapp of Jersey City, a member of the Ban the Coalport Coalition, said today the Port Authority should use its development plans for Hoboken as a model for development of the authority-owned Greenville Yards in Jersey City.

Legislation has been introduced in Trenton to permit the authority to develop the Hoboken waterfront.

Mrs. Zapp said she would be urging Assemblyman Robert Janiszewski to either expand

the legislative bill to permit similar mixed-use development along the southern waterfront of Jersey City, or introduce new legislation for that purpose.

Mrs. Zapp said the coalition does not want a coalport. She said the authority should open up its views for the Jersey City properties "to include waterfront development of residential, office, hotel and marina facilities."

See GREENVILLE — Page 31.

## Reagan approves sale of piers to Hoboken

By BILL GYVES  
Staff Writer

HOBOKEN—President Reagan yesterday signed a bill selling Piers A, B and C to Hoboken after 65 years of federal control.

The bill apparently clears the way for the city to begin negotiating a fair market value for the piers, which compose a third of the city's waterfront.

Rep. Frank J. Guarini, D-Hudson, who sponsored the bill, hailed the bill's signing as a major step in the renovation of the waterfront.

"The potential use for the fine tract of land is mind-boggling," Guarini said. "This is not only a great day for the Hudson County waterfront, but for the entire state of New Jersey."

According to Guarini, the city now will negotiate with the General Services Administration to determine a fair market value for the piers. He said the GSA most likely would give consideration to the fact that the city lost \$70 million in taxes while the piers were under federal jurisdiction.

The government originally confiscated the piers in

1917 from German interests.

Officials hope the conversion of the Hoboken piers into a "mini-Atlantic City casino complex" will ease the tax burden on local businesses and residents.

At present, a \$300,000 million waterfront proposal is awaiting approval by the legislatures of New York and New Jersey. Work on the 130 acres of bulk pier could begin within six months, with completion as early as three years later, a spokesman for the Port Authority of New York and New Jersey said yesterday.

Officials admit the development proposal is an

ambitious one. 30,000 new jobs are projected for the area as a result of the development, Guarini said. In addition, the plans call for a 400-room hotel, 1 million square feet of office space, 40 retail stores and 670 residential units.

The plans, he said, also call for a 370-foot marina, 15,000 square feet of restaurant space and seven acres of open land.

"The development proposals are not cast in stone," said Port Authority spokesman Tom Young. "But the basic elements of the plan will remain constant."

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## Tenant councils back in Hoboken

Explaining that his office can't help the tenants if there is no communication, the director of the Hoboken Housing Authority has begun to reinstate tenant councils at the authority's projects.

The councils held their first meetings last month, elected officers and planned exactly what they would try to accomplish as a group, according to Dominic Gallo, the authority's executive director.

"Just by attending their first meetings, I've been able to find out more about just what the tenants feel are needed to improve their buildings," Gallo said.

At present, Gallo said he grouped the buildings at the authority's Harrison and Jackson Gardens projects into seven

separate councils, each holding monthly meetings. In the future, Gallo said these groupings may be split or combined depending on what the tenants want to do, he said.

Gallo said he wanted to maintain a close communication with the individual council leaders. Each council will be giving him regular reports that he will then try to deal with. Also, Gallo said he would try to attend as many of the council's meetings as possible.

The projects had had tenant councils at one time, Gallo said, but over the years had shrunk in size and gradually dispersed. With the councils, Gallo said he hoped that he could work with the tenants in improving the conditions at the projects.

## In Hoboken

In Hoboken, there is also a local question next Tuesday.

It is: Shall the city of Hoboken abandon the holding of run-off elections as permitted by the Uniform Non-Partisan Elections Law?

That means a candidate does not have to win a majority of the votes cast to be elected. The election can be decided by one vote.

It's an instant solution to the problem of an organization candidate who is just a teensy bit unpopular, but it effectively destroys majority rule.

The phony excuse of saving the expense of a runoff election should not confuse the issue. Hoboken voters should vote NO on this question.

## Stress new collection schedule for garbage in Hoboken

Hoboken Public Works Director William Van Wie said yesterday he wanted to make sure that all residents knew the city's garbage collection schedule in order to correct any confusion that has been occurring.

Residents on the eastern section of the city from Willow Avenue, though not including that street, will put out their garbage for collection from 9 p.m. to midnight on Sundays, Tuesdays and Thursdays.

All other residents will put out their garbage on Mondays, Wednesdays and Fridays at the same hours. All violators are subject to fines of between \$50 and \$500 or imprisonment of up to 90 days.

## PIERS

Continued from Page 1

The plan, unveiled Wednesday in Trenton, calls for the residential units to be constructed on one pier, across from the Grogan Marine View plaza.

The hotel complex is scheduled for construction on a second pier several hundred feet to the south. That pier also would include the restaurant.

Those two piers will form the marina. The seven acres of open land will include a park north of the residential units, and south along the front of Stevens Tech.

Mayor Steve Cappelletto could not be reached last night for comment on the signing. But he is expected to meet shortly with the City Council to discuss the matter.

The bill signed yesterday by Reagan was introduced by Guarini at Cappelletto's request. Guarini and Sen. Bill Bradley, D-N.J., were the proposal's major advocates.

## 'Save the Run-offs' rally set

A city-wide rally designed to raise support against a referendum abolishing run-offs in municipal elections will be held Thursday at 8 p.m. at the Union Club restaurant.

The rally is sponsored by the Coalition to Save the Run-offs, a group of civic and political organizations that have combined against the referendum on the

Nov. 2 ballot. The coalition has been urging voters in Hoboken to vote "no" on the referendum in order to save the run-offs.

In urging the defeat of the referendum, Angelo Valente, president of the Young Peoples Action Organization, said, "It is urgent that this resolution which would chip away at democracy is defeated."



## Study Plan To Expand Firehouse

A \$1,187,000 plan to expand the Jefferson Street Fire House is under study. Business Administrator Edwin Chius said that the city council is studying the plan and expects to make its decision within two weeks.

Chius said that he'd like to see construction begin on the fire house by January.

Meanwhile, there is a good possibility that the old fire house on Observer Highway may be vacated and sold.

There has been a running controversy over the shifting of firefighters from the Observer Highway housing to another location with some of the residents of the area, and politicians claiming that it endangers the safety of residents.

The city has denied that the shifting of personnel, and the possible closing down of the facility, will cause any breakdown in protection.

A feasibility study on the proposed Jefferson St. project was submitted earlier in the week by Storch Engineers of Florham Park.

The cost of the project, which would consolidate the operations of the Jefferson Street and Observer Highway houses, is estimated at \$1,187,000.

Chius said the city hopes to sell the Observer Highway firehouse.

The expanded structure on Jefferson St. is scheduled to house three active fire companies, but also could house a fourth if necessary, Chius said.

He also said the expansion would include a wing to be constructed on a vacant lot on Second St., a minor addition on Jefferson St. and a new parking lot at Second and Jefferson Sts.

Chius said no major renovations have been made on the city's firehouses in 90 years.

## Hoboken Proposals

**D**EVELOPERS have expressed interest in a proposal calling for a \$500 million residential, commercial and retail project on the Hoboken waterfront.

The Port Authority of New York and New Jersey, which proposed the project last month, has met with several prospective developers. They include the Rouse Corporation and the City Development Corporation. The latter is headed by Richard Ravitch, who also heads the Metropolitan Transportation Authority.

L. Michael Krueger, the Port Authority's waterfront development manager, said all talks had been preliminary and all proposals would be welcomed.

The American Cities Corporation, a Rouse subsidiary, was commissioned by the Port Authority to draw up the plan, but Mr. Krueger stressed that this is no way gave Rouse the inside track.

The development would be built on the site of piers extending from First to Sixth Street that are now the leased property of the Port Authority or owned by the city.

The proposal calls for 670 residential units in apartment buildings, a 60-grocery shopping center, a convenience center with 20 stores, a 400-room hotel, one million to 1.4 million square feet of office space, three restaurants, a 370-slip marina and seven acres of open space, all cover a total of 130 acres.

Mr. Krueger said that the number of offices had been kept low so as not to hurt existing businesses in Hoboken.

According to Mr. Krueger, the Port Authority believes that more than 700 apartments would add more people

than Hoboken could realistically handle. He said that the apartments would be of the luxury type.

The financial feasibility study made by the American Cities Corporation, Mr. Krueger said, showed that the construction of low-income housing would not be possible, but he refused to cite any specifics of that study.

Port Authority officials said they were prepared to spend up to \$100 million for land clearing. Before the authority can solicit developers, however, Hoboken must buy back the agency's three leased piers — they extend from First to Fourth Street — from the Federal Government, which leased them from German steamship lines during World War I.

The Federal Government subsequently leased the piers to the city, which in turn leased them to the Port Authority.

The sale will be at fair market value, but with liberal consideration for the \$70 million in tax revenues that the city lost while the Government owned the piers. Legislation authorizing the sale already has been signed by President Reagan.

The New York State Senate has already passed a measure allowing the Port Authority to break from its traditional role of developing only commercial and shipping facilities on the waterfront. In New Jersey, Senator Nicholas LaRocca, Democrat of Union City, and Assemblyman Christopher J. Jackman, Democrat of West New York, have introduced similar legislation.

Authority officials said that the project would generate 10,000 construction jobs and as many as 4,000 permanent jobs.

Robert Diamond

## PRESERVATION PROGRAM GETS MAJOR FUNDING FOR A SECOND YEAR

Mayor Steve Cappiello of Hoboken has announced the commencement of the \$100,000 Hoboken Neighborhood Preservation Program. It is funded by the New Jersey Department of Community Affairs and is now in its second year. It will continue several components from the previous program and includes some new components.

Fred M. Sade, Director of the Community Development Agency, which is the sponsoring agency for the program, stated, "The purpose of the program is to revitalize a deteriorated area of the City. Because of last year's program here in Hoboken, the N. J. Department of Community Affairs is funding this program for a second year."

Residents of the area between Observer Highway and Fourth Sts. from Bloomfield to Jefferson St. can participate in the following components of the program:

**Tool Lending Library** - Residents can borrow tools to assist them with their home repairs.

**Paint Program** - Owners of one to four family buildings can receive a reimbursement for the cost of paint used when the exterior surface of their home is painted.

**Clean-Up Program** - Wire mesh trash receptacles will be placed throughout the target area. In addition, owners will be able to purchase trash cans at a reduced price.

**Energy Conservation** - All owners of residential structures are eligible to receive a grant for 1/2 of construction costs for most exterior energy-saving building improvements including windows and entrance doors.

**Code Violation Assistance Program** - This program is designed to provide owners with a low interest loan to abate any recorded building violations.

**Crime Prevention** - This is a new component that will assist residents in protecting their properties. Door and window locks will be sold at a discount price to those residents who actively participate in the program. A schedule of guest speakers and films will also be available.

The Neighborhood Preservation Program is coordinated by Nancy Schenck. For further information call 425-2284.

## Schedules conflict in Hoboken

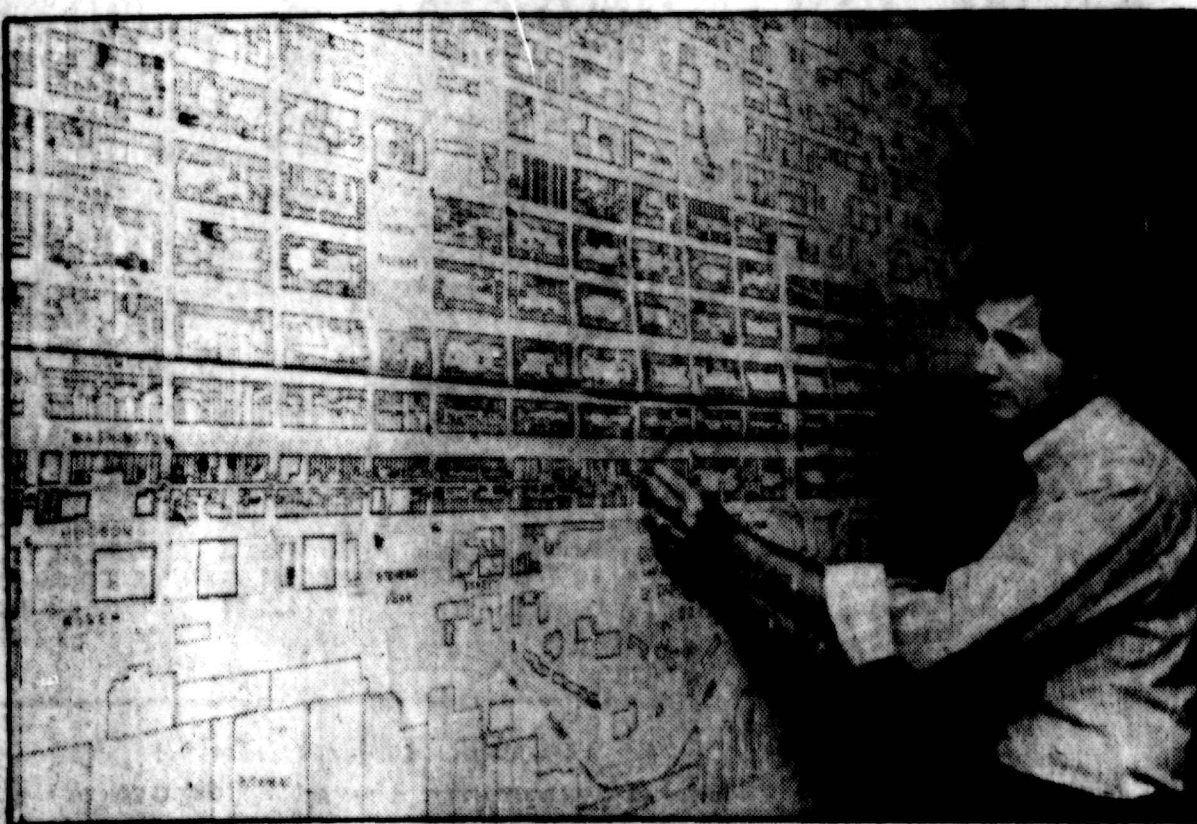
Marian Roland, president of the Hoboken Civic Theater, is upset that a local church will be holding its restoration ball on Oct. 23, the same night the civic theater is presenting the New Jersey Ballet at Hoboken High School.

"The audience for each of the events is going to be split because of the conflicting events," she said.

To prevent that from happening in the future, Mrs. Roland will contact various cultural groups in the city in the hope of setting up a clearing house to help avoid conflicting schedules.

Mrs. Roland said members of her group would be willing to volunteer their time to staff the clearing bureau. She said she also wants to talk to the other groups about printing a twice-monthly calendar of cultural events that would be distributed to the general public.

## Hoboken cops look for clues to arson



At the Hoboken Arson Squad headquarters in City Hall, Sgt. John Howe pinpoints possible arson sites on a large street map of the city.

By James Kopschans

The signs are easy to spot before most arson fires occur.

False alarms, building violations, disputes between landlord and tenants, and substantial renovations can all tip off the alert investigator that the building is a prime target for arson.

In Hoboken, where more than 60 people have died in four suspicious fires in the past year, investigators are keeping careful watch for the signs of possible arson through an Arson Early-Warning System.

Both Sgt. James Behrens and Sgt. John Howe, of the city's arson squad, have been checking all information on city buildings since August, looking for clues warning of future arson. Also members of the federal Alcohol, Tobacco, and Firearms department are at work investigating the fires.

Central to their work is a huge map of the city in their office. Dotting the map are clusters of yellow, red, green, blue and black-headed pins.

"We have pins for buildings where false alarms were registered, where actual fires occurred, buildings with housing violations, rent control disputes, tax liens, and places that have filed for substantial renovation," Behrens said. "When we see two or three pins clustered around one building, we put an arson alert on it and watch it very closely."

Behrens said he receives reports every morning from the city's fire, building, and tax departments, files them, then places the proper pins on the building's location on the map.

"What the map does is give us an easy way to see an arson pattern developing," Howe explained.

A building is considered a good target for arson if two or more warning signs are found at the site, according to Behrens. For example, when a landlord files for substantial renovations the squad will watch the building

See HOBOKEN — Page 27.

## Hoboken cops look for arson clues

Continued from Page 1

Both Behrens and Howe admitted that the map is of little use should a person decide to set a fire for revenge or out of anger.

"There's just no way to predict it when a guy is jilted by his girlfriend or gets thrown out of a building and then goes back and sets a fire in revenge," Howe said.

Unfortunately, both men said it appeared the fires set in the past year all seemed to be at least partially prompted by revenge.

Behrens said the squad still

considered it a top priority to try to find the arsonists in the fires, but some of its focus has been shifted to prevent any more such fires.

"When you take a look at these," Behrens said while taking out a file of photographs of the victims, "you'll understand why we have to do it."

## Hoboken referendum

By Robert P. King

In keeping with its policy of presenting all sides of public questions, The Jersey Journal from time to time prints visiting editorials written by qualified persons on specific subjects. Today's editorial is by Robert P. King, of Hoboken. The opinions expressed are not necessarily the opinions of this newspaper.

Once again, the present administration in Hoboken is attempting to avoid the basic principles of freedom of choice and majority rule — common characteristics of any democratic form of government. The mayor and five members of the city council have proposed a referendum on election day, Nov. 2, 1982, asking the voters to give up their right to vote whenever a candidate fails to receive enough votes to make a "simple majority." In other words, this referendum seeks to eliminate the requirement that any elected official receive 50 percent of all votes cast plus one vote. The way in which this "simple majority" is sometimes achieved by a candidate is through a political process known as a run-off election between the two candidates who received the most votes, but not a majority, on election day.

At first, it might appear to some that the process used to insure majority rule in Hoboken is too time consuming and even a bit too costly. However, it would be wise to keep in mind that throughout our history as a nation we have often proved that a democracy is better than a totalitarian dictatorship even though a democracy is a far more expensive form of government. Who

would deny that Communism is probably the most cost efficient of all governments? One man rule certainly may prove less costly, but at what price — the elimination of elections, majority rule, and the need for civic participation at all levels of government?

No, our choice on election day must be based on sound judgment. We must never forget the bitter struggle Hoboken endured in an effort to overthrow the bondage of the commission form of government. The councilmanic form of municipal government provides for run-off elections, and for almost 20 years, Hoboken has never shown any dissatisfaction with this particular provision in our city charter. I see no need to repudiate Hoboken's accomplishments in the past nor do I seek to alter or amend the democratic process embodied in the present form of government.

Therefore, I urge all Hoboken voters to consider this administration's assault on the freedom of speech, freedom of choice, and majority rule; and then ask yourself a question: What's better — "one man, one vote" or one man, one man rule?

I hope you will exercise your right to vote on Tuesday, Nov. 2, 1982, and vote NO on this referendum.

(Robert P. King holds degrees from Fordham and New York University... currently studying for J.D. degree at Seton Hall... has taught English at NYU, Rutgers, Jersey City State and Hudson County Community College... resident of Hoboken.)

## Kearny tries to cash in on Pac-Man

The Kearny Mayor and Town Council introduced a new video game ordinance which increases the licensing fee from \$50 to \$300 and specifies which locations may accommodate them.

The current video game ordinance, which limits the games to taverns, was ruled unconstitutional as applied in the case of a restaurant owner who had one on his

premises.

The public hearing and final vote on the newly proposed ordinance is scheduled for Nov. 24.

The governing body granted a \$1,344 salary increase to its non-uniformed employees in 1982 and a \$1,451 increase for 1983.

The body also authorized Mayor Henry Hill to sign a two-year contract with the police superior officers un-

ions to provide sergeants with a 12.9 percent raise over the patrolmen's pay. Lieutenants would receive a 8.8 percent raise over sergeants' pay, and captains would receive a 8.9 percent increase over lieutenants' pay.

The actual dollar amount of the raises will be determined by what an arbitrator determines to be the salary for patrolmen. The superior

officers pay will increase accordingly.

Mayor Hill reported that health officials will be meeting with officials of the state Department of Environmental Protection to discuss a cleanup of the local waterfront early next month. The council will be considering an ordinance to adopt state and federal cleanup programs in the near future, the mayor said.

## ... while Hoboken asks day ban

Hoboken Board of Education will first ask for cooperation from video game machine owners before seeking an ordinance prohibiting the operation of the machines during school hours.

Zelma Lugo, a member of the board's committee looking into the video games, said she has been

actively recruiting parents to talk to storeowners who have their machines voluntarily shut the games to children during school hours.

Mrs. Lugo said her committee has already sent letters to 33 such storeowners located near city schools asking for their cooperation. On Tuesday night she and committee

members Robert Wendelken, James Monaco met with about 60 members of the Wallace School Parents Teachers Organization to discuss forming parents groups.

The board has been backing efforts to have the games shut down during school hours to cut down on cutting classes. According to Mrs. Lugo, the machines

are a great temptation. Also, she said the children often spend money meant for lunch or other activities playing the games.

Should the committee find that many owners will not cooperate, Mrs. Lugo said it will recommend to the board that it support a city ordinance to legally close the machines until 3 p.m. every school day.

## Russo asks forum on runoff vote

With a referendum abolishing runoffs in Hoboken municipal election coming up on Tuesday, an opponent is trying to schedule a public forum for Friday.

Anthony Russo said yesterday he has contracted officials at the St. Francis School for permission to use the auditorium for the forum.

Russo said the forum, as planned, would begin at about 7

p.m. "We want to give the residents the chance to hear all the sides of the question," Russo said.

Russo and his civic organization are members of a coalition opposing the referendum. The city council placed the referendum on the ballot in August, explaining that the run-offs are too costly for what they accomplish.

Russo said he has been trying to contact councilmen or other spokesmen favoring the abolishing of the run-offs to speak at the forum.

## Hoboken waterfront study sought

The Hoboken Industry and Business Association is asking the mayor and City Council to appropriate funds to pay local experts to conduct a feasibility study of future waterfront developments.

HIBA President Joseph Caporino said by hiring local engineers and consultants the city would be able to monitor

findings by out-of-state developers and such government agencies as the Port Authority of New York and New Jersey. The local also would have inside knowledge of the area's needs and demographics, he said.

The HIBA is also requesting Mayor Steve Cappiello to name four of its members to serve on the waterfront committee.

## Video game fees to be argued

Hoboken licensing officials and attorneys for video game operators will meet in Superior Court on Nov. 8 over the city's new controversial video game licensing ordinance.

Leroy Saffro, the attorney representing the video operators, had filed a complaint on Aug. 12 charging that the new \$250 yearly fee for each video game was "excessive." The next day, Superior Court Judge James Taylor stayed the enforcement of the ordinance.

Since then, video game operators have not had to pay any

fees for their machines, Leo Serrano, the city license clerk, said. Operators formerly had to pay only a \$15 fee.

Assistant City Attorney Thomas Callagy said yesterday the city was in the process of hiring an accountant in order to determine whether the additional fee was justified in order to balance the costs to the city that the video parlors have incurred. This is to counter Saffro's argument that there was no justification for the city to raise the fee so high, he said.

## Rue renovation not this year

With the completion schedule now pushed back beyond January, Hoboken school officials have given up all plans on opening a renovated David Rue School this school year.

Dr. George Maier, the city's superintendent of schools, said yesterday the students who were supposed to go to Rue this year

will now remain in temporary headquarters at the Demarest School until the end of the year.

"It will take until past the mid-year point to complete the school," Maier said. "It just doesn't seem practical to transfer the students by then."

The Rue School had expected to be open at the beginning of this

school year in September. However, delays in receiving materials have pushed that date back repeatedly and kept the work from being done.

"It's mainly a third-party type of thing," Maier said. "Once the deliveries can be completed, the work would then proceed normally."

## Key to city stolen

Albert Chichizola, 35, of Hoboken, was making a delivery for a fast-food restaurant when he was stopped by three men on Marshall Drive last night and robbed at knifepoint of \$80, police reported. Chichizola suffered a cut on a finger and

was treated at St. Mary's Hospital. In addition to the money, the three took a watch and the keys to both his car and the Hoboken City Hall.

Chichizola is custodian at Hoboken City Hall.



## Assembly puts off vote on Hoboken waterfront plan

TRENTON — The Assembly postponed until Oct. 14 a vote on legislation authorizing the Port Authority to commit \$400 million to \$500 million in development of 130 acres on the Hoboken waterfront.

Opposition developed in the Assembly Democratic caucus on grounds it was a "too comprehensive" bill to push through without even committee consideration.

Assemblyman Christopher J. Jackman, West New York Democrat, the sponsor, argued for a floor vote in the caucus.

The bi-state agency, which would build a similar project in Staten Island, estimated 10,000 construction jobs and 2,500 and 4,500 permanent positions would be created along River Road through 670 residential units, 60,000 square feet of various stores, one million square feet of office space, a 400-room hotel, 15,000 square feet of restaurant space, and a 370-slip marina.

## Repairs started

Full-scale repair work has begun at 223 Madison St. in Hoboken, where up until Tuesday eight families had lived without gas or electricity.

"I've been a little backed-up with the work, but we're making progress," Luis Mieses, the building's owner, said yesterday afternoon.

He and several of the tenants at the building have been making the necessary repairs outlined by city Construction Code Official Albert Arezzo after his inspection Tuesday. That same day, the families had chosen to leave voluntarily so that the repairs could be made with safety.

Each of the families has been guaranteed by Mieses that they would be allowed to return once the building is granted a certificate of occupancy.

Yesterday morning, Arezzo appeared in Hoboken Municipal Court, where Mieses was charged with Violations at another of his buildings, 327 Monroe St., and asked Judge Rudolph Naddoo to postpone that hearing until Mieses could make the repair at 223 Madison.

## Calm down!

The case of the five Hoboken fire captains is a sorry story of over-reaction, grandstanding and emotionalism by the city, the firemen and assorted lawyers.

The basic issue is the discipline that should prevail in a public agency which is concerned with the protection of the life and property of taxpayers.

The city and the firemen should concentrate on that issue and leave the problems of bruised ego, union prestige, and public relations on the sidelines.

The hasty, apparently ill-advised actions of the city officials involved, coupled with the belligerent over-reaction of the firemen and their union does little to inspire public confidence.

In a city where fire is a constant threat to life, Hoboken residents deserve something better than this sorry spectacle of a public squabble instead of public service.

## Tenants may force rent re-hearing

New information regarding the basis for the large rent increase granted to the owner of 923 Garden Street in Hoboken last March may help to bring the property up for a re-hearing before the city's rent board.

On Friday, building residents said they would file a suit in the civil rights division of U.S. District Court against the city's rent stabilization board for refusing to hold another hearing concerning the rent increase.

At its Tuesday meeting, the board held a closed session about the building, but announced no official action. A source close to the

board said the members were very strongly considering opening a new hearing on the circumstances surrounding the increase.

The tenants, most of whom had their rents increased from \$165 to \$350 per month because of the decision, said last week they have information that the bills

owner as a basis for the rent increase were exaggerated amounts.

Besides the tenants, Fifth Ward Councilman E. Norman Wilson Jr. said he has requested that the board consider holding another hearing on the increase.

## Runoff ordinance draws fire

The Hoboken City Council ordinance that would ask local voters to ban municipal runoff elections has drawn sharp criticism from Anthony Russo of the Hoboken Coalition to Safe the

Runoff. The council has moved to place a referendum question on the November ballots to determine whether voters want to ban future runoff elections.



GREEKS BEARING SWEETS — Guild members of Saint Demetrios Church, from left, Taula Nikolas, Kathy Moraitis and Aspasia Melis, offered a tasty selection of homebaked Greek pastries at the Hoboken Terminal Festival II.



Marion Roland, president of the Hoboken Civic Theatre, seated, and Anthony De Vito, artistic director, examine old photographs as they explore the history of Hoboken.

## Terminal Festival attracts 30,000

More than 30,000 people turned out to celebrate the second Hoboken Terminal Renaissance Festival Saturday.

The all-day festival featured 70 exhibits and an auction. There were lots of memorabilia for railroad buffs, including lamp posts, seats, signs and other artifacts from the railroad era when the Hoboken terminal was the hub of activity in the region.

Among the speakers and officials present was actress Celeste Holm, who represented the motion picture industry and the New Jersey Motion Picture and Film Commission.

Alan Sagner, chairman of the New York-New Jersey Port Authority, also attended the affair.

Mayor Steve Cappelletto gave the welcoming address and Commissioner of Transportation John P. Sheridan presented a greeting on behalf of Gov. Thomas Kean. Hoboken councilmen and Congressman Frank Guarini were also present.

The Hoboken High School band led a parade from City Hall to the terminal to open the festivities, which started at 10 a.m. and continued until 5 p.m.



AW RIGHT! — Everybody's up and dancing to the music of Caribbean steel drums at Saturday's Hoboken Terminal Renaissance Festival, including these three hand-clapping blue-jeaners.

## Hoboken theater is rooted in community

Before they launched the Hoboken Civic Theatre a year ago Anthony De Vito and Marian Roland went to the library and did their homework.

"We wanted a grass roots theatre, a theatre that is part of the community, its present, its past and its future," said De Vito, artistic director. "We didn't want to ram something down people's throats and say, 'This is what you should have'."

"We felt that it was the approach to take because there are so many talented people in Hoboken and the city's past is so rich," said Ms. Roland, the theatre's president. "We wanted to make the most of what is here."

Except for their next presentation, a performance of the New Jersey Ballet at Hoboken High School at 8 p.m. Oct. 23, programs have dealt in one way or another with Hoboken, and even this is not too much of a departure, they say.

"We envision the appearance of the New Jersey Ballet as a sign of Hoboken's re-emergence as a cultural center," said Ms. Roland. "It's an occasion to celebrate and we're having a champagne gala afterward with the stars for just that reason."

When they were in the library researching Hoboken, De Vito and Mrs. Roland discovered that theater has been a part of the city's tradition from its early years and that in the old days the theater traffic back and forth across the river went both ways. Although people traveled from Hoboken to Manhattan for good theater, they also traveled from Manhattan to Hoboken for the same reason.

They learned that "The Spider," a play by Fulton Oursler and Lowell Bretano had its premiere performance in Hoboken in 1928 and that about 225,000 people arrived from both sides of the river to hiss the villain and cheer the hero.

They made "The Spider" their first show and presented it last winter to an enthusiastic audience.

Then they did more research and learned, among many other things, that P.T. Barnum had

staged a fake buffalo hunt on the Elvian Fields, as a vast undeveloped space between 19th and 14th Street was called before it was covered over with houses.

They picked up so much Hoboken lore that they wrote a musical skit called "Hello, Hoboken," which they presented at the River City Fair over the summer. That skit is being expanded to a full-length musical.

Future performances have been selected but they won't be announced until the rights are secured. All will have some connection with Hoboken or the surrounding area.

"We want to be part of the simplicity that is Hoboken," De Vito said by way of explaining the theater's orientation. "You can't find this ambience anywhere else. This is a cultural area but it's not polluted with sophistication."

De Vito and Ms. Roland discovered they had a common interest in theater several years ago when he was the director and she was an actress in plays performed at the Bayonne Jewish Community Center.

De Vito is a graduate of Dickinson High School in Jersey City and Rutgers University, where he majored in English. He has directed numerous off-Broadway and off-off-Broadway plays. He earns his living as a travel agent with his own business in Manhattan.

Ms. Roland grew up in Hoboken and attended Jersey City State College, where she majored in the performing arts. She says she is happiest when she is acting and that theater is her obsession. She is violations clerk for the City of Hoboken.

Robert Meyers, musical coordinator for the Hoboken school system, is the organization's music director.

Members of the board of directors are Peter Beronio, Edward McGee, Pamela Miller and Meyers.

Tickets for the New Jersey Ballet, which include the champagne gala, are \$12.50 apiece. Special group rates are available for 10 or more people. Councilwoman Helen Macri heads the ticket committee. She is assisted by Clare Taglieri.

## annual Columbus Day parade

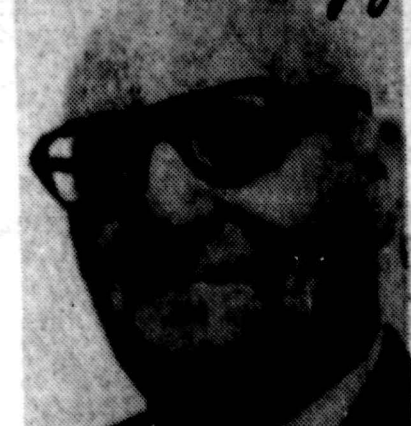


A smiling group of four North Hudson mayors — from left, Hoboken Mayor Steve Cappelletto, Secaucus Mayor Paul Amico, North Bergen Mayor Anthony DiVincent and Weehawken Mayor Stanley Iacono — signal the start of the first annual North Hudson Columbus Day parade held under sunny skies for over three hours yesterday afternoon.

## DeFazio to be installed as Holy Name head

Former Judge Charles DeFazio will be installed as president of the Hudson County Holy Name Federation, at 9 a.m. Saturday at St. Francis Church, Hoboken, by Bishop Jerome A. Pechillo, TOR. Following the mass, a communion breakfast will be held in the school hall.

James W. Feeney, of Glen Rock, administrator of the impartial medical panel of New York State Supreme Court, the first New Jersey delegate to the National Right to Life Committee, will be speaker.



Charles DeFazio  
New post

## Stabbed by holdupmen, liquor store owner dies

A 63-year-old Hoboken liquor store owner, stabbed by two men who robbed his store on Sept. 18, died yesterday at St. Mary Hospital, police reported.

The men, one armed with a gun, walked into the store and announced it was a holdup. After looking around for money, police said, they stabbed Stanley Dogart and fled.



The Bethlehem Steel Co., a Hoboken landmark, may soon be sold.

## Bethlehem yards may be sold off

By James Kopchals

The Bethlehem Steel ship repair yards in Hoboken may soon have a new owner in a Charleston, S.C., ship repair firm.

Bethlehem Steel officials announced yesterday they had signed a letter of intent for the sale of the shipyards with the Braswell Shipyards Inc., of Charleston. The final agreement is expected by the end of the year.

If approved, the sale would include the dry-dock facilities in Hoboken (which contains four

docking areas handling ships between 7,500 and 26,000-ton weight) as well as a lease to a dock at the Bayonne Military Ocean Terminal.

"The sale of the Hoboken yard is part of the corporation's plans to dispose of its four ship repair yards," Robert Lemay, spokesman for Bethlehem Steel, said yesterday. The corporation has already signed a "Memo of understanding" with the Todd Shipyards Inc. of New York City for the sale of its repair yards in San Francisco, and expects to close its other two facilities in Baltimore and Boston by the end of the year.

Lemay said the Boston and Baltimore facilities are completing contracts, but are taking on no new business. He said the Boston yards should be closed by the end of this month and the Baltimore facility by the end of December.

Patricia Kinard, spokeswoman for Braswell, said yesterday her company was

purchasing the yards in Hoboken in order to expand into the New York City harbor. The firm has been a fixture in the Charleston Harbor since it was founded by E.S. Braswell 10 years ago, she said.

"The company feels that it is economically feasible at this time to enter the New York area," Miss Kinard said. The expansion would be the company's first outside of the the Charleston harbor.

Neither Lemay nor Miss Kinard would reveal the amount of money being offered for the Hoboken yards, saying that was still being negotiated in confidential meetings.

Bethlehem has owned the Hoboken facility since 1938 and has announced that it would leave the ship repair industry in order to cut expenses.

The Hoboken yards recently outfitted the ferry boat, S.I. Newhouse, for use as part of the Staten Island Ferry line.



# Career ends at 70

By BILL GYVES  
Staff Writer

HOBOKEN—After 21 years in Hoboken Municipal Court, Judge Rudolph R. Naddoo has become as much a fixture in City Hall's council chambers as the poor acoustics and back-wrenching wooden benches.

So perhaps it is only fitting that although he officially retired Thursday from his post as magistrate, Naddoo's presence will still be felt in the courtroom.

On Thursday afternoon Judge Chris Pappas was sworn in as the city's new magistrate, replacing Naddoo, who stepped down from the bench at the mandatory retirement age of 70.

But Naddoo now assumes the post of acting magistrate, and will return to the judicial helm whenever Pappas is unavailable. The post is not new for Naddoo, who was acting magistrate from 1961 to 1965, when he was appointed magistrate.

"Who the hell wants to hear words in a courtroom?" Naddoo wondered aloud in his chambers, just moments after hearing his final case Thursday. "It doesn't mean anything. It's the response you get that counts."

"The thing that I enjoy most is when a prisoner comes back to me and says, 'Thanks for doing what you did, and straightening me out,'" Naddoo said.

Recently, a man he had sent away many times for drug violations approached Naddoo and thanked him. The man told Naddoo he had finally decided to do something with himself.

"I thought to myself, 'That's my compensation,'" Naddoo said.

But Naddoo said there is nothing that eases what he considers the job's most difficult task — sentencing young offenders.

"When it gets very close to that line where you don't know how much good it will do to send them down (to prison) when they're young, it's hard," Naddoo said.

"You fear for what they might learn there, what connections they might make, what hurts they might receive," Naddoo added. "Anyone who has gone down there knows what I mean. It does something to you."

Early in his judicial career, Naddoo upset many critics when he initiated what they considered an overly severe mandatory 10-day jail sentence for unlicensed drivers. Naddoo defended his critics then in the same manner he did those defendants facing him Thursday — bluntly and honestly.

Naddoo said he was not introducing anything new, any kind of unfair crackdown. He was, Naddoo told them, simply enforcing the law the way it is meant to be enforced — nothing more and nothing less.

Although Naddoo did not say what he planned to do in his semi-retirement, he did suggest it may finally be time for him to slow down.

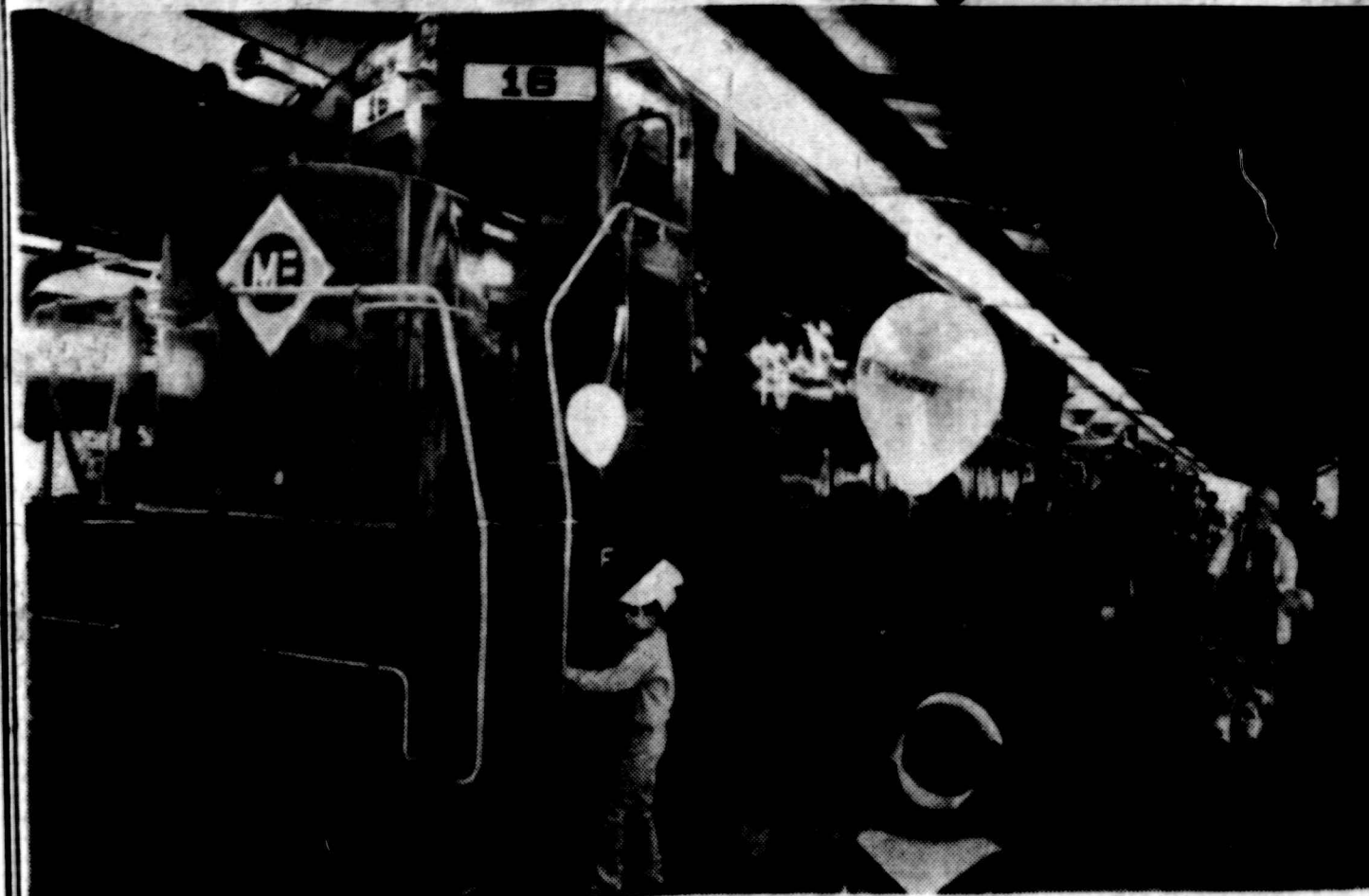
"I don't think I'll do much work," he said in his matter-of-fact tone of voice. "That's the reason I quit. I'm getting older. And as you get older — well, there must be some reason they want to limit you to 70 years."

Born and raised here, Naddoo was educated in city schools and was graduated from Dene College in Newark. In 1937, he began his legal career after graduating from the University of Newark law school.

Although he has received many honors through the years, including a commendation from Mayor Frank Murphy in 1959 from then-President Richard M. Nixon, Naddoo downplays any suggestion that his contribution has been outstanding.

"There's nothing special about any person. We're all normal, and we all make mistakes. And that's it," he said.

## Station's 75th marked with gusto



## Love for trains, buses draws 30,000

By BILL GYVES  
Staff Writer

HOBOKEN—Love for railroad and bus lore brought 30,000 history buffs to the Erie-Lackawanna Terminal here yesterday to ride antique trains, don engineer caps and celebrate the terminal's 75th anniversary.

An auction of railroad and bus memorabilia netted \$10,000 while thousands of festive balloons filled the crisp autumn air during the five-hour Hoboken Terminal Renaissance Festival II.

A good time was had by all, and the weather worked on our behalf," said Anthony L. Grazioso of New Jersey Transit. "New Jersey Transit and

Mayor Steve Cappelletto look forward to a third festival next year."

At noon, led by the Hoboken High School Band, transportation buffs and officials marched from City Hall to the rail terminal at Hudson Place. There the crowd spread across four tracks, pursuing a massive collection of railroad cars and operating model train layouts.

The crowd was larger than expected, forcing at least one of the vendors to close two hours early when he couldn't keep up with the demand for his Italian sausage sandwiches.

One of the day's highlights was the auction. A Lambertville resident purchased four 15-foot iron benches for his restaurant, and several others bid on

goose-neck lamps.

Among those enjoying the afternoon's events was singer Celeste Holm, representing the New Jersey Motion Picture and Television Industry. Jerome C. Premo, executive director of New Jersey Transit, Cappelletto and several City Council members were also present.

The festival, sponsored by New Jersey Transit, was a celebration of the terminal's past and an hopeful look toward its future. Built in 1907, the building has recently undergone a thorough \$4.8 million renovation.

The terminal has been nearly restored to its condition at the turn of the century with its copper facade, huge waiting room and Tiffany glass ceiling.

## Hanging out



Laundry hangs out to dry off Ninth Street in Hoboken.

# Ranieri opposes plan to end runoff votes

By BILL GYVES  
Staff Writer

HOBOKEN—Councilman Robert Ranieri has become the third member of the City Council to come out against the referendum placed on the Nov. 2 ballot seeking the elimination of runoff elections in the city.

Ranieri joins Councilmen E. Norman Wilson and Nunzio Malfetti in publicly denouncing the council's approval in August of an ordinance placing the referendum on the ballot. The three councilmen join the Hoboken Coalition to Save the Runoff, composed of several community groups, in opposition to the referendum.

**'The fundamental principle of democracy is rule of the majority'**

— Robert Ranieri

"The fundamental principle in a democracy is rule by the majority. If this proposal is approved, it will endanger majority government," Ranieri said.

The City Council voted Aug. 18 to place the referendum on the November ballot. The referendum asks the voters whether or not they wish to continue spending \$35,000 for each runoff election.

Currently, a candidate must win 50 percent of the vote, plus one to win a municipal election.

Council President Walter Cramer and Mayor Steve Cappelletto argue that the change would save taxpayers' money.

But critics counter that the proposal is being placed on the ballot because the Cappelletto administration's political strength is dwindling, and the elimination of the runoff would let an incumbent stay in office without a majority of the vote.

"True democracy is expensive. It costs money," Ranieri said. "But if you want a democracy you have to spend the money."

Ranieri was not present at the Aug. 18 vote on the ordinance. Wilson and Malfetti both voted against the referendum.



Councilman Robert A. Ranieri  
'Democracy costs money'

Last week Wilson expressed his opposition to the referendum, saying, "The elimination of the runoff strikes at the very heart of democracy. (The change) almost guarantees rule by the minority beholden to the special interests of the political organization, rather than the public."

Anthony Russo, one of many community leaders in the Hoboken Coalition to Save the Runoff said yesterday, "It is absurd for us Hobokenites to even consider voting for this dictatorial referendum. The mayor and majority of his council are actually attempting to chip away at the heart of democracy by asking voters to support this proposal."

# Hoboken groups agree on referendum text

By BARBARA DEMICK  
Staff Writer

A last-minute agreement was reached yesterday on the wording of the Nov. 2 referendum calling for the elimination of run-off elections in Hoboken. One group, however, may still go back to court to block the referendum.

The Hoboken Civic League, along with the Anthony Russo Civic Association, had been due to appear yesterday afternoon before Hudson County Assignment Judge Thomas S. O'Brien in Jersey City, charging that the wording of the referendum was slanted.

At the hearing, the city backed down and agreed to a consent order with the civic group constructing new wording for the referendum.

Hoboken attorney Anthony Florio told the judge, "They are entirely within their rights to object to the wording, and we will conform."

But the Anthony Russo Civic Association, although satisfied with the change, declined to sign the consent order because that would preclude them from challenging the referendum on other grounds.

The association's attorney, Joseph Healy, said, "It is very possible we will be back in court." He said the group still questions the constitutionality of the state statutes allowing the referendum to be placed on the ballot.

The referendum was placed on the ballot Aug. 18 by a vote of the City Council under the direction of Mayor Steve Cappelletto, who wishes to eliminate runoffs in municipal elections.

But, opponents of the referendum particularly objected to the language of the interpretative statement on the ballot, which would have been, "Approval of this

amendment would eliminate the necessity of a run-off election, saving the city of Hoboken the cost of another election."

The statement agreed upon yesterday reads, "This referendum eliminates runoff elections in municipalities organized under the optional municipal charter by allowing candidates receiving the greatest number of votes cast to be elected to office and eliminating the requirement for a majority vote."

Russo said after yesterday's appearance in court, "We have not asked for anything but a fair and equitable interpretative statement. The voter now has a chance to fairly decide the issue."

"The city officials and law department should be reprimanded for trying to 'con' the Hoboken residents," he added.

Sal D'Amelio, president of the civic league also said, "We have done our job. Now it is up to the public to vote against this referendum."

# City may expand firehouse

Hoboken project to cost \$1,187,000

By BILL GYVES  
Staff Writer

HOBOKEN—The City Council is expected to decide within two weeks whether to expand the Jefferson Street Firehouse, Business Administrator Edwin Chius said yesterday.

Chius said he hopes to see construction begin on the firehouse by January.

Storch Engineers of Florham Park submitted a feasibility study on the proposal Monday, Chius said. The cost of the project, which would consolidate the operations of the Jefferson Street and Observer Highway houses, is estimated at \$1,187,000.

Chius said the city hopes to sell the Observer Highway firehouse.

The expanded structure on Jefferson Street is scheduled to house three active fire companies, but also could house a fourth if necessary, Chius said.

He also said the expansion would include a wing to be constructed on a vacant lot on Second Street, a minor addition on Jefferson Street and a new parking lot at Second and Jefferson streets.

Chius said no major renovations have been made on the city's firehouses in 50 years.

He said the expansion of the Jefferson Street house will be "a sizable public investment in an area that needs rehabilitation."

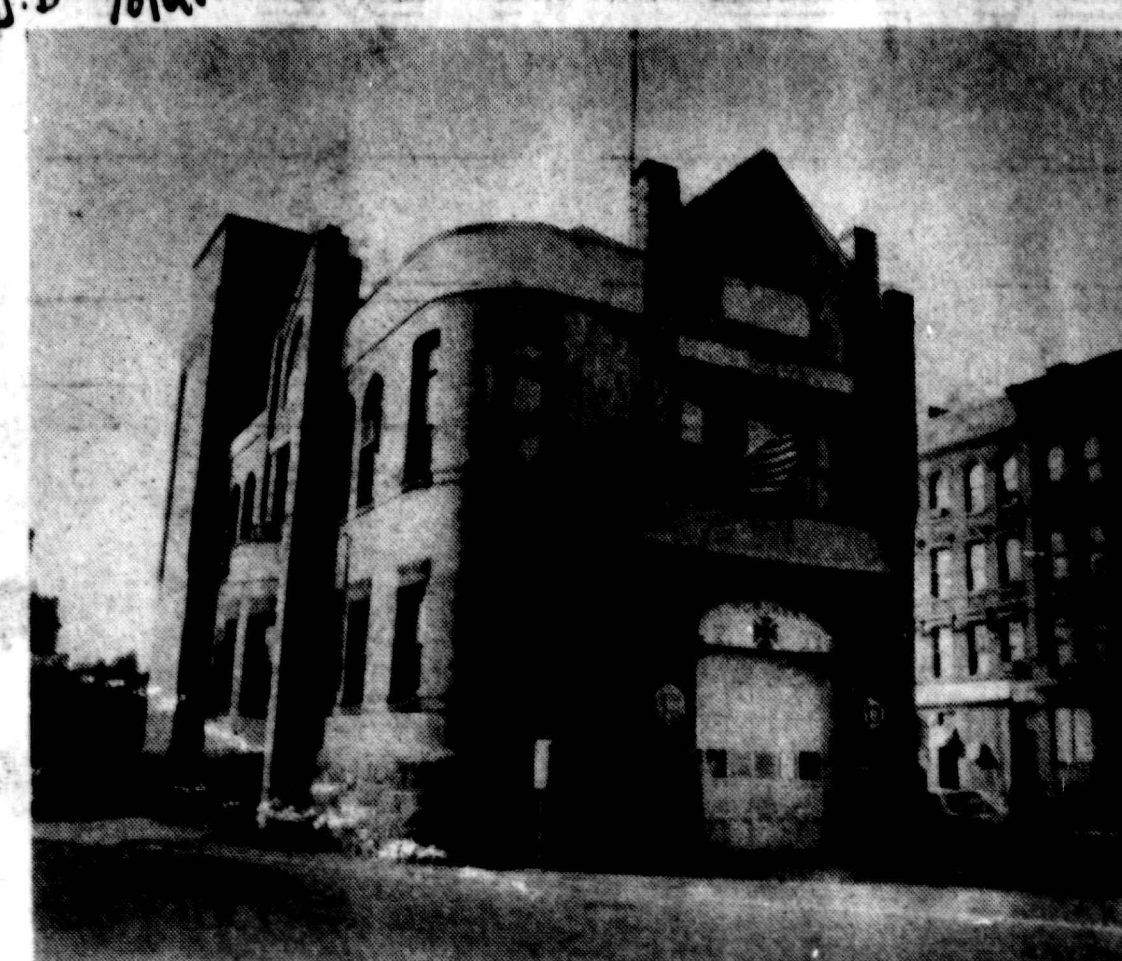


Photo by Chuck Zoeller

THE OBSERVER HIGHWAY FIREHOUSE, which may be vacated by the Hoboken Fire Department.

## The view from the front door

Mrs. Frank O'Connell of Hoboken enjoys her newspaper on the steps of her Park Avenue home, where she has lived for 30 years.

Photo by Chuck Zoeller







# What Happened to Hudson's Big Leaguers?

(First of a Series)

## JOHNNY KUCKS

By Larry Bobich

### A salesman now

More than 26 years have passed since Jersey City's Johnny Kucks shut out the Brooklyn Dodgers in the seventh and decisive game to win the 1956 World Series for the New York Yankees.

The baby-face smile is still there, so is the boyish charm, the hair is slightly thinner and he is just 12 pounds over his playing weight.

"Being a New York Yankee was the greatest thing," Kucks, now 49 and employed for the past 10 years as an export salesman for Sea-Land Services in New York City, said. "Even in my profession as a salesman it never hurts when people find out I played for the New York Yankees."

"I owe everything to the Yankees," he continued. "I played in four World Series and they treated me very well. It was the best organization in baseball to work for. Many of the things I have today, such as my house, I owe to them."

Kucks and his wife, the former Barbara Daum (they were high school sweethearts at Dickinson), live in the same house that they purchased 25 years ago in Hillsdale. His older daughter, Laurajan, 23, is a graduate of Fairleigh Dickinson and married, while his younger daughter, Rebecca, 19, is a freshman at the University of Massachusetts on a basketball scholarship.

Signed by Yankee farm director Lee MacPhail (now American League president) and scout Frank O'Rourke to a bonus contract for \$13,000 upon graduation in 1952, Kucks began his pro career with the Class B Norfolk (Va.) club.

**HE POSTED AN IMPRESSIVE** 19-6 mark with the Tars and was due for promotion to Triple A ball when everybody's uncle (Sam) beckoned and stationed Johnny at Fort Dix. He teamed up with Boston Red Sox pitcher Dick Brodowski of Bayonne to hurl the Fort Dix team to the First Army championship. He later pitched in Europe.

Kucks, with just one year of organized baseball before entering the service, came directly to the Yankees in 1955 after his Army hitch. The Yankees, in need of pitchers at the time, could carry Kucks as a service returnee on the roster without affecting the 25 player limit.

"1955 was a great year for me," Kucks recalled. "First I made the Yankees. Then I was 8-7 as a rookie and pitched in my first World Series. Duke Snider really induced me by hitting a three-run homer off me. Last, but certainly not least, on Oct. 6 I was married and Barbara and I spent our honeymoon in Japan where I went with the Yankees on a goodwill trip."

That oriental junket proved to be a major factor in Kucks becoming one of the American League's top pitchers in 1956.

"I had a sinker, a little curve and a change and I wanted to learn a slider, but pitching coach Jim Turner told me to wait," Kucks recalled. "When we got to Japan, Turner said, 'Let's work on it now' and it worked real well."

Another memory of that trip was the fans.

"Those Japanese fans were something else," he said. "One day there were 64,000 people in the stands but they kept quiet as a mouse. It was always like that, except that they cheered themselves hoarse when a batter got a base on balls. The fans there figured a hitter uses superior brainpower to outsmart the pitcher when he gets a walk. Even a home run didn't cause half the excitement. I'm sure that the fans are more sophisticated now."

In 1956, the big righthander enjoyed a phenomenal season as he combined with Whitey Ford to hurl the Bronx Bombers to the American League pennant. He appeared in 34 games, working 224 innings with an 18-9 record, second only to Ford's 18-6 mark.

The best, however, was yet to come.

Used twice in short relief stints during the first six games of the World Series against the Brooklyn Dodgers, the furthest thing from his mind was the possibility of him starting the seventh game at Ebbets Field.

"I didn't even know that I was going to pitch until an hour before game time when Crow (coach Frank Crosetti) came over to me and handed me a baseball, saying, 'here big guy, you're the starting pitcher,'" Kucks reminisced as he discussed the greatest day of his six-year major league career — Oct. 10, 1956.

### "THE ADRENALIN BEGAN TO FLOW,"

Kucks recalled. "During the warm-ups I was nervous, but felt I had good stuff. The Yankees staked me to a quick 2-0 lead, but I still was a little nervous when I went to the mound in the bottom of the first inning."

"I got Jim Gilliam out leading off the inning, but walked Pee Wee Reese and gave up a single to Duke Snider," Kucks remembered. "Two men on, one out and Jackie Robinson coming up. I turned around and saw two guys already warming up in the Yankee bullpen. Fortunately, Jackie hit into a double play to get me out of the inning and my nervousness was gone."

"As the game moved on, my ball was really moving and the Yankees gave me a 5-0 lead after four innings. I was in command the rest of the way, giving up another hit to Snider and one to Carl Furillo. Beating the Dodgers in the seventh game of the '56 series was the greatest thrill of my career," Kucks said.

Winning the seventh game of a World Series with a superbly pitched game usually establishes a place in baseball history for the pitcher. Kucks, however, had to take a back seat to a mound performance two days earlier at Yankee Stadium. That's when World Series history wrote the perfect game feat of Don Larsen indelibly in the all-time annals of Organized Ball.

Kucks had mediocre seasons, at least by

Yankee standards, the next two years (8-10 in '57 and 8-8 in '58), although the former Jersey Cityite points out "that a pitcher never figures he had a good or bad year on final won-lost percentage alone."

"You have to take all other factors into consideration, earned run average (3.56 in '57 as compared to 3.85 in '56), innings pitched (179 which was second highest on the staff in '57), complete games, strikeouts, bases on balls, hits and so on," Kucks pointed out. "Although I had a better won-lost record in 1956, my showing in '57 in other departments were better."

Early in the 1959 campaign, the Yankees traded Kucks to Kansas City, where the tall righthander spent the next two seasons split-



Johnny Kucks and Leo Kiely with the late mayor of Hoboken, John J. Grogan.

ting his time as a starter and a reliever.

"I had no animosity toward the Yankees when they traded me to the Athletics," Kucks said. "I could more or less accept that because I went to another major league team. But when Kansas City sent me down to the minors in 1961... well, that was the most disappointing time in my career."

Kucks still follows the game, attends Old timer's Day festivities annually at Yankee Stadium and has many fond memories, especially of his Yankee manager Casey Stengel.

"You could always tell when Casey was going to take you out of the game," Kucks smiled. "When I was in trouble I'd watch the way he came out of the dugout. If he walked slowly with his hands in his pockets, I knew we were going to have a nice little talk. But if he came out spitting on his hands and rubbing them together, it was time to leave."

"I'd have to say Casey was the best," Kucks continued. "Maybe it was because he had the players. But everything he did turned out right. His moves made him look like a genius."

"I'll give you an example," Kucks said. "One year when the Yankees were coming down the stretch, they picked up Virgil Trucks to help our bullpen. We were in the pen when the White Sox quickly began teeing off on the starting pitcher."

"They called down to the pen to warm up Kucks. Darrell Johnson, the bullpen catcher, apparently confused by the loud crowd noise and name pronunciations, translated Trucks as Kucks."

"It happened again in the second inning and the third inning and the fifth inning and finally the seventh inning. Each time they wanted Kucks to warm up and instead Trucks warmed up."

"With the bases loaded and one out, Casey made his way to the mound and he was spitting on his hands and rubbing them together. He waved to the bullpen for me."

"Out came Trucks and Casey asked him, 'what the hell are you doing here?' I wanted Kucks."

"One pitch later, the batter had hit into an inning-ending double play. Casey had made the right move again."

He is still tall and slim and wears his hair in a crewcut. But now his hair is salt-and-pepper and his lean face is much thinner from two cancer operations in the last seven years.

The name is Leo Kiely, once one of the American League's most promising pitchers and the pride and joy of Hoboken's Mile Square City.

Kiely, who has been living at the same North Arlington residence for the last 22 years with his wife, the former Marilyn Dunne of Jersey City, and their son, Leo, 27, has not been to a major league ball park in 10 years.

"I just get too jumpy at the park," Ki-

## LEO KIELY

### Enjoys retirement

His exploits that summer augured a long career in the majors. Around Boston, they were singing his praises and baseball experts put a "can't miss" tag on him.

"There were some great thrills that first year with Boston," Kiely, now 52, remembers. "Beating the Yankees in my first start against them was the biggest. I had no love for them then and I have no love for them now. I'm still Boston."

The stylish lefty breezed through the great Yankee order, taking a 4-2 lead into the bottom of the eighth inning. "I then got myself in trouble when I bobbled Johnny Mize's comebacker and walked a young pinch-hitter named Mantle with one out," Kiely recalled. "Manager Steve O'Neill then took me out and brought in Mickey McDermott."

O'Neill lifted his prize hurler despite pleas from more than 20,000 Kiely friends and fans from Hoboken and Jersey City in the crowd of 58,462 that night at the Stadium. McDermott, however, went on to stop the Bronx Bombers and save the victory for Kiely.

"ANOTHER BIG THRILL" was pitching and winning my first major league game," Kiely went on. "I defeated Washington, 4-2, shortly after I was called up from Louisville in July." He hurled eight shutout innings after giving up two Senator runs in the first inning.

That winter, Kiely began two years of military service in the Army. Upon returning in 1954, however, the 6-foot-2 lefthander just couldn't recapture his winning form.

"I guess I just forgot how to pitch in the Army," Kiely offered. "In the service there weren't too many good hitters and you could throw the ball by them. It's a big difference in the majors."

"Instead of throwing sinkers, I was trying to blow it by them like I did in service. I always had a good sinker, but when I was firing real hard most of my stuff straightened out. I had to learn how to pitch again. Being away for two years was just too long. I also lost 25 pounds due to a virus and never put it back."

After three lackluster seasons, Kiely was sold outright to San Francisco of the Pacific Coast League and regained his touch with the Seals in 1957. He appeared in 59 games, posting a 21-6 record and was named the league's outstanding pitcher by virtue of his 20 victories in relief. In one stretch, Kiely won 10 straight games. "It got so when manager Joe Gordon (the ex-Yankee second sacker) called on me I just needed two or three warmups," he said.

His performance at San Francisco earned Kiely another shot with the Red Sox as Boston purchased his contract from the Seals. He enjoyed a fine season in 1958 as he came out of the bullpen 47 times, working 81 innings with a 5-2 record and 12 saves (third best in the A.L.).

Kiely's big-league career came to an abrupt end and it is still a cause of bitterness for him.

"I WAS PITCHING FOR KANSAS CITY" in 1960 when I injured my left elbow against the Red Sox," Kiely recalled. "I was operated on for bone chips and in 1961 went to spring training with the Athletics with a minor league contract. They had cut my pay almost in half."

"When my elbow continued to hurt, they wanted to send me all the way down to a Class C club in New Mexico. When I refused to report, Kansas City suspended me for three years."

Despite the unhappy ending, Kiely has many fond memories of the game that began for him on the Hoboken sandlots with Our Lady of Grace's CYO team.

"It was a great thrill and honor when the people of Hoboken and Jersey City honored Johnny Kucks and me before a Yankee-Red Sox game at Yankee Stadium," Kiely said. "We each received a new car."

"Watching Ted Williams swing the bat and pitching against the Yankees were always big thrills," Kiely continued.

"Williams was some hitter. Before a game, most players would be talking or kidding around, but not Williams. He'd be sitting on the top step of the dugout — that's when the pitchers warmed up — on the sidelines rather than in the bullpen — and studying the opposing pitcher for 10 minutes."

Kiely, who posted a 26-27 overall mark with 29 saves in 200 games during his seven-year career in the majors, enjoyed the challenge of facing the Yankees.

"I was strictly a fastballer with a natural dip instead of a hop," Kiely pointed out. "So I pitched everyone low including the Yankees."

"Hank Bauer hit them good below the waist, but that's where I had to pitch him because I could not change my style if I wanted to keep my control."

"Now Yogi Berra was a problem," he went on. "You could never think you had him set up for a special pitch because he could hit anything his bat could reach. Berra, Cleveland's Bobby Avila and Washington's Eddie Yost were the most annoying hitters for me."

"Pesty guys like Rizzuto, Gerry Coleman and Joe Collins, you just had to get the ball in the strike zone. I didn't try to fool around with them."

"Mickey Mantle. Well, he was something else. I once threw him a perfect low-breaking pitch at the Stadium and, bating righthanded, he belted it on the line into the right-field seats."

Kiely spends most of his spare time reading westerns or war stories, watching television and building model ships and planes.

"It's quiet and nice here in North Arlington," Kiely said. "I doubt if more than 10 people outside of the family know I played major league baseball."

## Here's to Hoboken's Mighty Mites

By George Sordaly

Baseball season has yet to come to a close, but at the Little League field it's the football players who are gearing up.

I paused and watched as more than one unit shared the field, doing laps, exercising, the overweight guys doing more laps, going through drills, and still more laps.

A coach was handing out thigh and knee pads, all so necessary as those tacklers take their toll. Guys were butting heads for short gains, and an end loped downfield as a pass, like a guided missile, was completed for long yardage.

The taste of those same tryouts lingers. Unlike many things we do in life, this self-subjugation was voluntary, and nothing would have healed the disappointment of being cut nor could anything ever replace the prestige of having made that football club.

You were a somebody among your peers if you got to carry the green and white to practice. For at that time the team averaged fewer than one loss a season.

One team wouldn't play us because we wore rubber cleats instead of sneaker spikes. Another disallowed tape, but it was the daily hours of practice that turned the trick.

Complaining simply was not tolerated. It meant more laps, and even worse, you might not get to play on Sunday.

As tough as the coaches were though, there were times when you knew somebody cared. I can recall this hot day we were doing what they call windprints, which is a repetitious tag team relay of 30 or 40 yardsprints time and again, between very brief rests as your few partners took their turn.

When we were finished the coach asked who was thirsty. He gave laps to one guy. After asking two or three times I admitted my need and was permitted to rinse my mouth with water. By then you'd already learned that swallowing some might give you cramps.

Those days, even the college guys on TV seemed to be pros, and we were too busy playing the game as subjects to its rules to realize that a game in progress is a negotiable thing, that officials make mistakes, and that they also try to correct them while the game is in progress.

Like when a play is blown dead before it should have been, or a runner dead step out of bounds on his way to a touchdown, an official might try to make amends on a subsequent call.

Don't get me wrong. There is as much difference between a referee penalizing a clip to rectify a situation and point sharing, as there is between a guy working Saturdays for a few extra bucks, and a politician accepting kickbacks.

The of "How you play the game" leaves plenty of room when sportsmanlike conduct is at it's best.

Now that most pro players are slightly younger than myself, these revelations have sunk in. But let's not kid ourselves. There is an integrity and spirit in amateur sports that is unparalleled by the professionals.

Maybe the game seems less important when we grow up, or maybe teamwork gets overworked until its strict and blind obedience outgrow our zeal. Whatever the case, as today's youngsters become more aware of the world earlier in life than their parents did, we need to protect the innocence of youth as we would an endangered species.

There surely is a difference between "anything can happen" and "anything goes," and as we teach our young the hazards of life, we should be careful to demonstrate the difference between the two, and that they are as different as a cross body block from a face mask tackle.

Here's to the Hoboken P.A.L. Mighty Mites who teach that tough, clean play is the most effective.

## P A pie plan vote pu off

By Special Correspondent

TRENTON — The assembly is not now scheduled to vote Monday on the act committing the Port Authority \$400 to \$500 million development of the Hudson River waterfront along River Street in Hoboken.

It was listed for vote Sept. 29 but was blocked in the Assembly Democratic caucus, which questioned its ready consideration without committee action.

Assembly Speaker J. Karcher, D-Middlesex, did not schedule it Monday but the sponsor, Assemblyman Christopher J. Jackman of West New York said he was not worried.

Jackman said he wanted to make sure that any amendments still be approved by the New York Legislature. The New York Senate already adopted identical version but Jackman noted New Jersey's Legislature approves amendments unacceptable to New York. Hoboken development will be "wiped out."

Jackman said he wanted to check on any possible amendments Monday in the Senate State Government, Federal and Interstate Relations Committee, which will devote the entire session to an identical version by Sen. Nicholas Rocca, of Union City.



# Prosecutor enters probe of alleged landlord fraud

By BILL GYVES  
Staff Writer

HOBOKEN—The Hudson County Prosecutor's Office has entered the investigation into charges that the landlord of a Hoboken apartment building submitted fraudulent receipts in order to secure a 78-percent rent increase the city granted him, according to a highly placed source in the city administration.

The administration member, who asked not to be named, said the Hoboken Rent Leveling and Stabilization Board, which granted the increase, decided last month at a closed meeting to turn the investigation over to the prosecutor's office.

Barry P. Sarkisian, the board's attorney, yesterday confirmed that report. However, acting Hudson County Prosecutor Charles R. Buckley yesterday refused to confirm or deny the reports that his office was actively investigating the charges. He said he could not comment on the case.

P.P. Mody, a Union City-based landlord who owns the building at 923 Garden St., was granted the 78-percent rent increase at the March 23 rent board meeting.

The increase, which became effective May 1, raised the tenants' rents \$154, from \$196 to \$350.

The board ruled the increase was justified under the capital-improvements section of the rent-leveling ordinance, which states that a building may be removed from rent control restrictions if its landlord proves he has performed renovations totalling at least 100 percent of the buildings assessed value.

Mody was granted the rent increase March 23 after presenting to the board receipts for \$51,482 in renovation work on the building, which is assessed for \$32,600.

But Haydee Morales, president of the building's tenant association, has charged that Mody falsified the receipts he presented to the board, inflating by several thousand dollars the amount actually spent on repairing the building.

Morales yesterday said an investigation conducted by Juan Garcia, a leader of Hoboken's Hispanic community, indicates that the receipts Mody presented to the board frequently conflict with the totals charged by the individual contractors commissioned for the renovations.

Mody reportedly has been in India for several weeks, and no one answered his office telephone yesterday to respond to the charges.

Garcia said yesterday he believes Mody may have superimposed the signatures of the individual contractors onto the receipts before presenting them to the board.

The expenses in question include \$2,400 for the building's conversion to gas heat; \$4,000 for storm windows; \$5,300 for electrical work; \$1,720 for painting; \$4,900 for a hot water heater and \$6,850 for a chimney, Garcia said.

Garcia blamed the board for not fully investigating Mody's expenses before granting him the rent increase.

"I put all the blame on the board," Garcia said. "I don't blame landlord's for trying to get away with everything they can. But clearly there's complicity between the city and the landlord's to displace these people."

Three of the seven families who were living in the building prior to the May 1 rent increase have been forced to leave, Garcia said.

# Hoboken waterfront plan faces state Senate vote

By BILL GYVES  
Staff Writer

Legislation authorizing the proposed \$500-million development project for Hoboken's waterfront is scheduled to face a final state Senate vote Nov. 8, after being unanimously approved by a committee Monday.

The Senate Government, Federal and Interstate Relations and Veterans Affairs Committee voted unanimously Monday to release the bill without revisions.

Officials say work on the project can begin within six months of the bill's approval by the legislatures of New York and New Jersey. The bill

has already passed the New York Senate.

The project, under the direction of the Port Authority of New York and New Jersey, involves Piers A, B and C. The piers' 130 acres of land comprise one-third of the city's waterfront.

The project's proposal calls for a 400-unit hotel, 1 million square feet of office space, 670 residential units and 40 retail stores. Officials have predicted the project will create several thousand new jobs.

Last week, Port Authority, state and local officials expressed fear that any delay in the passage of the bill might jeopardize the project.

They warned that the project could be severely hampered if the bill was not approved before the end of the year.

"We are fighting time at the present moment," said Hoboken Mayor Steve Cappiello. "If they don't pass this bill now, it will have to go through the whole legislation process before a new legislation next year."

Any revisions made in the bill would also have to be accepted by the New York Assembly. Cappiello added. Several committee members and a coalition of private developers questioned the bill, expressing concern that the port authority was assuming too large a role in the project. But coalition members, Port Authority officials and representatives from Gov. Thomas H. Kean's office met during the weekend and resolved the differences, clearing the way for the committee's approval Monday.

## WATERFRONT

Continued from Page 1

# 1 of 4 Hudson residents is Hispanic

By Special Correspondent

TRENTON — The Hispanic origin population totaled 145,163 in Hudson County or 26.1 percent of the county population in 1980. The Hudson percentage was highest in New Jersey.

Connie O. Hughes, staff director, State Data Center, released the Hudson figures based on the 1980 census which showed the Hispanic population soared 70.5 percent.

No comparable Hispanic figures were available for Hudson in the 1970 census since they were not tabulated that way, Hughes commented.

By contrast, Essex listed 76,584 Hispanic population out of 851,116 residents in 1980, and Bergen County 28,514 out of 945,385 residents.

The Spanish origin proportion of the New Jersey total increased from 4 percent to 6.7 percent reaching a 1980 total of 461,863.

New Jersey had the second largest concentration of Puerto Ricans in the nation, 243,540, com-

pared to nearly one million living in New York. And the state's 80,860 Cuban concentration was exceeded only by Florida's 470,250.

## Hudson population figures 1980 Census

	Hispanic	Total
Bayonne	3,648	65,847
East Newark	689	1,823
Guttenberg	1,878	7,549
Harrison	2,515	12,342
Hoboken	17,774	42,499
Jersey City	41,672	223,532
Kearny	3,214	35,735
North Bergen	9,472	47,019
Secaucus	329	12,719
Union City	35,525	85,893
Weehawken	4,621	13,188
West New York	34,735	39,194

# Hoboken may hear appeal on supermarket

The Hoboken City Council will meet Thursday to hear motions as to whether it should hear an appeal of a variance denial for the planned Pathmark Supermarket at 15th and Washington Streets.

Developers for the project, the Hoboken Manufacturers Association, had appealed the denial by the city's board of adjustment in August. However, the attorney for groups opposing the supermarket, Joseph Segretto, has filed a brief challenging the authority of the council to hear any appeal on a variance denial.

Segretto based his brief on the city's new zoning ordinance which refers to the state law

regulating zoning codes. The state law, in turn, states that no appeal of a variance denial may be heard by a legislative body unless the local ordinance allows such an appeal.

Segretto's brief is being reviewed by the city's law department which will give an opinion at the hearing, according to City Council President Walter Cramer. Should the council decide not to hear the appeal, the denial could still be appealed to the courts, Cramer said.

Thursday's hearing will begin at 11 a.m. and is open to the public at the City Council Chambers in City Hall.

# Hoboken board votes variance

The Hoboken Planning Board last night voted to grant a variance for the construction of a three-story, three-family home at 108 First St., but reserved decision on request to construct a grocery store at 231-233 Monroe St.

Joann Wall, owner of the Shannon Tavern at 108 First St., was granted the variance to build on the adjacent lot of 108 First St.

However, the board reserved decision on Michael Spano's application for a variance to construct a market on two lots at 231-233 Monroe St.

Board members expressed concern about traffic since the lots are near School 9. They were also concerned with possible parking problems in the area if the store is constructed.



Photo by Bill Boyer

A SHIP sits in drydock at Bethlehem Steel's Hoboken ship repair yard. Half the workers at the yard could be laid off in mid-November, says a union leader, because Bethlehem's sale of the property has hit a snag. Story on Page 15.

# Steel suit may cause layoffs

By BILL GYVES  
Staff Writer

HOBOKEN—A suit filed last week blocking the sale of the Bethlehem Steel Corp. ship repair yard here may cause the laying off of more than half its work force in mid-November, the president of the yard workers' union said yesterday.

Philip Dittmar, president of the

Industrial Union of Marine and Shipbuilding Workers of America, said he is "fearful" that the suit may force Bethlehem to refuse long-term contracts.

The Jackson Engineering Co. of Staten Island, N.Y., filed suit Oct. 13 in the Chancery Division of state Superior Court seeking to block the sale. Jackson argues that it reached a binding sales agreement with

Bethlehem almost two weeks before Oct. 4, when the owner announced that it had signed a letter of intent to sell the yard to Braswell Shipyard Inc. of Charleston, S.C.

Dittmar also said the corporation's principal contract, the huge Navy delivery ship Northern Light, is scheduled for completion Nov. 15.

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## STEEL

Continued from Page 1

The 250 employees working on the ship, who make up more than a half of all the employees in the yard, he said, may be laid off if a contract of similar proportions is not secured soon.

Officials at the company's headquarters in Bethlehem, Pa., could not be reached for comment yesterday afternoon.

"With this suit on, we don't know if we're coming or going, and no one is giving us any answers," Dittmar said.

In March, Bethlehem, the nation's No. 2 steel-maker, announced its plan to divest itself of four unprofitable ship repair yards across the country. The other yards are in Boston, San Francisco and Baltimore.

Dittmar said he began negotiations with Braswell three days after the sale announcement. Issues discussed concerned the number of workers Braswell would retain, whether more would be hired and the questions of salary.

But, Dittmar said, talks ended when Jackson filed its suit. "If we don't know who the owner is, we can't negotiate," Dittmar said.

He also said it is unlikely that scheduled contracts will be large enough to avoid layoffs.

Dittmar said the 29,000-ton

Nikolaos, a Greek transport ship, is tentatively scheduled for five days of work at the graving dock in the Bayonne Military Ocean Terminal that Bethlehem leases from the U.S. Army Corps of Engineers.

In addition, a 30,000-ton Aegean Maritime Co. ship, Charalambos, is scheduled for four days of repairs in the Bayonne yard.

# Hoboken man wins \$1.5 million

By BILL GYVES  
Staff Writer

HOBOKEN—Don't tell Tommy DiBari the morning newspapers only bring bad news.

DiBari, of 310 Park Ave., was reading the paper Sunday morning when he learned he was a millionaire.

He won the New York State Lotto drawing Saturday night. This morning, he plans to cross the Hudson River to accept the prize—a cool \$1,500,000.

"I was so excited I almost couldn't find the number," DiBari said yesterday. But after a nervous search of his soon-to-be-thick wallet, Hoboken's newest millionaire recovered his winning number: 1-23-29-30-32-35.

Why that number?

"No reason. I just picked it out of a hat," said DiBari, a retired longshoreman.

DiBari said he has been laying down \$4 a week on the game since February, hoping his number might come up. Like everyone, he said, he needed the extra money.

"Up until yesterday, I was a Reaganomics statistic," DiBari said. But now, with the Lotto money, he said, it's a little different.

DiBari suffers from Crohn's Disease, an ulcerative disorder of the intestines that he said forced him out of his job.

"I've had a lot of bad luck," DiBari said. "But now it looks like some good luck has fallen on me."

DiBari, who has lived in Hoboken for all of his 50 years, said he has no intention of going on a spending spree as a result of the windfall.

"Family first," DiBari said. "Then I'll see what's what, and maybe get the things I've always wanted. I've worked hard all my life, and I deserve it."

DiBari said most of the money already has been set aside for the education of his daughter, Monica, who is studying in Italy.

# Hoboken will get answer on garbage

The Hoboken City Council will get word early next month on whether the city could save as much as \$500,000 per year by collecting its own trash.

However, a council committee recommended the council continue its contract with LaFera Contracting Co. for another three years.

As a compromise the council approved extending the pact with LaFera for another year while it authorized the professional review Storch Engineers was hired in August to prepare the study.

Storch Engineers, of Florham Park, who the city hired to prepare a survey on garbage collection, will be finished with the survey "early in November," according to Michael D'Attilio, who is directing the survey.

The council authorized the survey after Councilman Robert Ranieri proposed that the city

collect its own garbage in order to save money. Ranieri claimed the city could save as much as \$500,000 per year by collecting its own trash.

Chairman Paul C. Rotondi, speaking at the committee's first public meeting since it was formed 14 months ago, said press accounts of pending legislation in the state Senate have helped fuel the notion that a final proposal had been

reached without consulting Hoboken residents.

"We will ensure that the City of Hoboken is not short-changed financially or fiscally in the short term or the long term," Rotondi said.

The committee has been criticized for not thoroughly investigating the Port Authority's proposal and the impact it might have on the city.

Rotondi countered that the committee had researched the proposal, but could not schedule a public hearing on its findings until last night.

A second public hearing is scheduled for Nov. 16, he said.

In forming the 18-member committee

# 'Moon tide' floods Hoboken

Despite more than 50 complaints to police and uncounted others to other city agencies, Hoboken officials are at a loss for what to do about flooding in most parts of the city.

Public Works Director Bill Van Wie blames the flooding on a "moon tide," an exceptionally high increase in the level of the Hudson River that has caused a deluge of complaints about flooded cellars.

"It's an impossible situation," Van Wie said last night after being swamped with complaints from irate residents seeking help.

"I can't hold back the river," he said. "Even if there were brand new flood gates, there's nothing we can do."

He said city residents would simply have to wait until the water level recedes. He said he can't recall when the water level has been this high before.

# Critic enlists union in Cramer fight

Hoboken administration critic Thomas Vezzetti has recruited the American Civil Liberties Union in his fight against City Council President Walter Cramer.

Cramer prevented Vezzetti from speaking at a city council meeting on Aug. 18 and ordered that Vezzetti not be allowed to speak at any future meetings until he apologized for several charges he made against Cramer.

Vezzetti has charged that

Cramer did not really lived in the Second Ward where he was elected to represent and had bought off votes in the last election. Cramer has denied all charges and called on Vezzetti to prove his charges.

Robert O'Sullivan, the developmental director of the state chapter of the ACLU, said yesterday the group will be appointing an attorney in the next few weeks to review the case and take the proper steps to allow Vezzetti to speak at future meetings.

# Pet cleanup required by new Hoboken law

HOBOKEN—Hoboken residents who don't clean up after their pets may be hit with fines of up to \$100 and a 90-day jail sentence under a city ordinance adopted last week.

Hoboken health officer Pat Mitten yesterday said the new "poop scoop" ordinance was necessary because the city streets had become a serious health hazard.

"All you have to do is walk down one of the streets, or through any of the parks, and you can see the need for this law," Mitten said.

Mitten said her two-member staff, along with the police, will be responsible for enforcing the ordinance. She added that, as of yesterday afternoon, no summonses had yet been issued.

A recent survey conducted by Hoboken's Young Peoples Action Organization asked 400 residents how they would rate the cleanliness of the city's streets. None of those polled rated the streets "excellent."

However, 63 percent rated the street "poor."



# Clean fun or devil's tool?



Photo by Chuck Zoeller

A DEDICATED player concentrates on a video game at Video Venture on Washington Street in Hoboken.

## Arcade owner defends trade, but some parents see red

By BILL GYVES  
Staff Writer

HOBOKEN—To some, James Bender Sr.'s Video Venture at 834 Washington St., the largest video game arcade in Hoboken, is a modern-day baby-sitting service where the Donkey Kongs and Trons and Pac-Mans pacify and entertain youngsters whose free time and extra spending money might otherwise lead them astray.

To others, Bender is merely one more entrepreneur hoping to cash in on the latest fad before it fades. But to Natalie Vargas, of 905 Willow Ave., Bender's Video Venture is just one of 10 arcades in the city she claims are luring unsuspecting youngsters away from school and home, exposing them to gambling, drugs and other unsavory habits.

"The kids are in the arcades from maybe 7:30 in the morning on," Vargas said yesterday in the office of St. Matthew's Lutheran Church, where she works as a secretary.

"Their parents leave the house in the morning, and the kids are right out the door and into the machines," she said.

Vargas said she did not want her two school-age children, Rene, 12, and Valerie, 10, to be exposed to such an environment. So she began calling government agencies to see if something could be done about the arcades.



James Bender Sr.  
"We watch the kids here"

"I called state agencies, and the state told me they couldn't dictate to city what to do," Vargas said. "I called the city and they told me to talk to the board of education. And the board of education told me to call the schools individually with my complaints."

"I decided it was time for the parents to get together and do something," she added.

Tonight Vargas, along with 40 other parents, plan to confront the Hoboken Board of Education and demand that an ordinance be introduced to require the arcades to

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## ARCADE

Continued from Page 1  
close during the school day.

"We just decided to get something done, because it's just getting out of hand," Vargas said.

But Bender said yesterday anyone claiming his 30-game arcade is endangering their children's well-being is "looking to cop a plea."

As he was changing dollar bills to quarters while moving through a noontime crowd of about 30 youngsters yesterday, Bender defended his arcade against Vargas' charges.

"I don't think the kids learn to gamble here or in the streets. Most kids learn to gamble at home," he said.

In addition, he said, there is little truth to the fact that the youngsters are stealing money from home to play the games.

"There are some kids who are experts. One kid I saw played for 10 hours on one quarter," he said.

Bender said there is always an adult in the arcade, and that no drugs, drinking or smoking are allowed.

"We watch the kids here. I raised four kids, so I know. If you don't watch them, they'll try to get away with everything," he said.

Lucille Yannacci, a school cross-

ing guard at Ninth and Washington streets — directly in front of the arcade — said she has never seen any problems there.

"He makes sure everything is copacetic," she said yesterday. "There's no shenanigans in there."

Detective Leonard Serrano disagreed yesterday saying he has responded to several complaints concerning the arcades.

Serrano last year unsuccessfully tried to introduce an ordinance calling for the arcades to be closed until 3:00 p.m. But, he said yesterday, a similar ordinance could be past this year if enough is voter support expressed tonight.

Vargas has the backing of several prominent educators in the city's school system. And although it is not included on tonight's agenda, the board said yesterday it will consider the proposals.

But yesterday, Kevin and Frankie, Hoboken High School students who were at Video Venture during their lunch hour, said they did not understand why anyone is worried about the arcades.

They said video games are fun, even if they are expensive.

But how expensive is expensive? Usually \$4 a day, Frankie said.

But two weeks ago, Kevin said, he "found" \$21. Two hours, and a few games of Galaga later, it was gone. "But it was fun," he added.



Photo by Chuck Zoeller

PATRONS at the Video Venture arcade in Hoboken had better watch their language.

## Odds are piers won't get casino

A spokesman for the Port Authority Waterfront Development Division promised a crowd of 125 Hoboken residents last night that a proposed development on their piers will not include casino gambling.

Speaking at a forum sponsored by the Hoboken Industry and Business Association, John Duvone of the P.A.'s waterfront division and Fred Bush, Hoboken community development director, told the audience there is no way at this time to predict how much the city would get in taxes from the project.

The men said no developers have as yet been solicited for the project, but requests for proposals are being prepared. A number of the questions directed at the two concerned possible tax abatements for developers. The two again said that it would not be possible to determine that until they know what the developers wish to do on the piers.

The HIBA intends to request in writing that Mayor Steve Cappelletto appoint several of its members to the Hoboken Waterfront Advisory Committee, which has met with members of the Port Authority, principals of Hoboken Stage, toured the property and piers and has a series of meetings scheduled with other waterfront property owners such as General Foods, Union

See ODDS — Page

## Odds are against casino

Continued from Page 1

Dry Dock and Stevens Institute. Public meetings will take place at 7 p.m. on Oct. 28 and Nov. 16 in the auditorium of Hoboken High School, Eighth and Clinton streets.

State Sen. Nicholas LaRocca, who was also present at the forum, defended the legislation as a "very positive approach to

the overall need to develop the waterfront."

The forum was held at the Union Club. Richard T. Bozzone, who chaired the meeting, told the crowd, "We intend to have more meetings. We're not against the waterfront development, we just want the interest of Hoboken protected."

## Two plans offered to enlarge firehouse

Two plans — one costing \$200,000 and the other \$1.25 million — have been proposed for the expansion of the Jefferson Street firehouse in Hoboken.

The plans, submitted by Storch Engineers of Florham Park, and Nadaskay & Kopelson Architects Inc., would enlarge the three-story firehouse at Second and Jefferson streets by adding three truck bays for firefighting equipment.

The basic costs for the enlargement would be \$772,000, with additional costs for furniture, a project representative, and a proposed 10-car parking lot adding about \$149,000 to this figure.

The more expensive estimate would have a larger building extension built to accommodate additional pumper and hook and lad-

der trucks. The plan would also place an elevator in the building.

Professional fees for the more expensive plan would be about \$23,000 and the other plan: about \$25,000.

The city has been considering closing the firehouse at 501 Observer Highway and merging the company there with the two companies at Jefferson Street in an enlarged firehouse. The Observer Highway station has already been declared structurally unsafe.

City Business Administrator Edwin Chius said city officials will have to read the report and discuss it before deciding whether to go ahead with the plans to enlarge the firehouse.

The report is expected to be discussed at today's city council meeting.

## Hoboken employees gripe to PERC

Representatives of the Hoboken Municipal Employees Association, who have been working without a contract since Dec. 31, will be talking to the Public Employment Relations Board tomorrow on charges the city has

refused to bargain fairly. The association represents 178 municipal employees in city hall.

Jude Fitzgibbons, its president, said the city has refused to

bargain in good faith. Fitzgibbons refused to reveal how much of a pay increase he was looking for.

And city officials said they would have no comment.

## 'The jewel at the top of the crown'



Hoboken's empty piers seen from the Stevens Tech campus.

File Photo by Chuck Zoeller

## Waterfront holds key to Hoboken's future

By ALEIDA DURAN  
Staff Writer

HOBOKEN—The waterfront of "the forgotten city" will become "the jewel at the top of the crown" in the next 15 years, members of the city planning board say.

The project, which could make the waterfront profitable for the city and for investors, will begin within 18 months and completed in 10 years, according to Ralph Seligman, a professional planner and consultant to the planning board for what looms potentially as a mammoth project of the Port Authority of New York and New Jersey.

"I estimate that the preliminary arrangements will take about 18 months to start, but it will be hard to predict when the project will be finished," said Seligman. A similar project in Boston took 15 years.

Assemblyman Christopher J. Jackman, D-Hudson, a strong supporter of the project, indicated last week that construction will begin in the spring and the development will be completed within five years. He said the project probably will create 10,000 construction jobs and another 4,500 permanent jobs.

But the planning board indicated that it is impossible to determine when the job will be completed: the number of jobs it will create; and whether Hoboken residents will get preference for those jobs.

Seligman said it is hard to predict when the project will be finished. The number of permanent jobs and who will fill them will depend on the companies that set up operations there, he added.

The project could be compared to a jigsaw composed of several pieces assembled during the past decade, and the plan really started to come together only in 1978.

Many organizations in the city are part of this. The community development agency, the planning board, the state, as is the port authority. The city and the state have to get together to make this plan possible," said Wilson Crisman, a member of the planning board.

Last week, President Reagan signed into law a bill authorizing the sale of Piers A, B, and C to the city of Hoboken.

A pending bill in the state Legislature authorizes the authority to play a leading role in the development, estimated cost of which could reach \$500 million. Industrial, commercial, and industrial space would be the project as now envisioned, and recreational could be provided on the waterfront. Supporters

of the project also envision construction of motels, a hotel and a marina. The bill also authorizes the Port Authority to help private or public groups develop housing there.

The eight-member planning board, whose chairman is Michael Ocello, would be responsible for riding herd on the project.

The spectacular development of the waterfront has been a dream for a long time. In the last decade, the city's advantageous geographic position and its extensive shoreline has aroused the interest of planners and private developers as a solution to the problems of a small city that desperately needs ratables, jobs and housing.

Private investment and tourism are part of the solution.

"We always had faith in the city, but you know that 15 years ago people laughed at Hoboken. But we knew that it had a future. We didn't expect that things would develop so quickly, that New York was going to suffer a housing shortage, that the rent phenomenon would arise, and that the people would discover Hoboken and start to move here," Seligman said.

Major factors in the hope for Hoboken's renaissance are its waterfront and its proximity to New York City.

"Hoboken has resources appropriate for the people to come here," Crisman said. "In the first place, we have the transportation facilities; they can come by train, by bus, or auto. We are in the middle of all this activity. It's very easy for the people to come to visit the city. Yes, we want to attract tourists. We need tax sources, cash money, jobs and housing. And the waterfront will be the jewel in the top of the crown. This is the best way to obtain what we need."

The solution, Crisman said, is to offer not only office space, housing, and industry, but also recreation, shopping and entertainment.

With the World Trade Center just across the river, people who work there may find Hoboken a refuge from the "Big Apple's" high rents. Highrises recently constructed in Grogan Plaza reportedly have attracted a substantial number of Manhattaners as tenants.

The new and old theaters, bars and nightclubs are frequently visited by artists, writers and just plain outsiders.

Board members denied that there are any plans to build casinos on the waterfront, at least in the immediate future.

"We can't change the law. The place for the casinos

in New Jersey now is Atlantic City," Ocello said.

Crisman predicted that the planned complex's walks, gardens, shopping areas, music and scenery will attract a desirable class of tourist.

"We can hope that some of the big insurance companies invest their money here. There are companies with a lot of money and no place for investment. Hoboken gives them an opportunity," Crisman said.

Seligman said the motels and the hotel also will offer facilities to employees of the companies he expects to invest in the proposed development, families of Stevens Tech students, tourists, and business travelers.

Strategically located near the entrances of both the Lincoln and Holland tunnels, Hoboken hopes to become a way station for travelers heading for New York, who could spend the night there and continue the trip the following morning. If the city also offers other attractions, it would acquire a tremendous potential, as Seligman sees it.

"The demand starts now, because Hoboken has been discovered," Seligman said.

The planning board, appointed by Mayor Steve Cappelletto, is responsible for zoning and for planning development.

"Primarily what we do is regulate the use of the land," said Seligman. "The law divides the community into districts and determines what kind of buildings can be developed in each one: housing, business, stores, industries, factories. We have planned the district of the waterfront, and we decide what kind of buildings can be constructed in each area, and for what purpose."

"This means that in a residential area, for instance, we could allow the establishment of retail stores or a local newspaper distributor, but not a body shop, because it would be too noisy."

These are general regulations. Once a building is approved, the board's responsibility ceases.

"We only decide the use of the land, according to the regulations," Ocello said.

Seligman predicts that the development of the waterfront will not necessarily affect the rest of the city, citing the example of Boston.

But Hoboken's properties will be reassessed in 1983. Property values already have risen since the project was announced 10 days ago, according to local realtors.

"Everybody wants to buy in Hoboken," Ocello said.





The Hudson Street entrance to Bethlehem Steel's shipyard in Hoboken shipyard.

# Bethlehem Steel to sell shipyard

By BILL GYVES  
Staff Writer

HOBOKEN—Bethlehem Steel Corp. yesterday announced it has signed a letter of intent to sell its Hoboken ship repair yard to Braswell Shipyards Inc. of Charleston, S.C.

The nation's No. 2 steel producer is reportedly seeking \$8 million for the Hoboken yard, which is the city's second-largest taxpayer and currently employs nearly 400 workers.

The deal includes the yard's four dry docks and a 1,082-foot graving dock at the Bayonne Military Ocean Terminal that Bethlehem leases from the U.S. Army Corp. of Engineers.

The letter of intent was signed last week and Bethlehem expects to close the deal by the end of the year, according to Bob Lemay, a corporation spokesman.

No other details of the deal were disclosed.

The sale of the yard, which is located in the northern section of the city at Hudson and 14th streets, was announced as part of the steel producer's plan to divest

itself of its four ship repair yards across the country.

In addition to the Hoboken yard, Bethlehem also owns yards in San Francisco, Boston and Baltimore.

The steel producer signed a letter of intent July 21 with Todd Shipyards Corp. of New York City for the sale of the San Francisco yard for \$14 million.

The steel producer also announced yesterday that the Boston and Baltimore yards would be closed by the end of the year if buyers could not be found.

Bethlehem's divestiture of the yards is part of a "weeding out" of unprofitable facilities, Lemay said. Last month the Pennsylvania-based steel producer announced its plan to divest itself of all its West Coast steel producing operations. It said at least one of the plants would be closed by the end of the year.

It remains unclear what impact Braswell's purchase of the yard will have on the nearly 400 employees, and on Hoboken in general.

Mayor Steve Cappelletto said yesterday that he had not yet been contacted by either Braswell or Bethlehem Steel officials.

See SHIPYARD, Page 8

## Hoboken, PBA pact up to arbitrator

Arbitration hearings between the Hoboken Policemen's Benevolent Association and the city have concluded and a final decision on the new police contract should be ready by the end of next month.

City Business Administrator Edwin Chius said the two hearings on Tuesday and Wednesday defined the dispute between both sides.

Chius said attorneys for both sides would submit briefs on the issues on Oct. 26 to the state arbitrator who then would have 30 days to submit his final decision.

Chius would not say how much either side has been asking for in salaries, though PBA officials have said they are seeking a 10 percent raise.

Chius said the arbitration with the PBA is important because of the effect it will have on later negotiations with members of the police superiors union and the firemen unions.

## SHIPYARD

Continued from Page 1

"They have really kept the city in the dark" during the negotiations, Cappelletto said.

He said that if Braswell brings

jobs to the city, he approves of the deal.

Union officials representing the yard's employees offered extremely guarded optimism in reac-

tion to yesterday's announcement.

Phillip Dittmar, president of Hoboken Local 15 of Industrial Union of Marine and Shipbuilding Workers of America, said until negotiations between Braswell and the union are held, it is unknown how many of the workers will be retained, or if additional workers will be hired.

He also said it was unknown whether Braswell would honor the yard's seniority system or move to replace older employees in favor of younger workers.

Dittmar said negotiations also would cover the issue of the employees' wages. Braswell is a non-union corporation.

The Hoboken ship repair yard has a long history of ups and downs. At its peak during World War II, the yard employed some 9,000 workers, and 8,500 workers as recently as the early 1970s.

Only seven years ago, in the win-

ter of 1975, the yard was doing a brisk business, with all four of its dry docks filled as well as four of its five piers.

But things soon turned sour. Currently, 600 workers are laid off at the yard, largely due to its inability to successfully compete in the lucrative military contract field.

At the beginning of this year, the yard lost a \$16 million bid it had pursued for the U.S.S. Nitro. Rep. Frank J. Guarini, 14th, criticized Bethlehem for not pursuing the bid aggressively.

Guarini chided the steel producer for its "lack of zeal and determination in pursuing" the contract.

The yard lost the contract to a New York City yard whose bid was \$2 million higher. At least one Navy spokesman said the Hoboken yard lost the bid because of "numerous deficiencies" found in a previous repair job on the naval vessel DuPont.

## End arbitration for firefighters

Hoboken officials and negotiations for the city's firemen have completed arbitration hearings on a new contract and now will wait until the end of next month for a decision from the state arbitrator.

The city officials have not yet said how much of an offer they have made to the firefighters, who have been working since December without a contract. It is believed the firefighters have been seeking a 10 percent increase in their base salaries.

City negotiator Francis X. Hayes said yesterday he expected that the contract would be similar to the contract for the city's police officers who have also finished arbitration hearings with the city. The police contract is also expected to be decided by an arbitrator at the end of next month.

## To re-open hearings on rent increases

The Hoboken Rent Leveling Board will re-open hearings into a 78 percent rent increase allowed to the owner of a controversial apartment house at 923 Garden St.

The board voted Tuesday night to open new hearings on Nov. 30 to review \$51,482 in bills and payments submitted by the building's owner, P.P. Mody, in applying for a rent increase under the substantial rehabilitation section of the city's rent control ordinance.

Meanwhile, Mody has been given only 60 days to correct violations found by state inspectors on the building or else face fines of up to \$250 for the violations.

Under the substantial rehabilitation section, homeowners may be allowed to remove their buildings from rent control restrictions for a period of 13 months if they perform repairs on the building equal to or above the building's assessed value.

Mody, in being granted the substantial rehabilitation rent increase, offered \$51,482 in bills and payments for renovation work on the building, which is assessed for \$32,600.

Once granted, he raised the rents to the tenants there by a total of 78 percent, from \$196 to \$350 per month.

However, subsequent investigations by the tenants have

brought about allegations that several of those bills may have been exaggerated or forged. There have been unconfirmed reports that the county prosecutor's office is investigating these charges.

Concerning the state housing violations, the city's senior inspector, Jude Fitzgibbons, said it was posted on Oct. 18 on the building's front door.

Ralph Phleger, a state investigator director, said yesterday the violations included repairs to the building's front doors, ceilings, walls, and the electrical and plumbing systems. Should these violations not be abated by the end of 60 days, Phleger said the owner would be notified of the fines.

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## Hoboken converting tenements to condos

On every other block in Hoboken there seems to be a sign just put up on one of the apartment buildings: "Condominiums for sale," it says.

And based on the initial success of the first few completed condominium projects, it appears a lot more apartment buildings in the city are going to be converted.

While city officials are happy about the condominium trend because it brings lots of additional tax revenue into the city's coffers, tenant leaders aren't very pleased at all.

They say the development of more and more of Hoboken's buildings for condominiums leaves fewer and fewer apartments for the low- and middle-income residents of the city. In addition, they say, harassment of tenants is common in occupied buildings which landlords wish to convert to condominiums.

Hoboken's first condominium, The Hudson Mews, which was the former Terminal

Printing Co. plant, is reportedly almost all sold out. While agents for the condominium were unavailable for comment those familiar with the project say all but two of the 24 units have been sold.

The condominium conversion of the printing plant was finished in the early summer. 11 units in a number of other condominium projects on Washington Street in uptown Hoboken which were also finished in the last few months are also sold out. So is another condominium development on Garden Street in downtown Hoboken.

"The condominium units being built are selling like hotcakes," said one local developer who didn't want his name used. Another developer, who also asked for anonymity, said any condominium project that has quality construction is selling.

Both developers agreed that more and more buildings will be made into condominiums. Currently there are about 10 open

with another 10 in the works.

The condominiums aren't cheap. Prices ranging from \$60,000 for a studio to \$100,000 for a two-bedroom unit are common. But they are much lower than in Manhattan where condominium units often start for at least \$200,000 for a studio.

Marion Lyons, a 25-year-old advertising executive from Manhattan, was walking along Washington Street yesterday looking for a condominium.

"I'm tired of paying rent," said the woman who said she now pays \$700 a month for a one-bedroom apartment in Manhattan.

"I want to own a condo but I can't afford those in New York," she said. "So I figure this is the next best thing. Hoboken is so close to New York and the people seem pretty friendly. I'm pretty set on settling here."

Teri Ratti, a Hoboken tenant leader who is also the city's senior citizens social worker, said most people living in

buildings being converted to condominiums can't afford to buy in.

"The Hoboken residents who live in the buildings now are the real losers," she said.

While senior citizens living in buildings to be converted to condominiums can't be thrown out, under legislation signed by former Governor Byrne, Ms. Ratti said this would not stop many unscrupulous landlords from harassing the elderly to get them out of the building.

Other tenant leaders say they have already heard of cases where the elderly have been harassed to get them to move out.

The condominium developers, however, claim their efforts are positive for the city, overall.

"We're turning in what most cases were decaying slum buildings into quality buildings," said one of the developers. This is upgrading the city.

Hoboken Mayor Steve Cappelletto said the tax benefits to the city from condominiums are

great. The mayor said the splitting up of a building into various condominium units often doubles and triples the value of the property taxes the city collects.

"Instead of collecting taxes

from one landlord, "we're collecting them from six or seven condominium owners," he said.

Cappelletto does admit some people are being displaced by the condominium boom.

## Volunteers are needed for Hoboken park patrol

An auxiliary police force made up of volunteers will be formed to patrol Hoboken's parks and other trouble spots, Public Safety Director James Giordano announced today.

Giordano said anyone over the age of 18 in good health is eligible to join the force, which will do foot patrols in teams and carry walkie-talkies and night sticks.

Giordano said the auxiliary officers will mostly patrol the city's parks where numerous residents have complained about teenage gangs hanging out, drinking beer, using drugs and harassing citizens.

But he said they could be used for patrol in other areas where crimes are occurring.

Giordano said yesterday the decision to set up the auxiliary force was reached in a meeting with the City Council's public safety committee.

"We all agreed there was the need for the patrol," he said. "The city doesn't have the money to hire more officers to patrol the parks. So we're going to call for volunteers."

Giordano said those residents who want to become auxiliary policemen will have to go to a training course sponsored by the police department. He said the

course would probably last eight weeks.

Giordano said he hopes to start the auxiliary force by the beginning of the year and asked anyone interested to contact him.

But Thomas Meehan, Hoboken's Police Benevolent Association president, said the auxiliary police force would not work.

"It's going to be a wipeout," he said. "They're putting on volunteers who are not going to be properly trained like a policeman would be. They could get hurt."

Meehan said if the city is really concerned about stopping the parks problems they would hire more patrolmen.

"We're down to 77 patrolmen," he said. "The city has lost 40 patrolmen in the last three years and they haven't replaced one. When the volunteers see how dangerous a job it can be patrolling the parks they're going to quit."

Meehan also said he couldn't understand how the volunteers were to be given walkie-talkies when the city doesn't even have radios for regular patrolmen.

Giordano said the auxiliary members will only be the eyes and ears of the police and will not make any arrests.

## Ordinance would curb video hours

By BILL GYVES  
Staff Writer

HOBOKEN—Councilman E. Norman Wilson yesterday announced he will introduce to the City Council an ordinance regulating the hours of the city's 10 video game arcades.

The ordinance would require the arcades to close their doors to school-age children between 9 a.m. and 3 p.m., Wilson said. In addition, the proposal would require a 10 p.m. curfew for the youngsters.

Wilson plans to present the proposed law to the City Council on Oct. 20, and it could be adopted by early November, he said.

The proposal stands a good chance of being adopted, Wilson said, because the council "as a whole would like to regulate" the arcades.

"This is not arbitrary or unreasonable," Wilson said. "But it is legitimate."

Wilson said he visited several of the arcades Wednesday afternoon with Detective Leonard Serrano, who unsuccessfully introduced a similar ordinance last year.

Wilson said he was concerned about reports he received recently that the management of one arcade was distributing coupons for free turns at the games outside Hoboken High School.

"We can't tolerate this enticing," he said.

A group of 40 parents of school-age children was scheduled to confront the Hoboken Board of Education last night, demanding arcade hours be restricted.

The group argues the arcades are exposing the youngsters to gambling, drugs and other unsavory habits. Natalie Vargas, the group's organizer, yesterday said Wilson's announcement was "interesting" and that the group would support it.

James Bender Sr., owner of Video Venture, largest arcade in the city, yesterday said he will abide by the proposed ordinance if it is adopted.

## Bethlehem Steel sued on shipyard sale plan

By BILL GYVES  
Staff Writer

HOBOKEN—A Staten Island, N.Y., engineering firm has filed suit in Hudson County Superior Court in Jersey City seeking to block the scheduled sale of the Bethlehem Steel ship repair yard here to Braswell Shipyards Inc. of Charleston, S.C.

David Sampson, an attorney for the Jackson Engineering Co., said yesterday that the suit was filed Wednesday in the Chancery Division of state Superior Court.

Sampson said Jackson is seeking the injunction because of what he says is a binding sales

agreement made between Jackson and Bethlehem Steel prior to the announced sale to Braswell. Jackson is a ship repair firm.

The nation's No. 2 steelmaker announced Oct. 5 that it had signed a letter of intent to sell the yard to Braswell.

Sampson said Bethlehem and Jackson reached an agreement Sept. 24. He said Bethlehem illegally breached that agreement by signing the letter of intent with Braswell.

Sampson would not discuss the suit further.

Robert Lemay, a spokesman for Bethlehem Steel, said the company had been notified of the legal action. He said there would be no comment until the details of the suit have been reviewed.

The letter of intent signed Oct. 5 included Braswell's use of the yard's four drydocks, and a 1,082-foot graving dock at the Bayonne Military Ocean Terminal that Bethlehem leases from the Army Corps of Engineers.

Bethlehem is reportedly seeking \$8 million for the yard, which is located at 14th and Hudson streets. The yard is the city's second largest employer with about 400 workers.

## Mosquitoes

Continued from Page 1

Nixza Ramos, another downtown resident, not only has the mosquitoes bothering her in the evening but also in the morning.

"They leave for a lunch break in the middle of the day and take a few hours off," she said. "But they always come back."

But Miss Ramos said the mosquitoes don't surprise her. After all she has rats, mice, and cockroaches already in her apartment. "So what's some mosquitoes?" she said.

Another downtown resident said the mosquitoes keep on attacking her 2-year-old baby boy.

"Actually they leave me alone," she said. "But they sure do like little kids. He wakes up every morning with bites all over his face."

One resident said he was thankful that the mosquito season was almost over. The young man said then he could concentrate on more important things such as how to survive the winter.

"It's supposed to be cold this year," he said. "It's not going to be pleasant. But at least when I get in my house there'll be no mosquitoes. They're smart. They go to Florida for the winter."





Japanese dancer Haruna Kimura, center, explains the use of a fan in dance maneuvers to Hoboken's Calabro School students Michael Gallo, left, and Dawn Overby.

Photo by Wally Hennis

## Hoboken children get view of Japanese classical dance

By James Kopchans

Sixth-graders at the Calabro School in Hoboken had a taste of another world the other day.

Haruna Kimura, a master at the classical style of Japanese dance, put on a presentation for the students at the school yesterday. In doing so, Miss Kimura gave the students a

view into an entirely different culture, half a world away.

William Miller, the teacher, asked Miss Kimura, a friend, to teach the class the ways and intricacies of the Japanese culture. Besides performing several folk dances, Miss Kimura talked to the students of life in Japan and

explained the basic principles of its language.

Miss Kimura also let the children watch as she put on the dancer's ceremonial robes.

She explained the symbolism of each robe.

"I believe the students learned a great deal of how other people live," Miller said.

## Hoboken walls are bloodied by battle against mosquitoes

By Randolph Diamond

Newcomer or lifetime resident, owner of a renovated home or resident of a slum building — there's one thing residents of downtown Hoboken seem to agree on:

The mosquitoes are driving them crazy.

Downtown Hoboken is built on swampland — one reason why the mosquitoes are so attracted to the area.

"They always seem to come just when I put out the lights and get in to bed," said Robert Smith, a local painter. "It's just so annoying."

Smith said nothing seems to stop the mosquitoes, even exterminators.

"It's really amazing. They don't die."

The painter has been in Hoboken for two years

and said he has finally managed to fall asleep even with the mosquitoes bothering him.

Occasionally, Smith said, he has actually killed a mosquito in his loft. He turns his lights off and then turns it back on quickly and comes at the mosquitoes with his bare hands.

The blood stains on the walls of his loft attest to that.

But Smith said despite the blood the mosquitoes usually get away.

John Fallon, another downtown resident, also finds the mosquitoes annoying — to say the least.

"They're very irritating," he said. "They keep on biting me around the head."

Fallon also noted the Hoboken mosquitoes are at least a quarter of an inch big.

## Cappiello thinks piers confuse public

Hoboken Mayor Steve Cappiello and officers from the Port Authority will be listening carefully to the public's ideas at a hearing next Tuesday on plans for the \$500 million development at the Port Authority piers.

The city's Waterfront Advisory Commission will sponsor the hearing and a second one on Nov. 16 to answer questions about the development. Both hearings will begin at 7:30 p.m. at the city's high school auditorium.

Cappiello said he was worried that many residents had a mistaken idea of the development and hoped the hearings would give them the opportunity to learn the truth.

Cappiello said several meetings already held may have helped increase the confusion.

"A lot of people are asking for specific answers to questions where the answer is

really unknown as of now," Cappiello said.

Cappiello described Tuesday's hearing as "a big town meeting" on the subject. He said he would attend both hearings with top state and Port Authority officials and pay close attention to the public's comments.

These comments, he said, would be used in working out the specific plans for the piers' development. Though Gov. Thomas Kean had announced plans last month at a news conference in Trenton, specific details have not yet been formulated.

The city has been negotiating with the federal government for the control of the piers, which have been under federal control since 1917. Legislation recently passed in Washington allowed the city to take control of the piers after negotiating a fair price with federal officials.

## Hoboken waterfront plan draws support

By Joseph Albright and James Kopchans

The Senate State Government, Federal and Interstate Relations Committee in Trenton yesterday heard testimony overwhelmingly in favor of the act authorizing the Port Authority to develop 130 acres along Hoboken's waterfront at a \$500 million cost.

In a related development, members of the Hoboken Environmental Committee hope to decide by Thursday the position they will take on the development.

A meeting scheduled for Thursday at 7:30 p.m.

at the city's public library will be devoted totally to discussion on the plans for the development, announced two weeks ago by Gov. Thomas Kean and officials from the city and the Port Authority.

Testimony overwhelmingly in favor of the legislation was heard in the morning by the panel headed by Sen. Wynona Lipman, who kept nearly 20 witnesses waiting an hour after lunch before cancelling the session. Other senate duties prevented Lipman from resuming the session to decide whether to release the bill intact or amend it as favored by two Newark officials.

See HOBOKEN — Page 12.

## Hoboken waterfront plan draws support

Continued from Page 1

Speaking in favor were Sen. Nicholas LaRocca of Union City, who is also the measure's sponsor, P.A. chairman Alan Sagner, Hoboken Mayor Steve Cappiello, Charles Marciano, president of the state AFL-CIO, and Charles T. Hirsch, executive assistant to Commerce Commissioner Borden Putnam.

Alfred L. Faiella, Newark development administrator, urged amendments in declaring the act would give "the authority too much discretion in implementing the plan."

He was supported by Assemblyman Michael Aduato of

Essex County, who like Faiella recounted what he considers past in-lieu-of-tax-payment misdeeds by the P.A. against Newark.

Five other Hudson witnesses scheduled for the cancelled afternoon session were Mayor Gerald McCann of Jersey City, Fred G. Lutz, secretary-treasurer of the Hudson County Building Trades Council; Joseph A. Furley, vice president area development in Urban Affairs for First Jersey National Bank; C. Thomas Lunghard special assistant to the president at Stevens Institute of Technology in Hoboken; and Edward C. Babcock, director, Government Affairs Hudson

County Chamber of Commerce.

The legislation was strongly endorsed by Lutz, Furley and Lunghard while McCann submitted a statement urging five amendments.

McCann maintained the authority should be treated as a normal taxpayer liable for full property taxes; should not be exempt from local land-use controls; must take a larger role in housing developments; should include among development projects "coalhandling facilities" subject to municipal approval and the agency must distribute development equally between New Jersey and New York.

## Hoboken gets giant grant

A \$7.5 million grant for the Hoboken Housing Authority that was announced last week is 10 times bigger than the modernization grant the authority received last year, said Dominic Gallo, authority executive director.

Gallo said he and Andrew Scherer, authority chairman, were "elated."

He also estimated that the

latest grant is more than the authority has received in federal funds for significant renovation in 30 years.

He said he and Scherer had detailed the uses of the grant to visiting officials of the Department of Housing and Urban

Development before the grant was awarded.

Gallo said the money will be

used for work at the Andrew Jackson and Harrison Gardens projects, which have a total of 800 units and some 3,200 residents.

"Our main concentration is energy conservation," Gallo said.

To save water, new faucets will be installed. Some units which don't have shower stalls will get them.

The authority will switch from oil to gas heat, which at present rates would pay for itself in lower heating bills in one year, Gallo said.

## 'There's a lot of gouging'

Hoboken tenants have only themselves to blame if they don't tell city officials about illegal rent increases on their apartments, says the city's consumer affairs director.

Audrey Borg said she received "about two to three dozen" telephone calls a day from tenants complaining about the excessive rents they have to pay monthly. However, she said a large number of tenants just pay

their rents, legal or illegal, without a word.

"I'd say 90 percent of the calls I get a day are from tenants who are being charged too much rent," Mrs. Borg said. "And they're right, there is a lot of gouging going on out there."

According to Mrs. Borg, many landlords are charging new tenants more than the allowed amount of rent increase, but her office and the city's rent control board are not receiving any word

from the tenants.

These tenants either do not understand all their rights under rent control in the city, Mrs. Borg said, or they just "don't want to make waves" with their landlord.

"Landlords are only entitled under city ordinance to raise the rent 25 percent over the previous rent when an apartment becomes

vacant," she said. "But I've gotten calls from people paying \$450 a month when the previous rent was about \$150."

Mrs. Borg has been working since the beginning of September with the city's rent control board to handle the backlog of material that has swamped the department.

## Inspection delays keep tenants from return home

The landlord and tenants of 223 Madison St. in Hoboken had hoped to return to their apartments yesterday but will have to wait now for final permission from the city.

Luis Miele, the landlord, said all major repairs had been completed and he believed the tenants could return from the Holiday Inn in Jersey City where they have been staying for the past two weeks.

However, Miele said the city still wants to make more inspections at the site.

"They're playing games with me. I don't know why, but they don't need to do this," Miele said yesterday.

City Code Official Albert Arezzo yesterday denied Miele's charge, saying he wanted to see the tenants back in the building as soon as possible.

"Every day they are staying in the Holiday Inn is costing us money," Arezzo said. "Do you think we want to keep them there any longer than is necessary?"

Arezzo said he had spoken with Miele about the electrical repairs. Electrical Inspector Paul Marzocca was scheduled to make a final inspection of the building's electrical system.

Even if Marzocca finds everything corrected, Arezzo said he will face another dilemma. The city's plumbing inspector has already reported that the building's heating system was not yet hooked up.

Miele does not legally have to provide heat to the building until Oct. 15.

"Do I bring the people back with no heat and hope he has it working by Oct. 15 or do I leave the people at the Holiday Inn until it is repaired?" Arezzo said.

He said he would discuss the

matter with Mayor Steve Cappiello and other city officials before making a decision.

Tenants at the building had been living there for several months without heat or electricity while Miele was trying to renovate the building. City inspectors have been trying to have the building closed because of fire and health safety violations.

Two weeks ago, the city and the tenants reached an agreement where the tenants would be moved to the Holiday Inn while the repairs were completed. The tenants received assurances from Miele that they would be allowed back in the building.

Miele said despite the troubles with the city he believed the tenants would be allowed back by the end of next week.

## Repairs almost completed on Demarest seepage

Emergency repairs costing about \$16,000 are almost completed on the oil tank and water lines at the Demarest School in Hoboken; just in time for the oncoming winter.

Workers have been repairing the lines and tank for the past two weeks since water and heating oil was discovered seeping into the building's basement, according to Walter Cramer, the business administrator for the school system.

Cramer said he had to authorize an oil tank maintenance firm, the New England Tank Lining Co. of Mount Vernon, N.Y., to remove the oil from the tank and re-line it to stop the seepage. This job cost \$11,450, he said.

To correct the water leak, Cramer said city public works employees had to close a water gate on Bloomfield Street while plumbers hired by the board of education ran a new line from Fourth Street.

Cramer estimated the cost of repairing the water lines at between \$4,000 and \$5,000. "Nobody likes to have to spend that much, but we had no choice," he explained. "We had to move quickly as we will soon have to provide heat for the students."

Cramer said the work should be completed by the end of this week. Monies for the work are in the school budget, he said, under a line item for emergency expenditures.

## Head of Hoboken city employees resigns post

Jude Fitzgibbons resigned yesterday as president of the 178-member Hoboken Municipal Employees Association, explaining he needed more time to devote to his city position.

Robert Van Engen, the MEA's vice-president, will take over Fitzgibbons' duties until a new election can be called in December or January, Fitzgibbons said.

Fitzgibbons served as president for the past three years, but this month took over supervisory duties as senior housing inspector for the city.

"Legally, I could have remained as president of the union," Fitzgibbons said. "But it would have meant that I could give it only 50 percent of my attention. I want to be able to give 100 percent to everything I do."

His resignation should not affect contract negotiations going on between the city and the MEA, Fitzgibbons said. Fitzgibbons would have ended his term as president in February.

"Though I'm leaving as president, I still intend to remain very active in the union," Fitzgibbons said.

## Discovery of map saves digging costs

By James Kopchans

The Hoboken Housing Authority has saved itself \$60,000 in excavation work just by doing a little digging of its own through old city records.

The authority was considering installing a new sewer line along Sixth Street between the old Erie-Lackawanna property at the city's western border and Jackson Street to alleviate chronic sewer back-ups at the Jackson Gardens housing pro-

ject. The project would have cost about \$60,000 if done.

"The trouble was that the buildings were built on land that is two feet below sea level. This caused the lines to back up from time to time," Dominic Gallo, the authority's executive director, said. "Plus, none of the modern maps showed exactly where the main line was located and we weren't sure what condition it was in."

The housing authority and members of the city's Public

Works staff searched city records for some idea where the main line was. Around the beginning of the month, Gallo said city Public Works Director William Van Wie found an old city map that gave its location — under an auto wrecking yard between Sixth and Seventh Street on Jackson.

"We dug down almost three feet to reach it and found it was in very good condition, just filled with sludge," Gallo said. The city's public works employees then worked all last week to open

the line and remove all the sludge.

"Now the situation is much better," Gallo said. "We don't need to run that auxiliary line now."

I cannot thank Bill Van Wie and Roy Haack (who directed the sewer line cleaning) enough."

Gallo said the authority will now put out contracts to bid for firms to clean and maintain the main line into the Jackson Gardens. The bids will be received next month, he said.

## Recreation hours don't jibe

Hoboken's uptown recreation center in the American Legion Hall is still open despite a promise two years ago by Health and Welfare Director James Farina that it would be closed. Farina made the vow after a Jersey Journal expose revealed the center's three workers were working during the hours the kids who would use it were in school.

The city's lease for the American Legion Hall allowed the city to use the center only during the daylight hours, not in the evening.

Two years later, the center is still in operation during school

hours. The only thing changed is two of the center's three workers have retired.

Farina admitted today the city is paying the center's one 60-year-old recreation worker to sit around most of the day, but he did say she runs a recreation program from 3 to 5 p.m. every day.

Farina said the city pays about \$4,000 a year to the American Legion for the use of the hall.

He said the one recreation worker makes approximately \$10,000 a year.

Farina said sometimes kids do drop in to the center during the middle of the day, keeping the recreation worker busy. But a spot check by a reporter the other day in the late morning showed the place to be empty except for the recreation worker.

So why has Farina broken his promise?

"I couldn't find any other site for a recreation program uptown," he said. "We want to give the children living in that area some chance to participate in an activities program. At least we're giving them something."



# Displaced families return to Hoboken home

By BILL GYVES  
Staff Writer

HOBOKEN—The eight Hoboken families temporarily exiled in a Jersey City Holiday Inn as a result of differences between city officials and their landlord can finally call 223 Madison St. home.

The families moved back to their newly renovated apartments Friday afternoon after five months of being caught in the crossfire, an often bitter battle between the city and the building landlord.

It is wonderful, terrific to be back," Casilda Quinones said yesterday. "We are home finally."

Quinones, who lives with her four children in a first-floor apartment, said she only now is beginning to become accustomed to calling 223 Madison St. her legitimate home.

Ramon A. Irizarry, an attorney representing the tenants, said yesterday that the city decided Friday to allow the tenants to return after inspectors indicated

the building met minimal safety standards. Immediately following the decision the tenants returned to the building.

Irizarry also said only minor renovations remain for the building to fully comply with all required safety standards.

For five months the tenants have been at the center of a battle involving city officials and the building landlord.

Luis Miele, the landlord, repeatedly charged the

city was harassing him by refusing to grant the permits necessary to complete the renovations.

City officials denied those charges, saying they were protecting the tenants by refusing to grant the permits until they left the building. City and state inspectors closed the building, citing several safety violations.

But an agreement was reached Sept. 28, relocating the tenants to the hotel until the building could meet "minimal" safety requirements.

## Steve Block running for council

Hoboken school board member Steve Block, a constant critic of the way the Hoboken school system is run, announced today he is running for the Fifth Ward seat on City Council.

Block indicated that his campaign would seek to unite all segments of the Fifth Ward around a new political agenda to solve Hoboken's growing problems.

"I believe a great majority of people in Hoboken realize that if we fail to change political direction next May," he said, "Hoboken's housing crisis will get worse, city services will continue to be poorly administered, more jobs will be created for politicians and their supporters, local taxes will continue to escalate, our public school children will continue to be uneducated, and, most critically, a one-half billion dollar waterfront development project will be left in the hands of people who believe that government is their own private business."

Block said his statements were mainly aimed at Hoboken Mayor Steve Cappelletto and his City Hall associates and not the current Fifth Ward Councilman E. Norman Wilson Jr.

Wilson and Councilman Nunzio Malfetti are Cappelletto's only two opponents of the nine-man council.

Block said he felt that Wilson was a nice guy, but had not been as effective as he, Block, would be in countering the Cappelletto administration.

Block, 45, was named to the school board by Cappelletto in 1979 and was reappointed by him last year. Block also gave money for Cappelletto's election campaign last year.

Block said that the only way he can really change things in Hoboken is by being elected to the City Council.

Block said he realizes he has an uphill battle which is why he announced early. He said he plans to visit every resident of the Fifth Ward in the next few months.

Cappelletto isn't taking Block's announcement lying down. While all he would say is "I wish Block a lot of luck," he has already asked Hoboken High School Athletic Director Ames Ronga to oppose Block, according to highly informed sources. Ronga is reported to be strongly considering taking up the mayor on the offer.

Meanwhile, Wilson said he's running again.

"I have always been an outspoken critic of Cappelletto," said Wilson. "While Block supported him."

Wilson said he alone fought for many of the issues that Block now says he stands for.

"I'm the only true independent," he said.

## Buildings get inspected, finally

While he's happy that inspections are being carried out at a row of buildings at Eighth Street and Park Avenue in Hoboken, Fifth Ward Councilman E. Norman Wilson Jr. said he's still wondering why it took so long to have them done.

In a letter to Jude Fitzgibbons, the city's senior housing inspector, Wilson asked why the city waited until a new owner took over the property on Oct. 1 before it began full inspections of the buildings at 805-821 Park Ave.

"This action raises some serious questions as to why it was not done before the new owner took over," Wilson said. "I know of two public neighborhood meetings in which I personally participated and at which these properties were thoroughly discussed and no real action was taken."

However, Fitzgibbons said the inspections only coincidentally came at the same time as the change in ownership at the buildings. He explained that his office performs the inspections according to a state-mandated five-year schedule.

This schedule came about just as the properties were sold to

its new owner, Michael Hesson. "We did an inspection five years ago and we've been in there from time-to-time on specific complaints."

Fitzgibbons said the inspectors have been finding violations at the buildings in the inspections, but would not specify what they were.

## Hoboken will auction abandoned autos

The Hoboken City Council at its meeting last night authorized the city's public safety director to hold an auction on Nov. 3 of automobiles in the department's possession which have been abandoned by their owners.

In other business the council voted to award the Guardian Supply Co. a \$3,350 contract for traffic summons forms, and passed resolution to pay Landmark Appraisal Co. \$25,305 for its work in the state-mandated revaluation of real estate property in the city.

The council also voted to pay the September water bill to Jersey City of \$150,078.

A letter received from the

city's consulting engineer with recommendations for a standard application form for permits for Union Dry Dock and Repair Co. for buildings it wishes to construct on its facility on River Road, will be sent to various city agencies and the mayor's waterfront commission for approval.

## Hoboken cracks down on 'passing the keys'

Hoboken Housing Authority officials have started a drive to stop the practice of "passing the keys" among tenants at the projects.

The practice, in which a tenant will rent an apartment in the projects, then sub-let it to another family or individual, had been prevalent at several of the projects, according to Andrew Scherer, the chairman of the authority's board of commissioners.

According to plans being worked out by authority officers all leases will include a photograph of the person receiving the lease for identification.

Also, the authority's tenant councils will be asked to cooperate and inform the authority officers when they suspect that such a situation exists at one of the apartments.

Scherer said that tenants found "passing the key" would be subject to penalties, including the loss of the apartment.

One housing authority official said he expected to receive a good deal of help from the other tenants in rooting out those tenants who illegally obtained apartments by sub-letting them.

"Often, they're subletted to persons who are troublemakers or aren't the type of tenants they want to live in their buildings," he said.

"Also, they had to wait for their own apartments and they certainly don't want to see someone else 'jump the list' on them."

A total of about 1,000 families are on the waiting list for apartments at the authority's five projects.

## Hoboken checks lofts for illegal tenants

By James Kopchans

Hoboken housing inspectors have begun spot checks of the city's factories and warehouses to check reports that some factories have illegally converted lofts into residential apartments.

Jude Fitzgibbons, the city's senior housing inspector, said he's received a dozen reports in the past month from neighbors of factories claiming that persons are living in areas that have been designated as commercial.

"The reports said that the same people have been coming in and going out of the factories at night when they are closed which

makes me believe they are living there," Fitzgibbons said.

Fitzgibbons said his inspectors started this week checking the sites named by complainants. All the inspection are announced.

To legally convert a factory loft into apartments, a landlord

would have to follow application procedures from the city's building inspector's office and obtain a certificate of occupancy.

"The inspections are not designed to go after legal loft conversions," Fitzgibbons said. "Rather, we're after any illegal lofts in the city."

## Cold water thrown on pier project

By Todd Silberman

As the state Legislature moves closer to considering a bill enabling the Port Authority to join with Hoboken in its major waterfront development project, representatives of local environmental, tenant, business and minority groups last night expressed reservations about the envisioned project.

The Waterfront Advisory Committee, in its first public hearing for Hoboken residents, heard comments ranging from concern over possible tax abatements for developers to the need for open space and recreation areas.

Paul Rotondi, chairman of the committee, said the group would act as a conduit for public

response throughout the planning stages with the mayor and city council.

He sought to dampen what he called the public's fears that the plan for the project had been finalized, saying that last night's meeting represented "a beginning point for public discussion."

He added that the Port Authority's involvement with the waterfront did not represent "another giveaway," and that the plan would likely be modified as the public is consulted.

A spokesman for a Hoboken business association, Dick Bozzone, said he had some doubts about the P.A.'s intervention. "I hope the interests of Hoboken will be protected," he said. He explained also that he was concerned about the impact the

See PIER — Page 22.

## Two cities plan waterfront housing

Hoboken and Jersey City officials are sharing dreams of an influx of housing construction on their respective waterfronts.

Jersey City officials envision one million square feet of office space, a 300-room hotel and 700 units of housing in the Caven Point area of the waterfront.

Those hopes were disclosed as the City Council prepared to vote tonight on awarding a consulting contract to the American City Corporation.

The firm would receive \$36,000 for preparing a development plan.

Hoboken Mayor Steve Cappelletto is very optimistic that the proposed Port Authority \$300 million development of the Hoboken waterfront will also lead to the construction of two high-rise apartment buildings on two vacant lots on Hudson Street.

Robert Bartolo, vice president of American City Corp., said the situation in Jersey City compares favorably to his firm's work for Buffalo,

where a \$200 million lakefront project is now under way.

"In Buffalo many negative factors had to be overcome," said Bartolo. "In Jersey City there are exciting, positive factors and fewer obstacles to development. We expect private investment can and will be attracted to Caven Point."

Mark Munley, director of Housing and Economic Development, noted that two hurdles must be overcome before development of Caven Point can take place.

"Route 185 must be built and the city must acquire some of the existing Army Reserve acreage next to the site," he said. "However, the state has just completed engineering and design work for the highway and funding is pending, and the Army acreage has been available for purchase in past years."

See TWO — Page 22.

## Two cities planning waterfront housing

Continued from Page 1

In Hoboken, Cappelletto said with the Port Authority plan having been announced, a number of developers have expressed interest in the vacant lots next to the parking authority garages at Second and Hudson streets and Third and Hudson streets for the

construction of two 25-story apartment buildings.

Cappelletto confirmed reports that one of the interested developers is the Applied Housing Corporation, which has built many of Hoboken's subsidized housing units.

However, the mayor indicated the apartment buildings

being talked about are not subsidized units but luxury units at high rental or condominiums.

Joseph Barry, president of Applied, said his company definitely plans to submit proposals on the land to construct the buildings. The land is currently owned by the Hoboken Housing

Authority and Cappelletto says he expects bids to be accepted sometime in the spring.

Two years ago, the Presidential Development Co. of Syracuse, New York submitted a proposal to the Housing Authority to build two high-rise buildings on the Hudson Street sites. The Housing Authority liked the proposal and named Presidential the developer of the sites. However, the deal subsequently fell through.

The Port Authority waterfront plans call for the construction of 700 apartment units, a marina, a shopping center, a convenience center, a hotel office space and restaurants.

## Malfetti supports plan for hearings

Plans by Hoboken Mayor Steve Cappelletto and the city's Waterfront Advisory Commission to hold two public hearings on the city's waterfront yesterday received strong support from Sixth Ward Councilman Nunzio Malfetti.

Malfetti had urged the mayor to hold public hearings as soon as possible after Gov. Thomas Kean announced a \$500 million waterfront development at the site of the little-used Port Authority piers.

The advisory commission scheduled such hearings for Tuesday and Nov. 16 at 7 p.m. at the city's high school auditorium.

"I have and remain unalterably opposed to any future abatements for millionaire developers until Hoboken's residents and businessmen receive some relief from the terrible burden of taxes we have seen develop," Malfetti said.

## Pier project gets a cool response

Continued from Page 1

development would have on established businesses throughout the city.

Along with others, Bozzone said he suspected the housing planned for the piers would be for higher-income people. Juan Garcia, a representative of a tenant group, suggested that the waterfront development be tied into a plan that would improve housing for the poor.

Several residents asked the committee if jobs resulting from the project would go to Hoboken residents.

Sara J. Lee wanted to know if a certain percentage of jobs would be available to the people of Hoboken. She also suggested that a job skills training program be started in connection with the project.

Garcia, who noted the absence of minority representation on the committee sitting last night, said that minorities "want to be part of the development of

the piers."

Jean Forest, of the Hoboken Environment Committee, also suggested that both tenant and minority groups be represented on the advisory committee.

Recommending that the committee develop a coherent proposal package to present to potential developers, John Sullivan, also of the Environment Committee, said that public access along the waterfront should be maximized as much as possible.

## Residents favor recreation for Hoboken waterfront

Hoboken residents surveyed in a private poll favor recreational use for the city's waterfront.

According to the survey of 400 residents by the Young Peoples Action Organization, 66 percent favored a recreational area on the waterfront. Another 25 percent answered they would like to see some form of marketplace or shopping mall there, while four percent said one- and two-family housing.

Angelo Valente, president of the YPAO, said the group polled all over the city.

Twice as many tenants were polled than homeowners among the 400 persons participating. They ranged in age from 17 to 83 years of age, with the average about 40 years old.

Each of the persons participating in the poll filled out answers to 10 questions on issues facing the city. The waterfront was included because of recent announcements that the city was about to legally take over control of the Port Authority piers at the southern end of the waterfront

and that the Bethlehem Steel property at the northern end of the waterfront was to be sold to a South Carolina ship repair corporation.

According to the answers received to other questions, the majority expressed dissatisfaction with the condition of city services.

Fifty-three percent of those polled rated the performance of city officials and Board of Education as poor; another 30 percent counted it as good.

About 74 percent said they felt they did not receive proper services for the taxes or rent they paid.

Sixty-three percent said they considered the street-cleaning services to be poor, while 28 percent rated it as fair. About one-half of those polled rated street safety as fair.

Sixty-seven percent answered that they would consider leaving their homes should taxes or rents rise. Sixty-nine percent said they would not favor any more tax abatements for developers in Hoboken.

## Layoffs cost Hoboken a bundle

By James Kopchans

The 58 municipal employees laid off by Hoboken in June to trim its budget may cost the city \$140,000 more than expected in unemployment compensation.

The city council will consider next week passing an emergency appropriation for \$140,000 to meet an anticipated shortfall in unemployment compensation. City Comptroller Matthew Canerozzi estimated the city will have to pay about \$205,000 in unemployment compensation.

However, only \$65,000 had been appropriated in this year's budget for unemployment compensation costs.

Canerozzi said he had the cash on hand to bridge the deficit, but needs the authorization by the council and the state Bureau of Local Finance to use it. Whatever funds are used will have to be made up in next year's budget, Canerozzi said.

This amount would then have to be made up through cuts in operating expenses or an increase in taxes next year, he said.

See LAYOFFS — Page 3.

## Layoffs cost a bundle

Continued from Page 1

"There was no way to foresee how much would be needed for it (unemployment compensation)," Canerozzi said.

Despite the appropriation, Canerozzi said he believed the city did save money in laying off the workers because their weekly salary plus benefits would have cost much more than the appropriation.

The workers, most of whom were employed by the city's parks and public works departments, were laid off in June in order to help the city reduce its budget and prevent a large tax increase.

Under the state unemploy-

ment compensation system, the state pays unemployment to laid-off municipal employees, then is reimbursed by the city at the end of the year, according to Canerozzi.

Canerozzi said he would submit a request for the appropriation to the council at its next meeting on Wednesday at 10 a.m. A caucus for that meeting is scheduled for Monday at 7 p.m.

Also to be discussed at the meeting will be a request for \$185,000 in tax anticipation notes. Canerozzi said the notes are needed to meet the city's cash-flow requirements held up because of delays in receiving tax monies from property owners.



## New program pays off in \$

By James Kopchans

A new investment program has been putting more money than anticipated in the Hoboken municipal coffers.

City Comptroller Matthew Canarozzi said the city will easily surpass the \$148,500 anticipated in this year's budget for revenue from interest from the city's bank accounts.

Canarozzi said the city saved over \$3,000 in interest payments on a \$1 million tax anticipation note just by "shopping around the different banks." Meanwhile, the city collected "between \$40,000 and \$60,000" in additional interest this year by investing in the state's Cash Management Fund rather than exclusively in bank certificates of deposit.

Prior to his taking over as comptroller about five months ago, Canarozzi said city funds were just placed in a general bank account. One of his first actions & was to take the money out of this general account and begin shopping for more profitable, and safe accounts.

The state's Cash Management Fund often gives municipalities a better interest rate than it could receive from bank certificates, Canarozzi said.

In addition, it has the advantage of allowing the municipality to take out its investment at any time without penalty, unlike a 14- or 30-day bank certificate, he said.

As an example, Canarozzi said the interest rate offered by the fund was 10.51 percent on Friday, while bank percentages were between 9.5 and 9.8 percent.

"It may only be a question of a few percentages, but when you are investing thousands of dollars it can mean an awful lot of money," Canarozzi said.

The amount Canarozzi has to invest usually fluctuates from day to day between \$1 million and \$4 million. He said this amount includes tax monies collected as well as surplus monies from state and federal grants.

Explaining the tax anticipation note, Canarozzi said the city could have received a 60-day note for \$1 million from a local bank. At 10 percent. However, several other banks offered the same note at 8 1/2 percent.

As a new measure, Canarozzi said he has arranged to have all tax revenues placed directly into the city's general account. From there he said it can be immediately invested into other accounts.

"I used to always get the money collected by check from the tax office which meant that the funds had to stay in a checking account without earning interest for several days," Canarozzi said. "Now I can gain several days extra interest just by having it placed directly into the general account."

## Market foes find loophole

Opponents of a planned Pathmark supermarket at 15th and Washington Streets in Hoboken may have found a quirk in city and state legislation that could prevent the city council

from hearing an appeal of the supermarket's variance denial. The city's zoning board of adjustment turned down a variance application in August submitted by the supermarket's developer.

The Hoboken Manufacturers Association. The developer has since filed appeals with the city council and the Superior Court of Hudson County.

In a brief submitted to the council by Joseph Segreto, attorney for realtor Pat Severino and other supermarket opponents, the council is prevented by law from hearing the appeal.

Under the state's land use legislation, which governs the activities of local zoning boards, Segreto said, individuals may only appeal variance approval by a local board.

To appeal a variance denial, which Hoboken Manufacturers is attempting, it would require a special municipal ordinance. Without it a denial could not be appealed to the city's legislative body, he said.

Hoboken's former land use ordinance did contain such a clause, according to Segreto. But the present one, adopted in May, does not.

Since the state law demands a local ordinance to appeal a variance denial, Segreto argued, the city did not have the authority to hear the appeal.

The brief is expected to be referred to the city's law department for review at the council's Wednesday meeting.

## Wants input on piers

With the governor's office and Port Authority officials involved in plans to develop the Port Authority piers on the

Hoboken waterfront, Councilman Nunzio Malfetti said he wants to see the people of Hoboken given the chance to make any final decision on the development.

Malfetti has called for a city-wide meeting at Hoboken High School to inform residents of the property's development.

"We don't need any 'Big Brother' coming in and developing our own property without our approval," Malfetti said.

Malfetti said he would like to have any final plans approved by a city-wide vote. "It's the citizens who have to bear the burden of horrendous taxes in this city," Malfetti said. "They should have the final word on a project that could relieve this burden."

This has become the number one priority there since Gallo took over the director's job in July, replacing the retired Joseph Caliguire. He said he realized it had to be hanged in order to stop the crime and vandalism at the projects that seemed to thrive because of it.

His first action were to review the authority's policies on tenant selection and review and revise its waiting list for apartments so that applicants received a fairer chance of selection. Then tenant councils were started among the various buildings.

Gallo asked for and received more money from HUD to hire armed guards to patrol the projects. Now, Gallo said he is beginning programs to get the youth of the projects involved in activities.

But the best achievement yet has been the grant, Gallo said. "With this, we can get started on making the improvements that these projects have needed for years," he said.

Most of the grant will be going into the 19 buildings at the Andrew Jackson Gardens, Gallo said. A total of about \$5,827,000 has been allocated for the Jackson Gardens; \$1.4 million for enlarging the basements and foundations of the buildings and another \$1.4 million to replace all the windows there.

Another \$300,000 of the grant will be used to cut up macadam "play areas" and create mall-like courtyards leading to the buildings.

Gallo said he is currently working out the plans with the authority's architect Maurice Wolf and its engineer Edward Zahorak. Wolf said yesterday that final plans could be completed by the end of this year and bids sought for the work in January.

The other projects received lesser amounts because they had fewer improvements needed, Gallo said. Most of the work will be on the heating and water systems, Gallo said.

## Hoboken projects really looking up

"It sure doesn't look like much now, but you come back here in another six months and you'll see how good it can look."

Dominick Gallo, the executive director of the Hoboken Housing Authority, is fond of saying that to visitors to his office. Usually he says it while pointing out his window at the married walls of the

housing projects in Hoboken have taken on a bad name. The bulk of the city's five projects lie together in a four-block area at the westernmost boundary of the city. Cut off from the bustling area near Washington Street, the residents there often feel cut off from the rest of the city.

Add to this the poor financial condition of many of the families there and a pervasive air of defeat and disappointment can easily develop. "What we've been doing is changing the atmosphere here from one of despair to one of great hope," Gallo said.

Earlier yesterday, Dr. Donald King of Rutgers University spoke to the conference about the growing computerization that will occur in library service, and Jersey City library officials assured staffers computerization may change but will not eliminate their jobs.

The conference at the Five Corners Library also attracted library officials from Bayonne, West New York and Union City.

## To set library policy for problem visitors

Jersey City library staffers and the city corporation counsel's office will draft a policy for dealing with "problem" visitors to the library.

The policy will include a set of regulations for the library trustees to adopt and then have posted in each library building, governing behavior in the library.

Francis X. Hayes, assistant city corporation counsel, told a library staff conference yesterday that after such regulations were posted, individuals who violated the regulations and refused to leave when asked could be arrested by police for criminal trespass.

Similar rules may be drafted for other city buildings, Hayes said.

After hearing the complaints of library workers about visitors to the library who put them in threatening situations, library officials said they would work to eliminate those situations where workers were alone in small branches.

This may be done by reducing hours at some branches or adding workers.

"I had a case," one librarian said at the conference, "where a strange patron started asking me a string of personal questions."

"We are not only confronted," another librarian said, "with the problems within the library, but the problem, 'Are they going to be out waiting for you when you get out?'"

Hayes said the problem visitors to the library can be divided into three groups: the relatively harmless nuisance who poses no threat; the disruptive or threatening persons and those who commit acts of violence.

The economy, the increasing number of homeless persons and the increasing release of mental patients contribute to the problem, he said.

Richard O'Brien and Lynn Macrin-Mara of Project New Directions/Academy House spoke at the conference. Their organization works with former adult mental patients.

"The biggest problem we

have with our clients," Ms. Macrin-Mara said, "is they live in a world of isolation."

She stressed a mixture of technique, including calmness, firmness and friendliness, with security in dealing with the problem patrons.

No service exists in the county that sends a social worker out to talk with a person apparently in need of psychiatric help. But Ms. Macrin-Mara said people in need of help may be referred to contact her agency.

Earlier yesterday, Dr. Donald King of Rutgers University spoke to the conference about the growing computerization that will occur in library service, and Jersey City library officials assured staffers computerization may change but will not eliminate their jobs.

The conference at the Five Corners Library also attracted library officials from Bayonne, West New York and Union City.

## Pier project still has its doubters

By BILL GYVES  
Staff Writer

HOBOKEN—While some officials are hailing the scheduled \$500-million development project for Piers A, B and C as the future jewel at the top of the city crown, members of the business community are concerned the gem might be terribly flawed.

Richard T. Bozone Sr., administrative director of the Hoboken Industry and Business Association, said yesterday that there are too many unanswered questions concerning the project to justify such outright optimism.

"People talk about a renaissance here, and there's no question about it," Bozone said. "Twenty years ago Hoboken was dying — this town was really on the ropes. But how much does Hoboken have to give to achieve this renaissance?"

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In the two weeks since President Reagan signed a bill returning the piers to Hoboken after 65 years under federal control, officials have spoken enthusiastically of the benefits the city will reap as a result of the development.

The project, largely under the direction of the Port Authority of New York and New Jersey, is expected to generate 10,000 construction jobs and 4,500 permanent positions.

In addition, the project outline suggests a business boom for the city, with a 400-unit hotel, 60 retail stores, 670 residential units, 15,000 square feet of restaurant space and a 370-ship marina.

Some officials have estimated work on the 130 acres of bulk pier, which comprises one-third of the city's waterfront, could begin within six months. And, they say, the project could be completed within three years.

"The potential use for this fine tract of land is mind-boggling," said Rep. Frank J. Guarini, D-14, after Reagan signed his bill Sept. 27. "This is not only a great day for the Hudson County waterfront, but for the entire state of New Jersey," the Hudson Democrat said.

Bozone is not so sure. "Once you wipe away the euphoria and get down to hard facts, what does this development mean to the people?" Bozone asked.

Yesterday afternoon, Bozone outlined the unanswered questions Hoboken association members believe are concerning the city's business community.

Among the questions are:

- Why hasn't the city yet released an estimate of how it expects to gain financially from the complex? Bozone said there has been no indication of what the city expects to gain in tax rates as a result of the project. In addition, he said, there has been no indication of when the city expects to begin reaping whatever benefits might result from the waterfront complex.

- Has the city reached an agreement concerning what portion of the projected 10,000 construction jobs will go to Hoboken residents? Bozone said he knew of no legal way for the city to demand that a sizable portion of the jobs go to residents.

- Similarly, there has been no indication of how many of the projected 4,500 permanent jobs will go to residents. Bozone said with the city's unemployment rate near 16 percent, it was essential the city secure some form of agreement that Hoboken residents receive many of these jobs.

- The question of whether the complex will become a city within a city, and begin to drain the city's already strained infrastructure. Bozone said there has been no indication as to whether or not the city could afford to expand its police, fire and health services to meet the needs of the massive waterfront project.

- The question of whether or not the residents of the projected 670-unit complex would require expanding the city's school system. Such an expansion would require a massive amount of city money, Bozone said.

## Fire hearing postponed

HOBOKEN—The attorney representing five Hoboken fire captains who face disciplinary action for refusing last summer to enter a building suspected of being an arson target yesterday requested the hearing be postponed. It is the second time such a request was made. Attorney David Solomon requested the adjournment in a letter filed yesterday with the city's law department. Solomon, however, did not indicate in the letter the reason for his request.

The original hearing was postponed Sept. 29 when Solomon accused the city of holding an unfair and illegal trial by barring union representatives and arson experts scheduled to testify on behalf of the captains from the hearing. On Aug. 3, the captains refused to enter 715 Clinton St. because they suspected an armed arsonist was inside the building. They charged the assignment would be taking on an unreasonable risk. They also argued their contract did not require them to enter a building suspected of such a situation.

## Hoboken seniors' program to continue

E. Norman Wilson, executive director of Hoboken's Organization Against Poverty and Economic Stress (HOPE), announced yesterday that he received a \$216,300 federal grant to continue the operation of the organization's Senior Community Service Project.

The project was imperiled by budget cuts proposed by President Reagan several months ago, but due to a congressional override of the president's veto the funds were restored.

The senior project will employ 64 senior citizens age 55 or older for 20 hours per week at \$3.35 per hour. Services provided by these senior aides are: medical transportation, nutri-

tion, teacher aide, friendly visitor and shoppers and telephone reassurance.

## Cramer must prove Hoboken residency

By BILL GYVES  
Staff Writer

HOBOKEN—City Council President Walter S. Cramer will be required to sign an affidavit swearing he is a city resident before being allowed to vote in today's election. Hudson County's superintendent of elections said yesterday.

Superintendent Joseph Brady said yesterday that the county Board of Elections actively is investigating allegations that Cramer consistently has misrepresented himself as a city resident and actually resides in Freehold.

Brady said Cramer will be re-

quired to sign the affidavit and prove to members of the District Board of Election that his official residence is 819 Hudson St., as he claims.

Brady said the investigation will continue regardless of whether or not Cramer signs the affidavit today.

Cramer said yesterday that he would sign the affidavit, but he angrily denounced the board's investigation as the "work of enemies of the (Cappiello) administration."

Cramer insisted his official residence is correctly listed, adding he has lived there for 50 years.

"They have nothing on me," Cramer said. "This is a political thing. If he (Brady) had anything derogatory on me, he would let me see it."

Cramer expressed skepticism over the fact that board of education's ruling was publicized just one day before the elections.

He said the investigation began six months ago, at the suggestion of political rivals. Last year, local political critic Thomas Vezetti filed a formal complaint concerning Cramer's official residence.

Cramer also charged that Brady knew the charges were unfounded,

but will continue the investigation until they find something derogatory to say about me."

A majority ruling by the six-member district board will decide the case, Brady said. He said Cramer could appeal the case to the county board or, ultimately, the courts if the district board's decision is negative.

According to sources, if Cramer signs the affidavit today and if it is later proven that his official residence is anything other than 819 Hudson St., he may be charged with false swearing.

## Home gardens thieves' target in Hoboken

Homeowners along Fifth Street in Hoboken say they'll have to take stronger steps next year to cut down on the number of plants stolen from in front of their homes.

Many of the homes along the streets, especially between Bloomfield and Garden streets, have small gardens in lots in front of their homes. However, according to one owner, Frank Augustine, this year has been especially bad as thieves have stolen plants from almost all the home gardens on the block.

"It usually goes on in the early morning," Augustine said.

According to Augustine, the thefts have occurred because it is cheaper for people to take the plants from someone else's garden than buy them at a florist or gardening shop.



# Local focus

THE JERSEY JOURNAL, TUESDAY, NOVEMBER 2, 1982

## Painter starts biggest project

By James Kopchans

Our youth-conscious society usually doesn't have much use for 80-year-olds, but don't try to tell this to D. Francis Mazzeo.

The 80-year-old painter is now conceiving the most ambitious project in his long career — the representation of Hoboken's history in a mural to be hung at City Hall.

One could say that Mazzeo is a representative of Hoboken history all by himself (he's lived in the city since 1914) and if the mural symbolizes anything it will be his own memory of names and events.

"I've seen Hoboken change from when it was still mostly set-

led by Germans until now where we have a whole range of different races living there," Mazzeo said. "It's a wonderful city."

Mazzeo estimates it will take about \$5,000 and about two months of work with two other artists to complete the 8 foot-by-12 foot mural, which would then be hung alongside the elevator on the first floor of City Hall.

He's only recently sent an application for a state arts grant to perform the work and has contacted the mayor and council for any additional funds to complete the work.

Mazzeo said he categorizes himself with such terms as linear and realistic, but does not really care much for categories. "Art

nowadays has so many different directions, it's like all types of paint being stirred into one pot. There are too many 'isms' out there," he said.

Born in the village of Frejus, France in 1902, Mazzeo has had very little formal schooling in art, learning most of what he knows through experience. He now works out of his studio on Washington Street above an arts supply store run by his daughters, Mary Sacco and Donna D'Auria.

Mazzeo laughs when he discusses the struggles he's had as a painter throughout the years. "I've always had work to do, maybe not enough money, but enough work to do."

Now he is busy helping the

new artists in the city display their work. Through an arrangement with County Clerk James Quinn, Mazzeo has been able to secure a backroom at Quinn's Cafe Elysian on Washington Street to set up a gallery displaying new artist's work.

"I'm trying to build up an appreciation of art in Hoboken and throughout the county," Mazzeo said. "The artists today are mostly loners and their work is largely egocentric, but they should be recognized."

"A top gallery today will not take any artists that do not have a 'name' or a strong benefactor. This gives many unknowns a chance to exhibit their work."



D. Francis Mazzeo, 80-year-old artist, paints a mural that when finished, will be hung in city hall.

## Hoboken firm sues Hudson

By BARBARA DEMICK  
Staff Writer

Eastern Supply Co. of Hoboken, whose activities sparked a host of investigations and indictments of public officials in this area, has filed suit seeking \$36,096 it contends it is owed for supplies sold to Hudson County.

The suit was filed against the Board of Freeholders in Hudson County Superior Court in Jersey City this week by the firm's owners, Gloria and Milton Reid.

In the suit, Eastern contends it never was paid for most of two dozen separate purchases made by the county between May 1, 1980, and June 30, 1981.

Assistant Hudson County Counsel Arthur Williamson, who said his office received the complaint yesterday, said he was not sure whether Eastern had been paid, or if the supplies actually were delivered or sold at acceptable prices.

"We have no way of knowing whether we received the stuff, since all the records were taken by the U.S. Attorney's Office," Williamson said.

"It is possible that we do owe them money, but we are going to make them prove they delivered the stuff and that the prices were reasonable."

Records relating to Eastern were subpoenaed first more than a year ago, and another batch of records was subpoenaed in August, Williamson said.

Milton Reid pleaded guilty in December to bid-rigging charges before a U.S. District Court judge in Newark as part of a plea bargain-

ing arrangement with federal prosecutors. He received a suspended sentence.

The firm, however, still is operating at its 70 Hudson St. address in Hoboken, but has changed its name to the Global Supply Co.

Last month, the freeholders' purchasing committee decided not to allow the county to do business with the firm, after Global submitted bids for county business.

In September, Union City Mayor Robert C. Butti was indicted by a federal grand jury on charges that while working as a salesman for Eastern, he submitted phony price quotes to the Hudson County Area Vocational-Technical School and thus sold more than \$90,000 worth of goods at inflated prices.

Last month, it was discovered that Global was awarded a contract to supply vacuum cleaners to the Jersey City Board of Education, although another bidder had offered to supply them for \$1,500 less.

Last year, former Kearny Councilman James Testa was indicted on charges that he helped Eastern sell inflated goods to Kearny. He was acquitted of the charges.

Investigations by The Dispatch also have revealed that Eastern submitted phony bid bonds and performance bonds to public agencies in both Hudson and Bergen counties.

The supplies concerning which Eastern now is filing suit include linens, clothing and towels used at the Hudson County Jail in Jersey City, the Hudson County Youth House in Secaucus, B.S. Pollak Hospital in Jersey City and Meadowview Hospital in Secaucus.

## Probe may be widened on landlord

By BILL GYVES  
Staff Writer

HOBOKEN—The Hoboken Rent-Leveling and Stabilization Board may widen its investigation into landlord P.P. Mody, charged with submitting to the board fraudulent receipts to secure a 78-percent rent increase for his building at 923 Garden St.

The investigation would include any other rent hikes granted the landlord for his other buildings in the city.

Councilman E. Norman Wilson yesterday said he has filed a written request that the investigation by the board be extended to include six other buildings in the city owned by the Union City-based landlord.

"If there were any hikes for these buildings and they were justified, fine," Wilson said. "But if they weren't, let's do something about it."

The 78-percent increase also is being investigated by the Hudson County Prosecutor's Office.

Wilson said he was concerned that Mody may have submitted other fraudulent receipts to secure sizable increases for his other buildings.

According to Wilson, Mody also owns buildings at 823 Washington St., 825 Washington St., 827 Washington St., 1019-1021 Park Ave. and 1121 Willow St.

"It seems to me that moderate-priced housing is just disappearing in Hoboken," Wilson said.

The 78-percent increase became effective in May, and boosted rents \$154 for the tenants of 923 Garden St. — from \$196 to \$350.

Edwin J. Chius, acting administrator of the board, said yesterday Wilson's request would be considered.

## Referendum tallies questioned

## Fraud charged in Hoboken vote

By BILL GYVES  
Staff Writer

HOBOKEN—City activist Anthony Russo is expected to ask Hudson County's superintendent of elections to investigate the possibility that fraudulent absentee ballots were cast in last week's referendum on runoff elections.

Russo, who opposed the referendum, which was rejected by voters, is expected to file a formal complaint with Superintendent Joseph T. Brady's office today. He said yesterday that although the referendum was defeated by a wide margin, the "significant" difference between the final tallies of the absentee ballots and those cast

on Nov. 2 in the voting machines indicates there may have been tampering with the ballots to favor proponents of the referendum.

Brady said yesterday he would not comment on the matter until the official complaint is filed.

Voters defeated the referendum by nearly 2½-to-1. But according to Russo, the final tally of the absentee ballots indicates that 154 residents who filed absentee ballots voted 2.1-to-1 in favor of the referendum.

Russo accused the administration of Mayor Steve Cappelletto of using absentee ballots as a "weapon" against candidates challenging incumbent officials.

City Council President Walter S. Cramer, who along with Cappelletto, was a major proponent of the referendum, said yesterday that there was little basis for Russo's accusations.

Cramer termed "insignificant" the number of absentee ballots cast, insisting the 145 votes would not have changed the decision on the referendum.

"I just don't think there's a basis for his complaint," Cramer said. The final tally for the election showed 5,301 city residents voting against the referendum, and 2,085 voting in its favor.

## Cramer signs affidavit; allowed to cast ballot

Despite an official challenge by the county superintendent of elections, Hoboken City Council President Walter Cramer was allowed to vote in yesterday's election.

Cramer was placed on the official challenge list by Joseph Brady on Monday while Brady investigated charges that he does not actually live at his listed address at 819 Hudson St. in the city's second ward.

Yesterday morning Cramer signed an affidavit stating he lived there before being allowed to vote, according to officers at the polling place at St. Matthew's Church Hall.

Cramer could not be reached for comment yesterday. The council president, who is employed as the business administrator for the city's school system, has denied all allegations that he did not actually live at the

Hudson Street address, but actually lived in Freehold.

The original charge against Cramer was made by city administration critic Thomas Vezzetti. Cramer, however, has said that Brady's action was the result of pressure from political opponents in the county government.

## Hoboken property reassessment is completed

The city-wide revaluation of property in Hoboken has been completed and the new property assessments will begin going out to homeowners on Nov. 15.

James Mulroy, president of Landmark Appraisals of Perth Amboy, said yesterday that his company virtually completed the revaluation by the end of October and is now tabulating assessments.

"The special inspections that are required for the Stevens Institute of Technology, St. Mary Hospital, and certain other tax exempt properties are still in progress and will be concluded in December," Mulroy said.

Mulroy said his firm has made inspections on over 4,100 of the 4,220 listed properties in the city. The revaluation was ordered by the Hudson County Board of Taxation because many of the properties were assessed below value.

Revaluation is designed to insure that property owners pay their taxes on true value of the property. In cases where neighborhoods and buildings have been improved and rents have increased, assessments will increase and so will the tax bills.

Where buildings have deteriorated, the assessment will decrease.

Those expected to be the hardest hit by the revaluation are landlords who dramatically increased rents, according to city officials. However, businesses are expected to fare better.

Mulroy said his company has had an average of about three men a day in the city since May inspecting buildings. "We had men working on alternate Saturdays until September, then we put them on every Saturday to get the job done," Mulroy said.

Any property owner who has not been contacted by Landmark should call the city's tax assessor's office immediately, Mulroy said.

In addition, he said landlords of properties with five or more apartments or offices will have a second chance to file statements of income and expenses, which are needed in order for the landlord to legally file a tax appeal against the new assessed value of their property. So far, he said Landmark has received 714 statements from the 1,824 landlords requested to file statements.

## Hoboken council president challenged on residency

Continued from Page 1

Cramer denied all allegations he did not live at 819 Hudson yesterday, saying he believed Brady's decision was done under orders by persons inside county government.

"Brady has had that complaint for over two months. Why'd he wait until one day before the election before putting out the challenge?" Cramer asked.

"Brady's got the proof that I live there. Why doesn't he open up his file to the public?"

Brady answered that the investigation is still going on and he would release his findings when it was finished. He said he had no definite "proof" that Cramer does or does not live at the Hudson Street address.

The Hudson Street house is owned partly by him and his aunt, Cramer said.

"The house is listed in all records as my domicile. The other house is my residence. A person may have several residences, but only one domicile," he said.

"With my work with the city and the school board, I spend about five days a week in Hoboken. I never spend more than a day or a day and a half at the other place."

Questions about Cramer's

residence have been a sore point between him and Vezzetti for months. At the council's August meeting Cramer ejected Vezzetti and barred him from speaking at any future meetings when the critic voiced this charge and other complaints during the public meeting.

Vezzetti has now enlisted the help of the state chapter of the American Civil Liberties Union to challenge Cramer's ruling.

## Hoboken stymied on mart appeal

Although wanted to hear it, the Hoboken City Council still voted against hearing a variance denial appeal by developers of a supermarket in the city's Uptown section.

The council followed its law department which said it did not have the jurisdiction under the city's zoning ordinance.

The developers, the Hoboken Manufacturers Association, had appealed to the council after the variance was denied by the city's board of adjustment in August on the supermarket at 15th and Washington streets.

Joseph Segretto, an attorney representing opponents to the

market, opposed the appeal.

The council heard arguments by Segretto and Thomas Durkin, attorney for the developer on Thursday. At yesterday's meeting, Council President Walter Cramer recommended the council vote to deny the appeal.

Cramer said he believed that the council would have been in favor of the supermarket had it been able to hear the appeal. At present, the developer has an appeal pending in Superior Court charging the board of adjustment spent too much time reaching its decision.

The vote was 9-to-0. However, three councilmen, E.

Norman Wilson Jr., Nunzio Malfatti, and Thomas Kennedy said they were frustrated by the whole affair.

Each of them said they had wanted to testify for the supermarket at the board of adjustment hearings, but chose not to because they might be called on to hear an appeal.

With yesterday's action, none of the councilmen will have a chance to go on record with their opinions.

"We were hoodwinked," Wilson said. "We should have been told that something like this could occur. If we had known we might have been able to change

the ordinance to allow us to hear it."

In other business, the council voted to approve emergency allocations of \$140,000 to meet a projected shortfall in the city's unemployment compensation for this year and \$45,000 for tax anticipation notes.

The council also voted to hold a closed session on Monday at 7 p.m. to discuss a possible purchase of property by the city. Cramer would not say at the meeting exactly what the meeting was for, but sources said it would be to discuss the imminent sale of the Port Authority piers to the city from the federal government.

## Hoboken defeats runoff ban

Hoboken will continue to hold run-offs in municipal elections when no candidate receives 50 percent of the vote.

That was the referendum decision yesterday by 5,201 to 2,085 to continue the run-offs.

Supporting the change were Mayor Steve Cappelletto and City Council President Walter Cramer. Opposed was a group of civic and community organizations that formed the "Hoboken Coalition To Save the Run-off."

While neither Cramer nor Cappelletto could be reached for comment, Sal D'Ameli, of the Hoboken Civic League, said he is part of the coalition, called the vote a "victory for the people of Hoboken."

D'Ameli continued "the vote shows the disgust with the city's politicians and their approach to government."

The mayor and Cramer supported the referendum to save the cost of the run-offs.

Buoyed by last night's victory D'Ameli said that he wants to see the coalition continue to "try and make even more political gains in Hoboken."



# Senate OKs \$500M project for Hoboken waterfront

By FRANCES ANN BURNS  
Staff Writer

The state Senate last night approved a bill authorizing a \$500-million project to develop 130 acres of land on the Hoboken waterfront.

The bill, sponsored by Sen. Nicholas J. LaRocca, D-Hudson, was passed 37-1. It authorizes the Port Authority of New York and New Jersey to sponsor the development of 130 acres on River Road. The area to be developed begins at the Jersey City line and includes the Erie Lackawanna Terminal, piers A, B and C, which are owned by the federal government, and piers 5 and 6.

President Reagan signed legislation this year authorizing Hoboken to buy piers A, B and C.

Sen. Lee B. Laskin, R-Haddonfield, cast the only

## 130 acres on River Road to be developed

dissenting vote.

Plans for the area include office buildings, a hotel with a conference center, housing and open spaces. The Port Authority will provide \$100 million for site clearing, sewer lines, water mains and other infrastructure for the project. The rest of the financing will come from private developers.

LaRocca's bill must be approved by the state Assembly where a similar bill is being sponsored by Assemblyman Christopher Jackman, D-West New York. Jackman is willing to kill his bill in favor of the Senate version, LaRocca said last night.

The project has the support of Gov. Thomas H.

Kean.

Because the Port Authority is a bi-state agency, the New York Legislature must pass similar legislation for the project to be approved. A bill already has been passed by the New York Assembly and is awaiting action by the Senate.

"I'm very happy," LaRocca said last night. "It was my first bill, and it passed practically unanimously."

LaRocca said the project will create 10,000 construction jobs over five years and about 4,500 permanent jobs.

Hoboken's sewer and water lines are very old — many of the sewer lines are wooden and predate the

Civil War, LaRocca said. The Port Authority's investment is expected to help the city upgrade its infrastructure.

Jackman said the bill passed by the Senate includes a technical amendment to bring it in line with the New York bill. He expects the Assembly to act on it within a couple of weeks.

"You have to realize, New York is way ahead of us," Jackman said. "The Port Authority is finally putting a value on Hoboken and New Jersey."

Jackman said he expects the bill to pass the Assembly. He said he met with Mayor Kenneth A. Gibson of Newark to ensure Gibson's support.

"He wants money for Newark Airport — everybody's looking out for their own area," LaRocca said.



Leslie Maltz, the director of the computer center at Stevens Institute of Technology, looks over a computer printout during a spare minute in the heavily used center.

## Computers play big role on Stevens Tech campus

By James Kopchains

Once, learning to be an engineer from the Stevens Institute of Technology meant hours upon hours of monastic study in the quiet corners of the school's library.

Well, the hours of study remain the same, but nowadays the students are just as likely to be spending them in the school's computer center as among the dusty shelves of the library.

"At mid-terms, this place was wall-to-wall with students — and we've got room for about 100 people," Leslie Maltz, the director of the computer center said. "The room is at least as heavily used as the library."

With the college's new emphasis on computers (all incoming freshmen at the school must own their own personal computer system)

Ms. Maltz's position has become a pivotal one on campus.

And it's expected to grow as the school completes a local area computer network that will feed information stored in the school's central computer to terminals installed in every building.

"Basically we're wiring every one of the departments into the computer," Ms. Maltz said.

The Bayonne native, who has been a member of the computer department since 1970, was the driving force behind the planning and design of the central computer which eventually cost the school over \$1 million to purchase the system from the Digital Equipment Corp. of Marlboro, Mass.

Actually, the computer is three separate machines that interact with each

other though they are responsible for separate duties. Among the duties they do perform is research and study in all the technical departments as well as the school's financial records and planning.

"They are the top-of-the-line machines that the company sells," she said. "In fact, they sometimes schedule little trips with other prospective buyers here just to show them just what can be done with their machines."

As the director of the center, Ms. Maltz is involved in all phases of running it. "Right down to ordering the paper towels in the bathrooms," she puts it.

She is also a member of DECUS, a high technology organization whose aim, she said, is to work for the proper use of computer technology in this country.

## Ranieri wants city council to take more active role

Saying he's had enough of the council acting like "rubber stamps," Hoboken Councilman Robert Ranieri said yesterday he wants it to be more active.

"We've changed," Ranieri said. "We are no longer a council but a board of review." According to Ranieri, the council has taken a passive role in and allows the administration too much leeway.

"It's almost as if the Congress just sat back and ap-

proved everything that President Reagan sent down to it," Ranieri said.

The final straw, according to Ranieri, was a resolution that was originally put on the agenda to pay Franklin Collins for "extraordinary unspecifiable services for grant administration and reporting." The resolution was withdrawn prior to Monday's caucus.

"We have outside people

making up the agenda without our knowledge and then it is withdrawn just as easily without our knowledge," Ranieri said. "We have lost control of our own agenda."

Among the steps Ranieri wants are to hold meetings a week to 10 day prior to the regular meeting. "As it is now, the caucus is nothing but a dress rehearsal for the regular meeting," he said.

Caucuses would also become

more like workshops, he said, in which the individual committees would sift through the material sent by the administration and then propose resolutions at the caucus. There would be no set agenda.

"In this way, we can become an active, functioning arm of government, not just nine sheep wandering in the desert rubber-stamping anything that's put in front of us," Ranieri said.

## Firm to restore discontinued Hoboken-Jersey City bus run

Bernard Lopez of the B and J Bus Service Co., Inc., intends to revive a bus service between Jersey City and Hoboken that NJ Transit discontinued earlier this year.

Lopez said he has received initial permission from the state Department of Transportation to begin the service on the Route 31 line, and is awaiting the formal permission papers.

Lopez has set Dec. 1 as the starting date for the revived service, which he said will be important for employees of St. Francis Community Health Center, among others.

Lopez is confident his firm, which has operated charter buses, will be able to revive the Route 31 bus successfully, even though NJ Transit officials decided to discontinue the service.

"The expenses they have are very high," Lopez said. "Their drivers make a lot of money."

Lopez said the fare on the revived line will be 45 cents and the buses will run from Exchange Place from 5:45 a.m. until about midnight.

From Exchange Place, the buses will run along Montgomery Street west to Henderson Street, then on Henderson to Newark

Avenue, then on Newark to Erie Street, on Erie to 16th Street, on 16th to Grove Street, Grove to Observer Highway and Observer Highway to Hoboken Terminal.

In the reverse direction the route will be similar, Lopez said, allowing for one-way streets.

Lopez said anyone interested in the schedule or route of the revived line may contact him at 3146 Kennedy Blvd., Jersey City.

## Hoboken council president on 'black list'

By James Kopchains

Hoboken City Council President Walter Cramer has been officially challenged on voting in today's election while an investigation by the county elections superintendent checks whether he lives at his listed Hoboken address.

Joseph Brady, the county superintendent of elections, said yesterday he was placing Cramer on the challenge list while he investigates charges by administration critic Thomas Vezzetti.

Brady's investigation could jeopardize Cramer's seat on the council in the May council ward elections. Cramer, who is also the school business administrator, represents the city's Second Ward and will be seeking reelection.

To vote today, Cramer will have to provide proof of residency to his voting district's board of challengers, and sign an affidavit.

Cramer said yesterday he would provide the proof at his polling place in the first district of the Second Ward.

Vezzetti had made his complaint about two months ago to the county prosecutor's office, charging that Cramer did not actually live on Hudson Street, but rather spent most of his time at his other home in Freehold Township.

The prosecutor's office, in turn, passed the matter to Brady for investigation.

See HOBOKEN — Page 28.

## First time in 20 years, Hoboken sells tax liens

For the first time in roughly 20 years someone bought tax certificates at a Hoboken tax sale.

Tax Collector Louis Picardo said yesterday the city collected about \$60,000 in tax certificates purchased at a tax sale of about 250 properties on Friday.

The certificates are actually liens in the amount of back taxes owed on a particular piece of property. The person who buys a certificate must hold it for two years before he can take foreclosure action on the property.

During those two years, the

property's owner has the right to buy back the tax certificate from its purchaser by paying the full amount plus an 18 percent yearly interest charge.

In years past the tax sales drew no buyers. In fact, no city official could remember anyone buying a tax certificate at a sale in the past 20 years.

However, Picardo said he believed that the high (18 percent) interest rates and the inflated value of property in Hoboken attracted speculators on some of the bigger parcels of property.

Picardo would not release which properties had been purchased at the sale, but said that most of the amount came from "six or seven" properties.

a large number of complaints from residents who said they signed up to vote at the fair but were told on Tuesday that they were not listed on the voter lists.

"All I know about the situation is what I read in the newspapers," Brady said. "I'm now waiting for a letter from Anthony Amoroso to explain it all."

The group that collected the registrations was the Hoboken Committee for Responsible Government. Block said he took the registrations the next day after the weekend fair to Brady's office and handed them to a woman behind the desk.

"She said they were very backlogged with registration," Block said. "But she assured me they would be registered in time for the election."

See BRADY — Page 4.

## Brady wants to know what happened to voter registration in Hoboken

By James Kopchains

The county superintendent of elections will get involved in the alleged loss of about 100 voters' registration forms in Hoboken prior to Tuesday's election.

Joseph Brady, the superintendent, said yesterday he is requesting an explanation from Hoboken City Clerk Anthony Amoroso about the circumstances surrounding loss of the registrations, which were filled out at the city's River City Fair in August.

Meanwhile, Steven Block, whose group collected the petitions, said yesterday that he had brought all the registrations, which numbered more than 100, to Brady's office, but said he failed to obtain a receipt for them at the office.

Amoroso has said that his office has received

## Vote registrations missing in Hoboken

Hoboken City Clerk Anthony Amoroso will check reports that many voter registrations filled out at this year's River City Fair were never filed with his office.

Amoroso said he's received a large number of complaints from people who said they had registered at the fair in August but were not listed to vote in Tuesday's election.

Amoroso said as many as 100 persons may have been affected by the registration. One of these people, Joyce Kraus, of

Marineview Towers, telephoned The Jersey Journal yesterday to complain about the situation.

"I had registered to vote at the festival, but when I went there (her district polling place on Tuesday) they told me I wasn't registered. A man there told me that a lot of people were having the same trouble."

Helen Manogue, president of the Hoboken Environmental Committee which sponsored the fair, said she believed the voter registration drive was sponsored

by a civic association headed by school board member Steven Block.

However, Block could not be reached for comment yesterday. He is in Atlantic City attending a convention of the state-wide school boards association.

Amoroso said any persons who found they could not vote on Tuesday despite registering at the fair should register again with his office in order to vote in the May council elections.

## Brady

Continued from Page 1

However, Block said he did not know that he needed to obtain a receipt and did not get one. "I know now why I should have gotten one and I'll know that from now on."

Block said he was trying to find out the names of all the people who filled out the list and try to tell them they needed still to register. He said he would also contact Brady to search for the registrations.

## Admits garbage conspiracy

The Hudson County Sanitation Association of Hoboken Friday became the 23rd defendant admitting to having conspired to restrain competition in the garbage industry by making an agreement to abide by territorial rights. In September, the first pleas came during a jury selection for the first trial of executives and firms involved in trash collection in nine counties. All 23 defendants have admitted to violating a criminal provision of a state public utility statute prohibiting anti-competitive practices in the solid waste industry.