

# Ranieri's plan sparks furor over rent bill

By BRAD KELLY  
Staff Writer

HOBOKEN—Councilman-at-large Robert Ranieri proposed two new amendments to the city's rent-control ordinance during a City Council caucus last night that upset several councilmembers and threatens to delay passage of a new rent control law.

This has been the third change in two weeks. It's pretty hard to accept," Councilman Thomas Kennedy said.

City Council President Helen Macri said the amendments introduced three weeks ago should be reviewed by several attorneys and a special committee during the next few months before a decision be made. Those amendments would do away with rent decontrol for buildings that are substantially rehabilitated.

There has to be more representation here," she told Ranieri. "To change an ordinance, you must be aware of what you are changing."

Ranieri, however, disagreed, saying that rent decontrol was an issue that had to be decided quickly. "We should allow homeowners making substantial rehabilitations to reap windfall profits while we are debating," Ranieri asked Macri.

Ranieri said his amendments proposed during the council caucus last night were "technical" changes in wording. The biggest change, he said, was that the words "substantially rehabilitated" were taken out of the exemptions category of the amended ordinance.

There's really nothing complex about it. We're conceding there is a problem with substantial rehabilitation and that a control must be put over it," he said.

Ranieri also proposed an amendment that stipulates that if the rent control law passes the City Council, it would be terminated on April 30, 1984, if the council decides not to extend it.

In six months it will self-destruct if no further action is taken by the council," Ranieri said.

Under the city's present rent control ordinance, landlords and homeowners who make substantial rehabilitations to buildings are rent decontrolled for 13 months.

The original amendment introduced three weeks ago and authored by Ranieri proposes to increase the amount a landlord is required to spend on capital improvements from current building assessments to buildings assessed at true market value.

During last week's council meeting, a

tougher amendment was added that was authored by city Business Administrator Edwin Chius. That amendment would eliminate the 13-month rent-decontrol period for substantial rehabilitations and, instead, limit rent increases to the cost of rehabilitation.

Since the second version of the ordinance's amendment was advertised as being the topic of discussion at a scheduled City Council meeting next week, the latest versions introduced last night probably will not be heard until the City Council's scheduled meeting on Nov. 2.

Some city officials feel the amendments will be tabled pending further review by the council.

Tenants in favor of the amendments insist that exorbitant rent increases as a result of capital improvements are driving residents out of their own city.

Pat Tuohy, who owns several multi-family buildings, said, however, that if the amendments pass, property values will decrease, which will ultimately affect the construction and contracting trades, the banks and "the entire city," he said.

She said homeowners should be allowed to make a living just like any other working person and added only a few homeowners abuse rent decontrol.

# Word on Hoboken shelter due

By BRAD KELLY  
Staff Writer

HOBOKEN—The city today is expected to release the results of several inspections conducted at the St. John's Lutheran Church's shelter for the homeless.

Fire Capt. Raymond Falco, the city's fire

inspector, already has announced the findings of his inspections made earlier this week at the basement shelter. Falco said the shelter is a fire hazard because it does not have required smoke alarms and the wood partitions between rooms need to be covered with wallboard. He also said the boiler room requires heat detectors and needs to be enclosed in wallboard.

He said a sprinkler system would be recommended, but is not required.

Alfred Arezzo, the city building inspector, said he expects to receive similar inspection reports from the plumbing and electrical inspectors today.

"If I find anything detrimental to life safety, I will ask the law department to have it vacated," Arezzo said.

Arezzo said the inspections were based on the state's R-1 BOCA code requirements for hotels, motels and dormitories arranged for the shelter and sleeping accommodations for more than 20 individuals.

Approximately 30 to 35 people use the shelter overnight.

Arezzo said the shelter's bathrooms do not comply with any construction codes.

Geoffrey Curtiss, president of the Hoboken Clergy Coalition, the organization operating the shelter, said it would comply wherever possible. He said the coalition would reduce the number of people who could sleep overnight at the shelter to avoid less stringent codes.

Arezzo said, however, that even if the coalition complies with all code violations, the city probably will not be able to allow the shelter to stay at 300 Bloomfield St. unless the coalition gets a variance.

Judge Burrell Ives Humphreys of Hudson County Superior Court in Jersey City suspended a hearing on whether the shelter can operate without a variance pending an attempt by both sides to settle the question.

Several city officials said yesterday that the case probably will end up in Superior Court because the city could be held liable for the shelter if it operates without the required variance.

The hearing, scheduled to resume today, has been postponed until Oct. 27.

# 20 violations may close shelter

By BRAD KELLY  
Staff Writer

HOBOKEN—The city building inspector yesterday recommended to the law department that the shelter for the homeless be vacated because it does not comply with minimum sanitary, fire and other safety requirements.

In a letter sent to the law department, Inspector Alfred Arezzo said he felt the shelter should be vacated until the violations are corrected because they create "a potential hazard to its occupants."

Arezzo made the recommendation

after reviewing inspection reports from the city's fire, electrical, building and plumbing inspectors.

Thomas P. Calligy, assistant city attorney, said the law department would meet with Superior Court Judge Burrell Ives Humphreys Monday to show him the reports and to discuss what action the city should take.

Approximately 20 violations were cited by all four inspectors who checked out the shelter, located in the basement of St. John's Lutheran Church at 300 Bloomfield St., earlier this week.

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# Fire routs 23, injures woman

By BRAD KELLY  
Staff Writer

HOBOKEN—A 33-year-old city resident turned himself in to police early yesterday morning after starting a fire in his own apartment building that injured one fellow tenant and forced the evacuation of 23 others, according to police.

Arson arrests at Union City school, West New York apartment. Page 5.

According to police, Angel Luis Fragosa, listed as living at 58 Monroe St., told them he poured gasoline on his bed and then set the mattress on fire just because he wanted to.

Fragosa reportedly told police he then tried to put out the fire but could not and then cried out an alarm in the hallway of the four-story brick building.

Police said Fragosa told them he ran to his brother's house at 74 Garden St. and told him

# Police say suspect admitted committing arson on a whim

to call the police because he wanted to turn himself in. Three engines and one truck company responded to an alarm at 2:51 a.m., and an additional truck company responded to a second alarm two minutes later, according to fire officials.

The fire, contained to the second-floor apartment at the south end of the building, was under control by about 4:30 a.m., according to Deputy

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# SHELTER

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Based on the fire inspection, the total area of the basement 1,118 square feet, allows for only six persons to sleep there overnight.

"Even assuming everything else was in shape, they can't have as many people there as they now have using the facility," Calligy said.

The shelter, operated by the Hoboken Clergy Coalition, currently feeds about 60 people each night and offers overnight accommodations for approximately 30.

The Rev. Geoffrey Curtiss, president of the coalition, said that on the

basis of a state inspection, the coalition was informed as many as 24 people could be accommodated overnight.

He said yesterday the coalition will comply with whatever codes are applicable. He said the coalition expected to apply for building permits to begin work on the shelter, but was told by Arezzo those permits would not be granted by the city because the building is not properly zoned.

"It's still a Catch-22," the clergyman said.

Union City Building Inspector

Vincent Rossi, who inspected a shelter for the homeless at St. John's Evangelical Lutheran Church on Palisade Avenue, said he felt the Hoboken inspectors were "nitpicking."

"If they inspected every building in Hoboken like they inspected the shelter... are you kidding me? They should apply those standards to City Hall and condemn it... Tell everyone to vacate," he said.

Rossi, who said he supports the shelter in Union City, said when he inspected it, he asked only that it comply with the essential health

and safety requirements.

He said the Hoboken fire inspector was "really going by the book" when he inspected the material of a number of wooden partitions between the beds in the shelter.

"Even if they comply, the city may come back and test the roof materials," Rossi said.

Hoboken reportedly may ask the coalition to find temporary shelter for its homeless until all violations are met.

Calligy has suggested each church in the city shelter several persons until the violations are resolved.

# FIRE

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Fire Chief Raymond Sheehan. Sheehan said there was extensive fire damage to the second-floor apartment Fragosa reportedly shared with his sister, Maria Fragosa, and a woman named Aida Acenodo.

According to fire officials, Antonia Lozada, 49, jumped from an apartment window and was taken to St. Mary Hospital. A hospital spokesman said Lozada suffered a broken hip and remains a patient there.

Sheehan said it was unclear late yesterday afternoon what floor the woman jumped from and whether the other tenants had to seek overnight shelter.

Police said Fragosa told them he had just left a party on the fourth floor of the apartment building before setting his mattress on fire. Police said they did not know how many people were at the party.

Fragosa told them he drank six beers at the party but denied being drunk, according to police.

Police said Fragosa, who said he was unemployed, told them he had personal problems. Fragosa was arrested, charged with aggravated arson, and sent to the Hudson County Jail in Jersey City.

His bail has been set at \$35,000, police said.

Fire victims stream out of 58 Monroe St. in Hoboken yesterday with their belongings. The early-morning blaze forced evacuation of 23 tenants and sent a 24th to a nearby hospital.

Photo by Gary Higgins



# Hoboken needs more cops, say State Police

By James Kopchais

A state police report says the Hoboken police department doesn't have enough cops and recommends the city hire 20 more.

The report, which was prepared in July by the Uniform Crime Reporting Unit of the State Police, said the 123 police officers in the department served a population of 42,116, working out roughly to 2.9 policemen for each 1,000 persons. The report put the average for Hudson County at 3.4 policemen per 1,000. The state average is 2.3 policemen per 1,000.

In a note in the report, the unit warns against any attempts on comparing crime figures or police numbers between communities without taking into account the individual factors of each area.

Despite the report, the city is not expected to hire any new patrolmen in the near future. At present, the city officials have imposed a total hiring and salary freeze on all municipal employees because of the city's poor financial conditions.

City Business Administrator Edwin Chius explained that the city has been prevented in recent years from hiring more police because of a lack of funds.

# Vezzetti's abstention 'killed it'

# Pathmark permit defeated

By BRAD KELLY  
Staff Writer

HOBOKEN—An abstention by a City Council member on a proposed amendment to allow the construction of large shopping centers in the northern section of the city led to the amendment's defeat yesterday.

The amendment to the zoning law for the I-1 district would have specifically permitted a planned Pathmark shopping center on a vacant 5-acre site at 15th and Washington streets.

Councilman Thomas Vezzetti, a supporter of the amendment, abstained from voting because he said he felt a planning board report on the issue should be reviewed by the entire council and a vote be taken at the next meeting.

"I was given the report at the last minute. I couldn't vote on it," Vezzetti said.

City Council President Helen Macri said she received her planning board report earlier in the day. The council's 4-4 vote, which came at 12:15 a.m. yesterday, ended the meeting that began at 7 p.m. Wednesday.

A majority vote is required for the passage of amendments and resolutions.

"It was the shocker of all shockers... he killed it," said Councilman E. Norman Wilson, who voted in favor of the zoning amendment.

Commenting on Vezzetti's argument about the planning board report, Wilson said, "But he was at the planning board meeting when they made their decision."

Wilson said he did not know if the amendment would be introduced again.

The council approved the amendment earlier this year, but was unable to override a veto by

Mayor Steve Cappiello.

It was reintroduced by Wilson in August. "How many cracks at the apple do you get?" he asked.

But according to city Business Administrator Edwin A. Chius, had the amendment passed, the vote would have been illegal anyway. He said that because the planning board report was submitted to the council opposing the amendment, each council member voting for the amendment would be required to give his reasons for the vote.

Macri said only Wilson gave reasons why he was supporting the amendment.

"They were not following the law... it would have invalidated the ordinance," Chius said.

Councilmen Salvatore Cemelli, Patrick

Pasculli, Thomas Kennedy and Wilson voted for the amendment. Council members Macri, Robert A. Ranieri, Anthony H. Romano and Mary Francone voted against it.

Those in support of the amendment have said it would allow the construction of a Pathmark shopping center that would bring ratables to the city. They also say the land proposed for the shopping center has been vacant for too long, and no other developers have shown interest in it.

Those opposed to the amendment argue that a shopping center, although bringing in some ratables, would not bring in enough because most of the property would be used for parking.

According to Chius, a shopping center in that area may decrease property values for the city's other shopping centers, and this could lead to their filing tax appeals for a lower assessment.

# Vezzetti reconsiders vote on supermarket

Hoboken City Councilman Tom Vezzetti now says he will back a zoning amendment that would permit a Pathmark supermarket to be built in his uptown ward.

Last week, Vezzetti helped defeat the same amendment. When his colleagues were deadlocked in a 4-4 tie vote, the second ward councilman voted to abstain.

Vezzetti gave as a reason for his defeating vote that he was not given sufficient time to read the Planning Board's recommendation which had been

delivered to council members on the night of the vote.

But at a caucus meeting Wednesday, the zoning amendment was endorsed by Vezzetti. It will be reintroduced at the next meeting of the council which will take place at Hoboken High School on Wednesday.

The proposed amendment, if passed, would make the area at Hoboken's northern end zoned for commercial as well as industrial use. Pathmark officials have already expressed interest in a site there.

# Hoboken film hopes still flicker

Although its hopes for the Hoboken Stages television and movie studio in Hoboken has ended, officials of the state motion picture unit still hope to see a studio there soon.

Jill Jackson, an aide to Joseph Friedman, executive director of the New Jersey Motion Picture Commission, said the commission has been talking to other developers to resurrect the idea of creating a studio inside former offices at the Erie-lackawanna train terminal in Hoboken.

The rooms were to be used by a studio company Hoboken Stages, which had signed a 60-year lease with New Jersey Transit in August of last year to build the studio in the

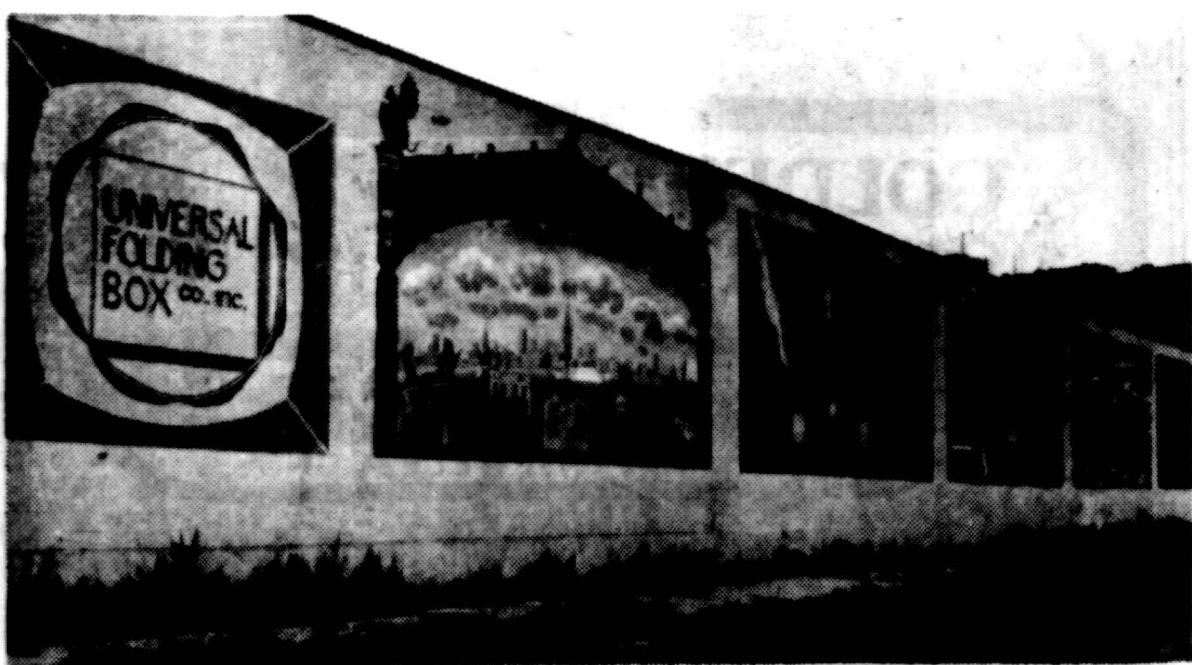
terminal building. However, despite a \$1.2 million federal Urban Development Action Grant, Hoboken Stages could not raise the funds through the banks to fund the other \$4 million to renovate and finance the venture.

According to Fred Bado, director of the Hoboken Community Development Agency, banks did not lend the money because the

essential risks taken in television and movie work represented too large a gamble. The lease being held by Hoboken Stages did not represent enough collateral for the funding required.

Without financing, officials at Hoboken Stages had no choice but to watch as the lease was voided in August and the federal grant taken away for other uses.





The once ordinary facade of the Universal Folding Box Co. in Hoboken is an outdoor gallery now that its adorned with murals done by the winners of a contest sponsored by the company in conjunction with the city's "Celebration '82."

## Warehouse walls now support Hoboken murals

By James Kopchals

They had always been big empty walls.

Although they fitted in fine with the industrial design of the Universal Folding Box Co.'s warehouse in Hoboken, the outside walls offered nothing interesting to passersby. All they were were walls, like nearly any factory or warehouse throughout the county.

However, Stanley I. Batkin, president of Universal, just got tired of the empty walls and decided to do something about it.

Working in conjunction with the Hoboken Cultural Council and its on-going "Celebration '82" festival last year, Universal sponsored a wall mural contest looking for the six best mural

designs submitted.

These designs can now be seen on the walls of the company's warehouse at 13th and Madison streets. And what was once big, empty walls, now sports an artistic message in large (18 feet high and 34 feet wide) murals.

"Industrial companies can contribute to the cultural scene by featuring artistic endeavors — both on the interior and exterior of their factory buildings and in the surrounding area," Batkin, an avid supporter of artistic work in Hoboken, said.

All six murals cover a portion of the wall, which measures 200 feet long and 22 feet high. The company uses the building in storing the containers it

produces for food, pharmaceutical, confectionary, toy, and hardware companies.

The muralists completed their work just this month. As chosen they and the titles of their work are: Dino Matesic, "Sunset"; Alan Leon, "Universal Trademark"; Patricia Charnay Meza, "Luscious Landscape"; Katherine Sailer, "Brownstones"; Randolph Lee, "Dancing Figures"; and Sarah Haviland and Manuel Macarulla, "Hoboken Skyline."

Batkin has scheduled an official dedication ceremony for the murals on Wednesday at 11:30 p.m. Participating in the dedication will be Mayor Steve Cappelletto and the artists represented.

## Rent control remains

Tenants in seven city-owned buildings scheduled for public auction on Wednesday will still be protected by rent laws, according to Hoboken rent administrator Joe Santiago.

"Those buildings are still rent controlled," said Santiago of the multi-family houses on Madison, Monroe and Adams Street. Most of the houses have eight apartments each and three of them also have stores.

Although rents will initially remain the same, the houses are attractive prospects for substantial rehabilitation, which could lead to their removal from rent laws, said another city official.

"If a bidder obtains a house for say \$30,000," said Anthony DeNicola, director of revenue and finance, "he could put in the same amount in repairs and be

eligible to take the property off controls."

Minimum bidding prices for the houses are from zero for six separate buildings to \$25,000 a piece for two houses on Madison Street. Minimum prices for empty lots, also scheduled for Wednesday's auction, start at zero for eight lots and \$75,000 for three continuous lots on Jackson Street.

The auction will take place in city council chambers at 10 a.m. All bids must be approved by the City Council and the balance of the payment price paid within 60 days.

A discussion of Hoboken's substantial rehabilitation clause and the entire rent ordinance is also expected to take place at a council meeting on the same day.

## Coalition paints bleak picture for homeless

The National Coalition for the Homeless, in a report released today, painted a "dire" picture of the shelter needs for the homeless in Jersey City, Hoboken and other cities of New Jersey.

The coalition said that with colder weather approaching, nearly every emergency shelter bed for New Jersey's homeless men, women and children is filled.

The coalition is a New York City-based group that contends "decent shelter is a fundamental right in a civilized society."

"In Jersey City, East Orange, Orange, Hackensack, Hoboken, New Brunswick, Elizabeth and Trenton," the coalition's report said, "a pattern can clearly be seen. In each of these cities emergency shelter efforts have either been kept from implementation, closed down or threatened with closing by city officials."

A Jersey City task force on the homeless, chaired by Bobby Jackson, president of the Jersey City Council, will issue a report Tuesday at 7 p.m. at the Journal Square Transportation

Center on its plans for sheltering the homeless.

Today's report by the national coalition took note of that, but said, "It is expected, however, they will find little help at City Hall."

The coalition report linked the problem of homeless to the problem of poverty and a shortage of public housing.

Following are some of the things the coalition had to say about the homeless problem and the difficulties of dealing with it in Hudson County:

"In Union City eligible individuals must wait an average

of two-to-three years to obtain an apartment in one of the projects operated by the Union City Housing Authority."

"The Jersey City Housing Authority has 1,200 eligible applicants waiting to obtain one of the 3,286 units it operates — only 150 of these units become available to new renters each year."

"In Jersey City, during the course of a year, there are an estimated 1,500 homeless in

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## Coalition sees dire need for shelters

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dividuals. Between May 18 and July 31 of this year, Anthony House, a 40-bed emergency shelter, had to turn away over 100 women and children because of lack of space.

"Sister Helen, a staff member, reports that since the beginning of the year Anthony House has been filled to capacity."

"Time was, one could look to the summer months in expectation of a slackening off of the number of homeless women and children seeking shelter. This is no longer the case. The problem of homelessness is getting worse and worse," says Sister Helen.

The report related that in Jersey City in February of 1983, St. John's Episcopal Church opened its basement for use as a temporary shelter, set up by a task force. The city took the shelter to court about occupancy and fire code standards before the task force, physically exhausted and financially unable to

keep it going, told the city it would close the shelter. The report said the city "let one of its few havens for the homeless die."

St. John's won't be available this winter, the report said. The report also contended that the city refused to use any federal funds distributed to it for a shelter project proposed by the group, Let's Celebrate.

In Hoboken, the report said, 13 pastors attended a meeting of the Hoboken Clergy Coalition shortly after Christmas of 1982 and decided to open an emergency shelter in the city in the basement of St. John's Lutheran Church.

"The city showed no reluctance in harassing the site," the report said. The shelter closed for renovation work in the basement in late April and reopened in August. The city building inspector took the shelter to municipal court for alleged code violations; the case may resume in municipal court Monday.

"The operators of the emergency shelter at St. John's," the report said, "have indicated they would comply with existing health and building codes if given a certificate of occupancy; city officials have indicated that they will initiate no further action against the shelter if this were done."

"Meanwhile, at least some of Hoboken's homeless poor continue to receive sanctuary."

Last week another group, a subcommittee of Gov. Thomas Kean's task force on the homeless, contended that state, county and city agencies have generally failed to provide emergency food and shelter for the homeless. That subcommittee also contended it is the duty of state, county and municipal agencies to provide such shelter.

In the report released today, the National Coalition made the following recommendations:

• "New Jersey must recognize and implement its

legal and moral responsibility to shelter its citizens."

• "Voluntary groups which join the sheltering effort must no longer be hindered by unreasonable code and zoning enforcement."

• "The state government of New Jersey should encourage and support the efforts of private groups that are seeking to shelter homeless individuals."

• "Levels of public assistance must be raised to correct subsistence levels of aid now provided to the needy."

• "Welfare rules and regulations should be codified in layperson's terms and posted in bilingual form in county/city welfare centers."

• "Quick improvement of the mental health care system should be implemented."

• "Since a prime cause of homelessness is unemployment, the creation of jobs and provision of suitable job training are important priorities."

## Charged with fleeing cops

# Hoboken man held in burglary

By GEORGE C. ANDREASSI

Staff Writer

UNION CITY—An 18-year-old Hoboken man was arrested yesterday and charged with eluding police Monday after his two alleged accomplices were caught in a bungled burglary in a 28th Street apartment building, police reported.

Walter Eric Encharnacion, 18, who was listed as living at 228 Madison Ave., was charged with burglary, assaulting a police officer, eluding police and unlawful possession of a weapon, police said.

He was being held last night in the city lockup pending an arraignment today in Hudson County Central Judicial Processing Court in Jersey City.

Angel Gonzalez, 18, and a 17-year-old boy, both of Union City, were arrested about noon Monday at 516 28th St. and charged in connection with two burglaries in the building that morning, police said. Police declined to release the name of the 17-year-old because of his age. Police also declined to release Gonzalez' address.

Working with Hoboken police, Union City Detectives Robert Wilson and Delbert Long arrested Encharnacion yesterday around 11:15 a.m. at his home, police said. He offered no resistance, police said.

Interviews with the other suspects led to the arrest, police said. "We knew who he was," said Detective Lt. Henry Naumatin.

While Gonzalez and the 17-year-old were being arrested inside the apartment building Monday morning, Encharnacion allegedly pretended he was not involved and

nonchalantly walked out of the building carrying a bag containing the proceeds of the burglary, police said.

Wilson spotted the suspect as he was leaving and chased him several blocks into an apartment building, police said. Encharnacion allegedly tried to stab Wilson with a screwdriver at the front door of the building, then ran upstairs, locked himself in a bedroom in a second floor apartment, jumped out the window and ran away before police arrived, police said.

# Homeless policy ripped

By SHEPARD BARBASH

Staff Writer

New Jersey municipalities badly neglect their increasing homeless population and have blocked private and local efforts to provide emergency shelter, a recently released study charges.

The report by the National Coalition for the Homeless, "Downward Spiral: The Homeless in New Jersey," reviewed and criticized government policy in 10 cities, including Jersey City and Hoboken.

"In each of these cities, emergency shelter efforts have either been kept from implementation,

closed down or threatened with closing by city officials," the report said. "The combination of harassment on the part of municipal officials and their lack of energy when it comes to exploring how local resources could be tapped to solve the problem has resulted in voluntary sheltering efforts being stymied."

The report's release comes at a time when North Jersey municipalities are facing problems with homeless people on several fronts.

A two-month feud ended this month between the state and New York City when the city agreed to

take back some of its indigents that were sent to shelters in Newark and East Orange and to the Mayflower Hotel on Tonnelle Avenue in Jersey City.

Churches in Union City and Hoboken that are providing temporary housing for the homeless were ordered this month to meet safety standards set by municipal zoning codes if they want to stay open.

On Tuesday, after a yearlong study, the Jersey City Homeless Task Force is expected to unveil a comprehensive plan for aiding the homeless.

St. John's Evangelical Church on Palisade Avenue in Union City has passed an inspection by the building department and was granted a temporary certificate of occupancy for its 20 places. The shelter must make minor improvements by Oct. 24.

In Hoboken, where rapid urban renewal and the resulting displacement of the poor has intensified the homeless debate, St. John's Lutheran Church has been denied a certificate of occupancy by the city, which is charging the shelter is in violation of fire and safety codes.

If Hoboken and the church fail to

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## HOMELESS

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reach an agreement, Judge Burrell Ives Humphreys of the Hudson County Superior Court is expected to rule next Thursday on the church's claim that providing shelter is a primary function of worship and thus exempt from the standards set by zoning ordinances.

The Homeless Coalition's report said that "New Jersey laws imposing an obligation on public officials to shelter the homeless are as strong as anywhere in the country," and that "a lawsuit to enforce a right to shelter... would be a straight forward affair."

Don Salerno, a spokesman for the coalition, said that no lawsuits are being planned at the moment.

"We want to give the state time," he said. Gov. Thomas H. Kean received a 50-point report by the state Advisory Task Force on the Homeless last Friday on how to tackle the problem, he said. "We want to see if the governor will follow the recommendations" before filing we consider filing any suits.

The Rev. H. Gerhardt Kugler, pastor of St. John's Evangelical Church in Union City and a contributor to the state report, called the state's recommendations "radical" but said he supports them.

"One is to impose the laws (directing government to aid homeless); two, to increase the public assistance (welfare) allotment by 10 percent or more; three, to train or retrain local welfare directors to meet their codes."

"A coalition's study urged the passage of a bill before the Assembly that would give the

state Department of Community Affairs power to oversee and set uniform licensing standards for emergency shelters. A problem is that standards vary from municipality to municipality. The homeless are at the mercy of the individual municipality, Kugler said.

As an example, he cited: Jersey City's Department of Fire Prevention inspected St. John's Episcopal Church and required sprinklers if the church wanted to provide beds. The church was forced to close its shelter April 1 after failing to receive aid from the city.

"We weren't ever required to have sprinklers (in Hoboken)," Kugler said.

The coalition's report also called for more public housing for the poor and an increase in public assistance funds. The state estimates that there are 20,000 homeless people for 700 available spaces in emergency shelters.

The executive director of the Hudson County Red Cross, Joseph Lecovich, yesterday denied the accusations in the report, as did a spokeswoman for Jersey City Mayor Gerald McCann.

Lecovich, who was involved in an consulting capacity with Jersey City, would not divulge the city's plans on the homeless to be announced Tuesday, except to say they are in two phases. The first phase is an emergency program to deal with the immediate problem of people on the streets and the second is a long-range plan to establish a coordinated network to reduce the number of homeless in the future.

He rejected the coalition's call for centralized administration, which he claimed would needlessly create "another superstructure of bureaucracy."

At the hearing, both the city and the coalition agreed to certain conditions in an effort to bring that settlement about.

One of the conditions was that the coalition apply for a certificate of occupancy to allow the city to inspect the shelter. But because the city did not accept the application, "it is not doing what the judge asked," Curtiss said.

He said the coalition is under the assumption that before inspections can be conducted, the application for certification of occupancy must at least be accepted by the building inspector.

"We're three days into this agreement, and as of 3 p.m. Tuesday it looks like the city may test the law in court," he said.

Arezzo could not be reached for comment yesterday.

Curtiss said there could be several reasons why Alfred Arezzo, city building inspector, did not accept the application.

"Perhaps he is seeking legal counsel. But it also sounds like they (city law department officials) want to test the municipal zoning law," Curtiss said.

But Thomas P. Calligy, assistant city attorney, said Arezzo would probably accept the certificate of occupancy today if the coalition applies for one.

"The agreement is to allow them (coalition) to go through the process of inspections and proceed with trying to make a settlement. Mr. Arezzo was not in court when that agreement was made," Calligy said.

Calligy said Arezzo may formally deny the certificate of occupancy, but still go ahead with the inspections.

Arezzo testified during a hearing last week in Municipal Court that the shelter is in violation of a city zoning ordinance, and that the coalition should have applied for a zoning variance before it began operating the shelter in March.

Arezzo wants the shelter closed until such a variance is granted by the city. But both sides agreed in Superior Court last week that if a certificate of occupancy is obtained and the shelter complies with health and fire codes, the city will not require the zoning variance. The shelter feeds about 60 people each night, and between 30 to 35 people use the shelter as a place to sleep.

The coalition wants inspections on the shelter to fall under regulations that apply to a church. It argues that the primary functions of a church include sheltering people overnight.

But Calligy said yesterday that he doubts inspections will be based solely on what is required for a church.

If no agreement is reached by Oct. 20, the case goes back to Superior Court.

# Hoboken, feds pier purchase talks delayed

By James Kopchals

Once again, negotiations between Hoboken and the federal government on the city's Port Authority piers has been delayed, but when they do begin the public won't know the price quoted for the property.

Mayor Steve Cappelletto said he has been in contact with the federal General Services Agency, and was told agency negotiators will sit down with the city and the bi-state Port Authority in two weeks to discuss selling the piers to the city.

The GSA had indicated in late August that it would be able to start the negotiations at the end of last month. However, the agency has still not set a date.

Despite public interest in the price to be offered for the property, Cappelletto said he would not release it because of possible influences on developers seeking to create waterfront developments on the pier site.

Instead, Cappelletto said he would only relay the price to members of the city's Mayor's Waterfront Advisory Committee and the council's waterfront committee until all negotiations on the land are completed.

The property has been targeted for a \$500 million waterfront development to be prepared by the Port Authority and built largely through private funds. The land is presently controlled by the federal government which must offer the land for sale to Hoboken at a fair market price.

Although the value of the 55 acres of land at the piers has been estimated from as high as \$15 million, the actual sale price to the city will be much lower because under Congressional legislation the price must take into account the amount of tax revenues lost by the city since the federal government appropriated the piers in 1917.

# City rejects shelter on occupancy bid

By BRAD KELLY

Staff Writer

HOBOKEN—The Hoboken Clergy Coalition applied for a certificate of occupancy for its homeless shelter yesterday, but was turned down by the city's building inspector, according to Geoffrey Curtiss, coalition president.

"It looks like we're back at it," he said, referring to the recent battle between the coalition and the city concerning the shelter, located in the basement of St. John's Lutheran Church at 300 Bloomfield St.

Judge Burrell Ives Humphreys of Hudson County Superior Court last week postponed for two weeks a decision on the coalition's request for a restraining order against the city in hopes that both sides would reach a settlement on the shelter.

See SHELTER, Page 10



# Union won't sue Hoboken for pay hike

By BRAD KELLY  
Staff Writer

HOBOKEN—The president of the Hoboken Municipal Employees Association yesterday reconsidered his threats to take legal action against the city if it does not implement a 7-percent salary increase approved by the City Council last month.

Robert Van Ingen, president of the association, said most of his 116 members also supported the city administration's recommendation that they delay receiving the increase until January.

"We realize the city is in a financial bind and we're upset we won't be getting it (salary increase) for a while, but there is no money in the budget," Van Ingen said.

The association last month came out strongly against any delays in receiving the salary increase, which was approved unanimously by the City Council at a Sept. 21 meeting.

But City Business Administrator Edwin A. Chius said that because the salary increases are retroactive to July 1, \$78,000 would have to be made up in the 1983 budget if the workers received that increase this year.

The city contends that approx-

imately 14 layoffs would have to be made if the salary increase is paid out before the end of the year.

Chius said although the council was legally bound to honor the salary increase, there was no money allocated for it in the state-mandated budget handed down in July.

The City Council voted down the mayor's 1983 proposed budget, which included the salary increase, and was given a budget by the state based on the city's 1982 budget.

Chius said the increase will probably go into effect in January, and the retroactive pay will have to be put into the 1984 budget.

The city is seeking \$311,000 in emergency funds from the state. If granted, these will also have to be made up in the 1984 budget.

Chius, who has already begun working on that budget, said, "It looks bleak."

Chius said there will be no tax decrease next year, and the amount to be raised through taxation may increase.

"There will be no new programs or employees coming back," he said.

## Kean supports shelter for homeless

By Joseph Altricht  
and James Kopchians

A shelter for the homeless, which Hoboken officials have been trying to shut down, would qualify for a share of \$500,000 in funding under a pilot program endorsed yesterday by Gov. Thomas Kean.

"Senseless" was the word Kean used when describing attempts of local officials to close down shelters for the homeless on the basis of minor health or safety violations.

Officials in charge of the adult shelter at St. John's Lutheran Church in Hoboken are scheduled to appear in court before state Superior Court Judge Burrell Ives Humphreys

Thursday at 1:30 p.m. as a result of the city's continuing effort to close the facility.

City officials claim the shelter violates safety and zoning requirements and does not have the proper permits. The shelter is supported by the Hoboken Clergy Coalition. Both sides attended an informal hearing before Judge Humphreys.

Five other homeless shelters in Hudson County also qualify for the state funding. They are operated by All Saints Episcopal Church, Hoboken, Anthony House, Jersey City, the Salvation Army facilities in Union City and Jersey City and St. John's Lutheran Church, Union City.

Kean said the state also

needs a 68-bed detoxification center, and mentioned Jersey City and Newark as possible sites. An appropriation of \$75,000 was earmarked for the center.

The shelter and center were among a series of recommendations submitted to Kean by the governor's Task Force on the Homeless. The total cost to implement the recommendations was set at \$4.2 million.

Carol Ann Wilson of Hoboken, president of the New Jersey Mental Health Association, a task force member, said the \$3,000 cost to provide fire safety protection in the Hoboken facility's basement would qualify for funding.

See KEAN — Page 1.

## Teachers to take holiday

By BRAD KELLY  
Staff Writer

HOBOKEN—About 425 members of the Hoboken Teachers Association, upset that the board of education has not met their demand for an 8-percent salary increase for the 1983-84 contract, are expected to take the day off Monday.

Gerald Lange, a representative of the state New Jersey Education Association, said the union members will exercise their right to take Columbus Day as a legal holiday, regardless of the fact that it is not on the school calendar as such.

A spokesman for the NJEA said the decision reached at the union meeting last night "is certainly an expression of displeasure" at stalled contract negotiations.

Approximately 6,500 students in Hoboken High School and six elementary schools will be affected by the teachers' action, according to Lange.

Board Vice-President John Pope said the dispute would be taken to the board attorney to be handled as a legal matter.

You just can't take a day off," he said. Pope said if the union members were trying to intimidate the board, "they're totally mistaken. There are other ways to show unity than to deprive the children."

Trustee Steve Block said the board should not hold firm on its current 7.2-percent offer.

Block said the union is asking for an 8-percent increase, but Pope said at the end of last week's negotiations the figure went back up to 8.25 percent.

"We're only \$80,000 apart on the total contract, \$20,000 of which is city money," Block said.

Block said it was not an unreasonable difference in light of the fact the board is considering the creation of a \$36,000-a-year supervisory position.

## Hoboken officials to inspect shelter

By Lisa Vives

Hoboken city officials will inspect the basement of St. Paul's Lutheran Church, where homeless people have been receiving soup, sandwiches and overnight shelter, on Tuesday at 12:30 p.m.

The inspection is part of a court-ordered settlement between city officials and the Hoboken Clergy Coalition.

Alfred Arezzo, building inspector, said that he would personally examine the shelter with plumbing, electrical and fire inspectors.

"As part of the agreement, we're not issuing any summonses to the shelter until we inspect," Arezzo said. But, he noted, the shelter could begin receiving summonses within 24

hours after they are inspected if any life-threatening hazards are found.

Attorneys for the shelter group said they were satisfied that progress was being made on a settlement with the city.

Early this week, Arezzo said he denied an application by the shelter group for a certificate of occupancy saying that the zoning question must be settled in

court. St. Paul's shelter, on Bloomfield Avenue and Third Street, is in a residential area. Some residents reportedly objected to the shelter.

"The church is merely performing the function it has had for thousands of years," said the Rev. Paul Hagedorn. "The rule of hospitality is a basic rule of civilized people."

## Cappiello wants county-wide shelter

By James Kopchians

Hoboken Mayor Steve Cappiello wants to meet with Hudson County Executive Edward Clark to discuss setting up a county shelter for homeless persons.

Meanwhile, the Hoboken Clergy Coalition has decided to postpone a suit in Superior Court challenging the city's efforts to close down their homeless shelter at St. John's Lutheran Church, 300 Bloomfield St.

In speaking on the Hoboken shelter, Cappiello said yesterday that he believed the homeless problem was one that afflicted

the county and should be handled in a county-run institution.

"It's not fair to leave the burdens of caring for the homeless to the cities alone. There are many facilities throughout the county that are adaptable to this use," Cappiello said.

Cappiello would not say exactly which facility would be best for such a shelter, explaining that naming buildings could only make residents living near such places needlessly worried.

The controversy has largely been between city construction code official Alfred Arezzo and

the coalition, which is chaired by the Rev. Geoffrey Curtiss, rector of All Saints Episcopal Church.

Attorneys for both the city and the coalition was scheduled

to meet in closed session in Superior Court to discuss the situation regarding the shelter. However, since a decision has not been reached in municipal court it was postponed.

## Hoboken gets early start on next year's budget

The first step in next year's budget preparations for Hoboken will take place on Wednesday at a public hearing on the submission of departmental budget requests.

At the meeting, which will start at 1 p.m. in the council chambers at City Hall, the city's departmental directors will be submitting their budget requests

for next year. City Business Administrator Edwin Chius said the reports would be used as a basis in preparing department budgets for next year.

Chius said the budget will most likely be introduced in January, which is a great contrast with this year's budget, which was not introduced until June.

## In Hoboken Rent ordinance review asked

By BRAD KELLY  
Staff Writer

HOBOKEN—Although an amendment to do away with rent decontrol was defeated earlier this month by the City Council, its supporters have not given up.

At tonight's City Council meeting, the council's administration committee is scheduled to ask the council to hold hearings on the city's current rent control ordinance, which many city officials say is outdated.

The committee, consisting of Council Members Thomas Vezzetti, Robert A. Ranieri and Council President Helen Macri, wants the other council members, city residents and the business sector to provide input into the current rent control ordinance at meetings to be held every Tuesday and Thursday from 7 p.m. until 9 p.m. for the next three months.

Of the committee members, Ranieri and Vezzetti supported the amendment, while Macri opposed

it. Currently, when a building is substantially rehabilitated, it becomes totally decontrolled for 13 months, as long as the owner spends as much as his assessment.

Ranieri, who sponsored the amendment to the rent control ordinance that would have eliminated the 13-month rent decontrol, said that since the "stop-gap" measure failed, the entire ordinance must now be revamped.

The request for the hearings would need full council approval.

The committee wants the public to submit written arguments or suggestions about the ordinance to the City Council at a special meeting it hopes to set up for Nov. 29.

Ranieri said a professional stenographer will be present at each meeting for people who do not want to submit a written report.

He said rent decontrol would be one of the issues discussed.

"We hope to come out with a renewed or modified ordinance by early January," he said.

## American Legion rips Vezzetti

By BRAD KELLY  
Staff Writer

HOBOKEN—The commander of the Hoboken chapter of the American Legion said yesterday the organization was slandered by recent remarks made by Councilman Thomas Vezzetti and threatened to file charges against him.

Vezzetti earlier this week said a 10-year agreement on the payment of heating bills between the city and the American Legion Post 71 is illegal because it is apparently not in writing.

"There are no illegal doings," William Metcalfe, commander of the Hoboken chapter, said yesterday. "We will fight him all the way on this," he added.

## JWV honors Gottlieb

The Jewish War Veterans Post 55 of Hoboken held a dinner in honor of the new Hoboken Municipal Court Judge Maurice Gottlieb on Sunday attended by 55 members of the post.

Commander Philip S. Eichelbaum presided over the dinner, which honored Gottlieb for his contributions in his 46-year legal career. Gottlieb, who served overseas with the Army from 1943 to 1946, served as public defender for the city for over 10 years before being named judge this year by Mayor Steve Cappiello. He is a former member of the JWV post.

Former Judge Charles DeFazio Jr. was the guest speaker at the affair at the post headquarters, 916 Washington St.

## Hoboken gets breather on 'central city' status

By James Kopchians

Hoboken will have more breathing space to decide whether it wants to become a federal "central city" for grant purposes under amendments to a bill now coming up for a vote in the U.S. Senate.

The city had been facing the possibility of losing some \$700,000 in grants under legisla-

tion passed by the House of Representatives that would qualify the city as a "central city" because of its traffic problems.

At present, the city derives all grant money through the county. Should the legislation pass the Senate without amendments, the county would lose community block grant funds and the city would not be in the position to make it up.

## Kean supports Hoboken shelter

Continued from Page 1

Kean said the emergency grants would be administered through the state Community Affairs Department.

Two other Hudson residents served on the task force, Ted Freeman, president and chief executive officer of the Urban League of Hudson County in Jersey City, and Joseph Lecomitch, director of the Jersey City Red Cross.

The governor also endorsed a \$3.3 million rental assistance program to aid families or individuals on emergency program who stand in peril of eviction because inability to meet monthly rental payments.

Kean said an estimated 750 families and 600 individuals statewide could be served under the rental assistance.

The rent supplement for a limited time, Kean said, is tied closely to a directive that local or county welfare agencies be notified 30 days in advance when a family or individual is to be evicted.

Kean said he directed the State Finance Agency to investigate the possibility of converting existing buildings, such as abandoned homes, boarding

homes, or other multiple dwelling units into shelters for the homeless. Other facilities, such as armories could be used for temporary shelter in emergencies until more permanent housing is located, the governor continued.

Maj. Carl Schoch, of Newark, Division Commander, Salvation Army, said the state will be better prepared to assist the homeless this winter since federal job corp training funds have been used to pay rental in hotels through next March. Home assessments vary from \$8,000 to \$20,000.

Kean also endorsed the task force recommendation for a major fund-raising effort, principally through the private sector, to provide expanded financial support for voluntary agencies.

The state has budget funds to cover costs of the task force report, the governor said, in favoring another proposal for an immediate updating of the current inventory of emergency food and service shelters in the state.

There are 54 shelters statewide with 700 beds which Kean said is inadequate.

## Crossing guard got full pay for part-time Hoboken job

Carmella Broderick, 58, of Hoboken, who pleaded guilty to defrauding Hoboken of approximately \$1,600 in drawing pay as a full-time school crossing guard while actually working only part-time, faces sentencing Dec. 5.

Under the terms of the plea bargain entered before Superior Court Judge Lawrence Bilder yesterday, Asst. Prosecutor Richard Denes will recommend a non-custodial sentence.

The judge warned she can be

fined up to \$7,500 and placed on probation, but could get up to five years in State Prison if she violates probation.

Broderick admitted receiving the money between Sept. 1, 1982 and last June 29. She explained she had been previously working part-time, quit the job, but when she returned she "got paid for a whole week" while working three days.

The defendant explained that Caroline Corizzi, 65, also of Hoboken, who was supervisor of

the crossing guards, made an arrangement where after her check was cashed, they split the difference, each taking \$20 a week.

Mrs. Corizzi, who pleaded guilty last week to a similar theft by deception charge and a count of obtaining money (over \$34,000) by false pretenses by placing her daughter, Carol Ann De Somma, on the crossing guards' payroll as a "no-show" full-time guard for 12 years until last Aug. 30, faces sentencing Nov. 18. She also pleaded guilty to theft by deception in listing Broderick as a full-time guard.

Carol Ann De Somma, who also faces sentencing that date, pleaded guilty to theft by deception and obtaining money under false pretenses.





Proprietor Tony Kelesoglu shows off the finished product — a bamboo chair — at his Hoboken bamboo factory.

## Bent for bamboo made furniture manufacturer

By Mary Fitzgibbons

How did a young man's hobby in Athens, Greece turn into a thriving business in Hoboken?

For the answer just ask Tony Kelesoglu, proprietor of Bamboo House Furniture in Hoboken for the past six years. "When I was a young man in Athens," explains the businessman, "my neighbor used to fashion bamboo he had bought from an importer into furniture. I was fascinated at the way the bamboo could be shaped and he taught me how to do it."

In fact Kelesoglu did so well and loved the art of it so much that he decided to abandon his studies to be an engineer on ships in Greece and come to America and try his hand at starting a business here at the same trade.

Why Hoboken? "Why not?" asks the entrepreneur. He explains he chose this city because he knew some people in the area and for its proximity to Manhattan. "We're close to New York with none of its headaches," he explains of his business.

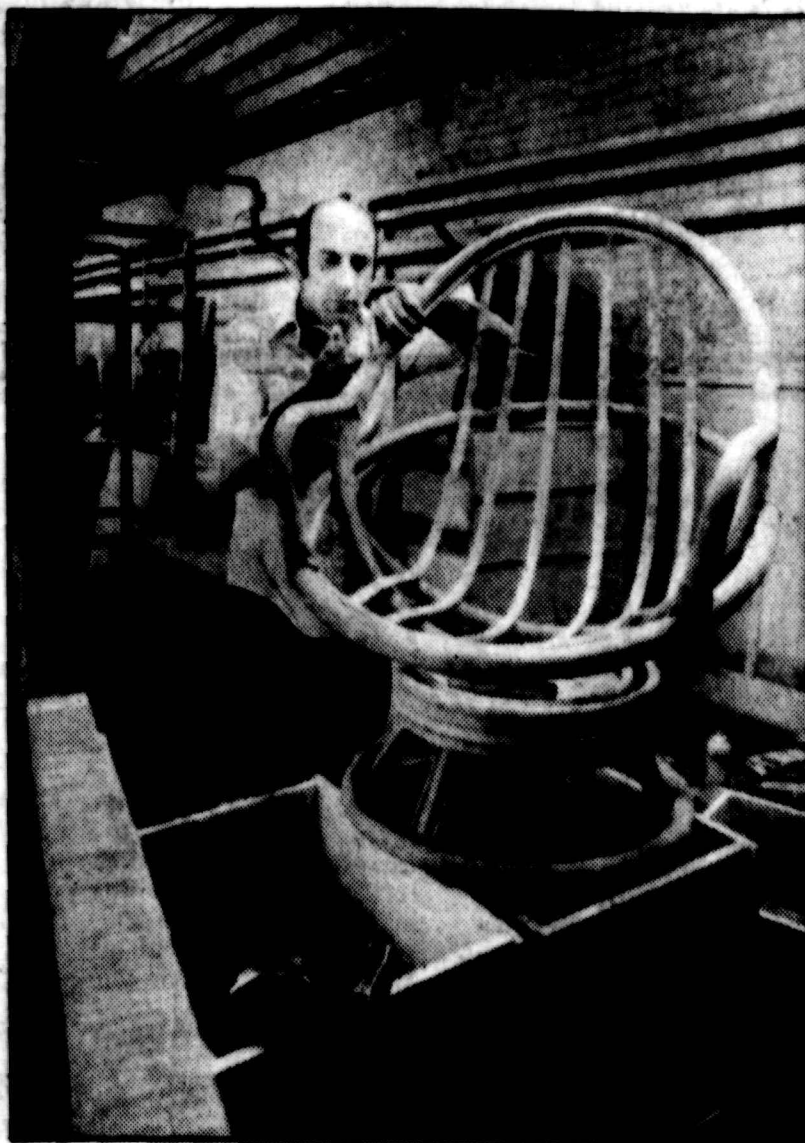
Kelesoglu states that fashioning bamboo furniture is not as hard as it looks. Explaining that "I won't give away all of my secrets on furniture making," the businessman says that the most basic need for bamboo furniture making is to get good bamboo poles which will hold up to fashioning and not crack or break. His are bought from an importer who gets them from China.

These shoots are then cleaned and bent and twisted into whatever shape is desired. A chair could take several hundred poles while a bedroom set could take several thousand, he explains.

As for any type of glues, polishes or finishes used, Kelesoglu is mum, preferring to discuss the beauty of the finished product than what goes into making it.

On the financial front, business is "excellent" for the artisan, one of the last bamboo makers left in the county. He has one showroom at 543 Broad Ave., in Ridgewood and plans to open a second very soon at an undisclosed location.

Persons from Hoboken can still buy furniture from his Hoboken factory at 66 Willow Ave., but he prefers that they visit his showroom, "because the factory is cramped and



John Kelesoglu, Tony's brother, adds some finishing touches to a bamboo chair.

dusty and I want to show my customers my furniture in its very best light," he explains.

As for prices, they can range from \$600 to \$700 for a living room set to \$2,000 for a single couch.

It all depends upon what the customer wants and the amount of labor Kelesoglu puts into the pieces.

Business is "better than ever," he states, explaining that the staff of three people he now has working in Hoboken will have to be increased "very soon" to keep up with the demand for this type of furniture.

He credits this interest with more former New Yorkers living in Hoboken and the increased use of bamboo furniture in television shows and commercials.

Bamboo is no longer the stepchild of the furniture industry — Kelesoglu's 50 percent increase in business in the past two years is proof of that.

## Family keeps old-time flavor

Continued from Page 1

Jimmy Skelly was my father's theatrical name," explains Bunny, who owns the restaurant with her husband, Vincent.

She said the Hoboken she remembers is one of close-knit families living on meager wages but taking care of each other — like the old man who made lemon-flavored Italian ice in his cellar whenever the kids asked him for it.

"That's how I am. I'll make whatever you want if I have the ingredients," she said.

Much of the food that is served in the narrow restaurant, where photos of her father and the Hoboken Four hang on the walls, is "reminiscent of what we made to survive," she said.

"Escarole and bean, pasta fagioli, now it's gourmet," her husband adds.

She said she doesn't know if the atmosphere will work because "the old-timers don't know we're here, and the newcomers don't understand."

Above one of the tables hangs a drawing of Frank Sinatra, but this family is not a great fan of the person Jimmy Skelly always referred to as "Kid."

Bunny's mother, Hazel, said she once heard Sinatra refer to Hoboken as a "mud hole" during one of his concerts and called his agent to complain.

"When this town was a mud hole, the rent was \$14 a month and half



Photo by Bruce Johnson

JIMMY SKELLY'S daughter, Bunny Amatucci, left, and his widow, Hazel Petrozelli, in Jimmy Skelly's yesterday.

**'When this town was a mud hole, the rent was \$14 a month and half the time we still couldn't pay it'**

— Hazel Petrozelli

the time we still couldn't pay it," she remembers proudly.

When the Holland American Line came into Hoboken during the late 1890s and provided jobs along the waterfront, the Petrozelli family worked there.

Anthony SanGiovanni, also a member of the family, is just completing a mural of the Holland American Line and the New York City skyline on one of the walls of the restaurant.

It was torn down many years ago, and SanGiovanni said he had to rely on descriptions given to him by longtime residents in order to paint it.

The mural and the photos are just the beginning for Jimmy Skelly's, according to Bunny.

A liquor license is on the way, and an entire wall connecting the restaurant and a video arcade, also owned by the family, is going to be knocked down to double the size of the restaurant.

Bunny has a saying she wrote for her father after he died and which she expects to be the motto for Jimmy Skelly's.

It ends with the words, "Sit my friends, enjoy and eat; life you must embrace. Welcome to a promise here at Jimmy Skelly's place."

## Chius and Golodik hit new grants program

By BRAD KELLY  
Staff Writer

A new federal program that would require cities and private developers to set aside funds to qualify for a portion of \$315 million in construction grants has come under fire from several Hudson County officials.

Hoboken Business Administrator Edwin Chius said yesterday that the city probably will not want any part of that money because it would be more of a burden on the taxpayers than other current federal subsidy programs.

During the past 10 years, he said, the city has received about \$50 million in Section 236 and Section 8 federal subsidies.

Although the city has granted abatements on these subsidies, Chius said they have not been considered a burden.

Hoboken Mayor Steve Cappiello said approximately 100 more units are slated for the Section 8 construction program, which began in 1974.

"It's just about dead," he said, referring to the fact that the federal government, although committed to 15 or 20 years of payment for each new low-to-moderate-income housing unit built, is phasing out the Section 8 program.

He criticized the program, sponsored by Sen. Christopher J. Dodd, D-Conn., and Rep. Charles E. Schumer, D-N.Y., for not offering substantial funds to cities.

Since the \$315 million would be offered on a nationwide scale during the next two years, "that's no money at all," Hoboken would only get a trace of it," the administrator contended.

Also, since the program would finance mostly moderate-income housing projects, "the feds are going to have to take some initiative" in providing housing for the poor, according to Chius.

## Hoboken administrator says federal rules would create 'burden'

Thomas Golodik, spokesman for Jersey City Mayor Gerald McCann, also criticized the amount of funds the program would allocate. "They don't plan on building too many buildings. It wouldn't have much of an impact," he said.

He said Jersey City has trouble maintaining its current housing stock and it would have trouble putting up money for the new program.

He said, as it is now, the federal government is reluctant to maintain its housing subsidies in Jersey City, forcing the city on at least one occasion to "battle it out with HUD to maintain them."

It is expected to be months before the Department of Housing and Urban Development finishes drafting a set of rules for the program.

A city's eligibility will be based on its poverty rate, its shortage of rental housing, and the amount of money it agrees to contribute.

Cappiello argued that each state would probably be entitled to only about \$5 million of the money over the next two years.

/Bergen Counties, N.J. Monday, November 28, 1983

## Local

## State asked to check budget

By BRAD KELLY  
Staff Writer

HOBOKEN—The city has started preparing its 1984 budget, and a local organization wants the state to have a hand in it.

The Hoboken Neighborhood Alliance, headed by Angelo Valente, who was unsuccessful in his bid for a City Council seat this year, is expected to begin circulating a petition that will ask Gov. Thomas H. Kean to have the state scrutinize Hoboken's 1984 budget.

Since it was necessary for the state to adopt this year's budget, we feel they should go one step further and investigate to see where the waste in the budget will be," he said.

Valente blames the need for a petition

## Hoboken unit, citing waste, plan petitions

drive on the city's current tax rate of \$183.29 per \$1,000 of assessed valuation and "non-essential" administration positions.

"If enough people are concerned about the city, they (the state) will have to listen. We hope the governor and the state take an interest," he said.

For the past several months, Councilman Thomas Vezzetti has introduced resolutions to do away with a number of administrative positions, but has yet to get a second from any of the other

council members.

Mayor Steve Cappiello said yesterday that he does not mind the petition drive but warned that the state would probably want more "pertinent" grounds for wasteful spending.

Valente said the drive will be a citizens' effort as opposed to a legal move.

He urged residents to attend the organization's meeting scheduled for 7:30 p.m., Wednesday, at Trinity Church on Washington Street.

The City Council has come under criticism after it failed to adopt the mayor's budget and was given one by the state that resulted in a \$750,000 shortfall.

City Business Administrator Edwin Chius has said the 1984 financial picture for Hoboken is "bleak."

## Embezzler facing 10 years for \$1.6M Hoboken haul

By Ronald Leir

A Jersey City man who pleaded guilty of embezzling \$1.6 million from a Hoboken bank faces sentencing tomorrow by U.S. District Court Judge H. Lee Sarokin in Newark.

Richard Caruso, 22, a teller for the Hoboken branch of Fidelity Union Bank until his arrest this summer, is represented by Peter Ryan, a federal public defender.

His sentencing, scheduled for Nov. 3, was postponed twice by the judge. Caruso could get up to 10 years in jail and a \$10,000 fine.

Caruso is charged with embezzling the proceeds of seven tax checks deposited with

the bank by Alco-Gravure, Inc., a Hoboken printing firm, and destroying the bank's documents for the deposit checks before they could be sent to the Internal Revenue Service.

Caruso admitted losing most of the money by placing bad bets at Meadowlands Racetrack and off-track betting in New York. He said he spent about \$30,000 on a racehorse that went lame. He put \$37,000 in a bank.

A spokesman for Fidelity Union Bank said the bank would seek to recover at least part of the lost cash "from our insurance company." The spokesman declined to discuss the case further until Caruso has been sentenced.

Fidelity Union is insured by the Federal Deposit Insurance Corp. for deposits of up to \$100,000, but the Federal Reserve Bank of New York serves as the bank's "primary regulator," according to Richard Hoenig, a spokesman.

A bank examiner will "look at the bank's exposure," Hoenig said. Fidelity Union Bank Corp. is listed as having \$3.4 billion in assets and ranks as the third largest bank holding company in New Jersey, behind First National State Bank Corp. and Midlantic National.



First of two parts

# Hoboken's housing crisis

Landlords say costs rising dramatically

By James Kopchans

Many Hoboken landlords say they are angry and frustrated and will remain subdued no longer. Beleaguered in several different directions by owning property in the city, some are even afraid to air their viewpoints.

"Many landlords are afraid to speak openly. Things tend to happen in this city when you identify yourself with landlord issues," Dr. Hugh Hothem, president of the League of Hoboken Homeowners, explained.

He points to incidents of vandalism that have been inflicted on his property since he took a public position favoring landlord rights against tenants.

Among the landlords' areas of concern are:

- A real estate market in the city gone crazy, one that can just as easily bottom out as go through the roof. "How can anyone make any long-range plans in this market?" one unidentified real estate broker asks.

- A \$35 per \$1,000 assessed value jump in their tax bill this year. The Hoboken tax rate now stands at \$183 per \$1,000 value, the highest in the state and a tribute, landlords say, to poor urban planning and "politics as usual" government in the city.

- Costs that continue to rise dramatically for the most basic repairs and maintenance. With that inflation, even the simplest repairs are fast becoming an expensive proposition to most homeowners.

- Rents that have been kept far too low by city rent laws to make any return on their investment. The rent control ordinance, which they say has set many rents little higher than they were during the 1960s, gives little leeway to landlords to raise rents equal to their costs through normal annual increases.

The usual allowed increase is the increase in cost of living or 7.5 percent, whichever is lower. In November the cost of living increase allowed was 4.1 percent.

The typical picture that tenants have of landlords usually depicts them as purely business-oriented speculators, out to earn money on their property at the expense of everyone. They see them as invariably rich and wanting to get richer.

Hothem answers that such a picture of landlords no more jibes with reality than the picture of shyster tenants wrecking apartments and looking to skip town owing six-months back rent accurately portrays the typical Hoboken tenant.

Instead, most Hoboken landlords own only one or two buildings. Rather than being rich and greedy, Hothem said, most have sunk their life savings into their property and some are working an extra job just to hold onto them.

With nearly half the city put under tax-exempt status or under abatement, it is the small homeowner that must bear the bulk of city property taxes. And though some of the taxes can be passed on to tenants through rents, the bulk of costs still have to be met by the landlords.

Most landlords do agree with their tenants that the city needs a full reform of its rent code immediately.

"Most of the law is obscure," Paul Weingarten, landlord of 125 Willow Avenue, said. "If the law was more defined there would be less confusion and resentment."

Weingarten has filed for substantial rehabilitation under the city's rent laws. The tenants in the building have already started organizing against his application to the city's rent leveling board, claiming that the \$850-to-\$950 per month rents he's planning to charge after rehabilitation are too excessive.

Although he said he is sympathetic to his tenants' problems, Weingarten also said he sees the building as a 100-year-old structure that needs massive renovations to its roof and interior. And he claimed the city gives him little chance to recover his expenses through rent control laws. Instead, he's had to rely on the code's substantial rehabilitation clause that allows him to take his building off rent control for 13 months if he spends above the assessed value of his building.

Weingarten has planned \$231,815 in repairs to the building, well above its \$20,000 assessed value. Without substantial rehabilitation he said he could not do the work because he could not hope to earn it back on the present \$138 per month rents.

"But if I don't do the work I'll be considered a slumlord. How can I win?"

The 10-unit building was the first building Weingarten has purchased besides his own home. He has dreams of it providing a steady income in the years to come.

"The tenants complain about the rents, but they don't see all the abuse that goes on because of the low rents set under rent control," Weingarten said.

Both he and Hothem argue that many people living in apartments with rent-controlled rents can easily afford higher rents, but fight any attempts by their landlords to raise the rents to meet current expenses.

"What we're seeing are landlords approaching the situation regarding housing in Hoboken clearly from a business standpoint and tenants dealing from more of a family or community standpoint," Steven Block, a member of the city's school board and owner of a one-family home in the city, said.

"The landlords think about their investment, naturally, while tenants see their homes and neighborhoods threatened. There's bound to be friction there," Block added.



John Calligy: Substantial rehabilitation work on his apartment will raise his rent.

## Tenants fear prospect of skyrocketing rents

It was a problem John Calligy had never considered.

Trouble between tenants and landlords in Hoboken had always been "out there" — far from his home.

"Well, I was kind of aware of what was going on and like a lot of people I just put off doing anything about it until it happened to me," Calligy recalled.

Calligy shares one of seven apartments still occupied at a 10-unit apartment house at 125 Willow Avenue.

This past September the building became the latest apartment house to file for a substantial rehabilitation rent decontrol under the city's rent leveling ordinance.

On Sept. 5, Calligy and the other tenants received notices from their landlord that the house was scheduled for massive renovations. These renovations would hike their rents from a low \$138 a month to between \$850 and \$950 per month.

The application filed with the city for the building where Calligy lives was one of 16 substantial rehabilitation applications filed in Hoboken since May of this year.

From 1980 until May of this year, there had been only 13 such applications filed.

Since the application was filed in Calligy's building, he and his neighbors have come to understand more about city and state rental laws, and what they consider to be loopholes in the rent protection law.

Hoboken now stands at a crossroads.

Caught between the needs of new professionals and its concerns for housing for its original residents, the city has seen its social make-up altered.

The novelty of the "Hoboken Renaissance" has long worn off.

Talk about returning to Hoboken, a humorous topic at cocktail parties during the early 1970s, has been transformed into headline speculation in the city's real estate.

Because Hoboken is ideally located along PATH into Jersey City and New York and at the end of the Northern New Jersey rail lines, residents find themselves pushed around in one of the top markets for new and rehabilitated housing in the metropolitan region.

Apartment houses that sold for \$20,000 and lower only 10 years ago now start at \$100,000 and go much higher.

The top mark was reached in August when a developer paid \$215,000 for a Garden Street apartment assessed at less than \$30,000 for tax purposes.

Rents have followed the rise in real estate values. Ten years ago, a tenant could find cold-water flats for less than \$100 and ones with hot water for no more than \$200 in almost any part of the city. Now real estate brokers peg rents for apartments at about \$700 per month.

Demand for housing has boosted the once-industrial city's image.

But it has also taken a toll.

The first casualty has been the relationship between landlords and tenants, which now resembles two tigers circling and snarling at each other.

The fear of high rents has meant that a tenant will more likely take his complaints to court first rather than discuss it over the kitchen table with his landlord.

That's because tenants in many cases deal with what was once relatively uncommon phenomenon — the absentee landlord.

"I have this theory which I call the M & M theory — Morality and Money — that says that no matter how moral a landlord is when he starts out, when he sees all the money that is being thrown around he will move towards it," Joseph Santiago, administrator to the city's rent leveling board, said.

Santiago said that his theory helped to explain the increase in tenant complaints concerning abuses caused by landlords in Hoboken. Although Santiago tries to walk a thin line between tenant and landlord, he admits that landlord abuses appear to be growing at a rapid pace.

More and more big investors are coming to Hoboken, disturbing both tenant and small homeowner.

Almost every week, rumors surface about big real estate firms trying to take control of large chunks of property. Most are unfounded, but many tenants believe them.

Santiago agreed that the bigger firms cannot be stopped from cornering the Hoboken real estate market if they desire it.

"And if you think fighting the small landlords is tough, wait until you go up against the big boys," he asserted.

Insecurity among tenants has led to demands for rent control reform in the city.

Juan Garcia, who has worked as a tenant advocate with the citizens groups CUNA and the Alliance of Tenant Organizations, said he could easily foresee a displacement of a major portion of the city's poor and working class within the next five years if the law isn't changed.

Recently, the issue of substantial rehabilitation has become a symbol of tenant resentment and fears.

The substantial rehabilitation clause in the city's rent code gives landlords the power to com-

plete major renovations equal to the assessed value of their building and then take the building off rent control for 13 months to earn back the repair costs.

Its original intention was to encourage landlords to maintain and periodically renovate their properties, according to Councilman Robert Ranieri, who had unsuccessfully sponsored an ordinance modifying the clause.

"When rents were inexpensive and housing available, few landlords knew or understood what the clause said," Ranieri said. "But more sophisticated landlords today have found it an easy short cut to circumvent rent control and quickly raise rents to market value."

At 125 Willow Ave., the landlord seeking the substantial rehabilitation exemption from rent control is Paul Weingarten.

"I really knew nothing of substantial rehabilitation before all this started," Calligy said, "but I sure found out in a hurry."

One thing Calligy said he discovered was that little could be done by tenants to stop the process for substantial rehabilitation. After all, he said, no court will stop a landlord from making repairs to his property.

Most tenant laws cover only evictions and illegal rents, but Weingarten has not evicted anyone, nor has he broken any laws. Instead, he has promised them access to bathroom and kitchen facilities throughout the repairs.

"He puts that in there because he knows it would be against the law to deny us access to bathrooms and kitchens," Calligy said.

Weingarten maintained that the building needs the repairs.

"That building is anywhere from 100-to-110 years old. The plaster walls and the floors are the original ones. The most recent improvements were made to the bathrooms and kitchens and they were made in 1942," he said.

He observed that the plans made for the building went far beyond any definition of substantial rehabilitation in the city codes, which he agreed are poorly defined. The notices he sent to each tenant were set down by the state and were legally supposed to be written in that style, he said.

As for the rent increase, Weingarten said, rents as low as they are now constitute an abuse by the tenants, who earn more than enough money to afford a higher rent. If they are to benefit from the improvements, they should help to pay for the renovation costs too, he argued.

Calligy said the amount of work planned could not be done without severely altering the tenants' life.

The work as listed on Weingarten's substantial rehabilitation application includes new plumbing (\$40,000), electrical lines (\$25,000), walls and insulation (\$85,000), kitchens (\$35,000), new tile bathrooms (\$15,000), water heaters (\$3,000), windows (\$12,000), sidewalks (\$1,500), doors and locks (\$4,500), baseboard heating (\$3,000), intercom and security system (\$1,000), and mailboxes (\$200) as well as repointing the exterior brickwork (\$1,500), and exterior lights (\$150). Total price equals \$231,850 on a building assessed at \$20,000.

The situation the tenants at 125 Willow point to most is the one recently faced by tenants at 1122 Hudson Street (see box).

"Landlords have been saying that tenants have been paying below market rents for many years and that now they have to face facts and pay the market rents," tenant advocate Greg Newman said. "But for years nobody cared for Hoboken and \$100, \$200 rents were the market here."

"People moved to Hoboken because the low rents were all they could afford. Investment and demand may be pushing up the rents, but should they have to pay because suddenly it's a smart place to be?"

"If their rent triples, should they go to their boss and ask him to pay them three times as much because they're paying three times as much rent?"

"The primary parts of any community are its people, not its property values. It's a fact that the landlords are conveniently forgetting."

## Father held in tot's death

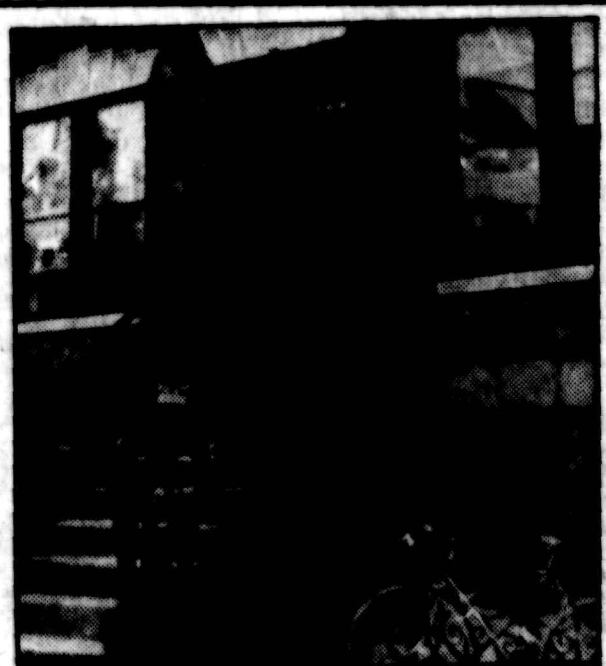
A young Hoboken father was arrested on a homicide warrant yesterday in connection with the death of his 4-month-old daughter earlier this month.

Manuel Benjamin Martinez, 19, was taken into custody and charged with causing injuries to his daughter, Toni Elizabeth Santiago, while in their Monroe Street apartment on Nov. 2 and 7, police said. She died at St. Mary Hospital on Nov. 7.

## Worker plunges to his death

A Hoboken teen apparently fell to his death down an elevator shaft while working at the National Cold Storage warehouse, 215 Coles St. Jersey City, shortly before 3 a.m. today, police reported.

Candido Lebron, 19, was riding on a hi-lo when he apparently fell three flights down an elevator shaft, police said. It was not immediately determined how the accident occurred.



The apartment building at 1122 Hudson Street

## One building in transition

The difficulties surrounding a ten-unit apartment building at 1122 Hudson Street typify the situation of many buildings now undergoing substantial rehabilitation in Hoboken.

In August of this year, the residents of the building, which included a mixture of relative newcomers and native Hoboken residents, learned that their landlords, Jerome Merzon and David Rothman, had plans to spend \$139,000 to do extensive interior and exterior work on the building, which they had bought in June for \$182,500.

To pay for the renovations, they had applied for substantial rehabilitation status under the city's rent code.

In their notices to the tenants, the landlords welcomed them to stay, but informed them that rents would rise to between \$800 and \$1,000 per month once granted rent decontrol by the city.

The tenants sought help from the city's rent leveling board and from the building inspector's office. But they were told in each case that the landlords were proceeding properly and could not be stopped.

Deciding that there were no other avenues to follow to save their apartments, the residents started negotiations with the landlords' representatives.

After several intense sessions, the tenants agreed to a deal with the landlord, giving them an average of \$3,200 to leave the premises in six months.



# Hoboken shipyard tackles overhaul



Shipyard workers wash barnacles off the hull.

Photos by Bruce Johnson



A crewman works on the hull of the Kalamazoo.

## Oiler work to cost \$14M

By BRAD KELLY  
Staff Writer

HOBOKEN—Out of the water it looks more like a gigantic whale than a naval replenishment oiler that weighs 38,000 tons when fully loaded.

But to many of the 416 officers and enlisted men, the lengthy overhauling of the oiler means a break from long stretches at sea and a chance to visit friends and family during three-day weekends.

*In the last year, the ship has been out at sea 288 days*

Hoboken Shipyard workers were busy yesterday hosing three years of seaweed and barnacles off the belly of this steel whale known as the U.S.S. Kalamazoo, which was drydocked there only this week.

The Kalamazoo is scheduled for a \$14-million, 10-month overhaul. "It's a break ... the workload is a little more now that we're in port, though," said James Landrie, a 21-year-old disbursing clerk from Bayonne. He said one of the few drawbacks to being in port is that he tends to spend his paychecks.

"I always save some money when I'm out at sea," he said.

In the last year, the Kalamazoo has been out at sea approximately 288 days, according to one crew member.

"It's a big break, hopefully even a yearlong break," said a crew member from Ohio, who wished not to be identified.

But not everyone was happy at the prospect of being landbound for many months.

"I'd rather be at sea — that's where the action is," said Lt. Kevin Denham, who has been with the ship for the past year.

*'I'd rather be at sea — that's where the action is,' says crewman*

The 659-foot-long Kalamazoo was off the coast of Lebanon in April, transporting cargo to U.S. amphibious forces stationed there, according to Denham.

But there was plenty of action on board the Kalamazoo yesterday as Hoboken Shipyard workers sandblasted the vessel's gray paint and her crew began tearing out radar sets, beds and other equipment to make way for renovations. The hiss of sandblasters could be heard by men cleaning the Kalamazoo's keel some 80 feet below.

Denham pointed to her bottom resting on a spine of wooden blocks. The ship was dragged on to the blocks — which sit on a wooden platform that is submerged during drydocking procedures — by a series of winches and lines.

"It's six inches to the left," Denham said. He said that would be considered sloppy in some shipyards.

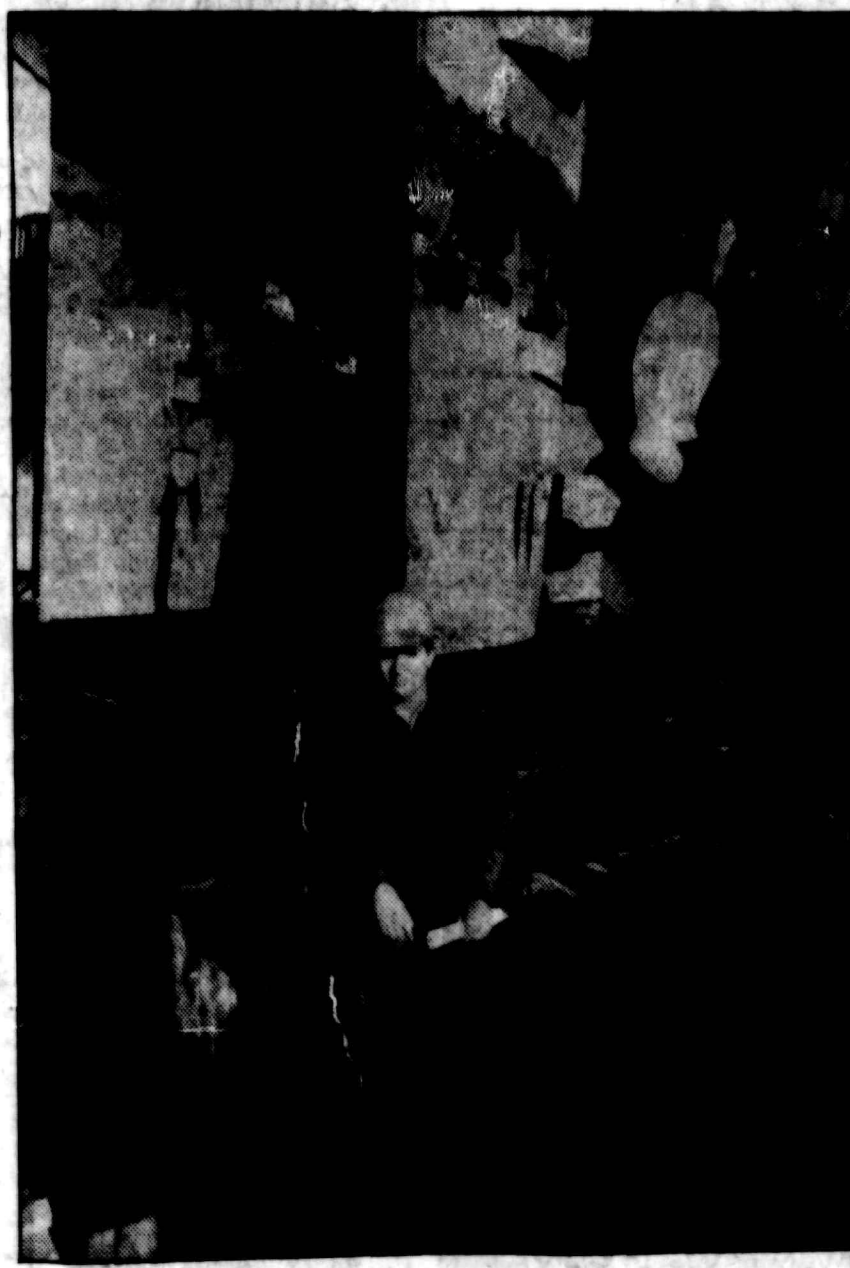
"The last ship I was on docked within 1/4 inch," he added.

Denham said that, although the crew will be away from sea, it still puts in a 40-hour workweek.

"There's not enough work to go around," he complained.



The twin screws of the Kalamazoo.



JAMES LANDRIE of Bayonne, a crewman on the Kalamazoo, looks forward to a break from the sea.

*The lengthy overhauling means a break from long stretches at sea and a chance to visit friends and family*



Crewmen chip paint off the Kalamazoo.



# Old Prof recalls 50 years of Molloy

HIS WAISTLINE IS wider, his hair is snow white and he doesn't move around as he once did.

But his spirit and his voice is still deep and sonorous.

It was his neighbor Tom Gallo who dubbed him the Toastmaster General of New Jersey. His other Garden State title? Goodwill Ambassador for Hoboken.

## Lud

There are several versions of how Jerry Molloy got started. The Old Professor is familiar with two — his and Jerry's. The Gospel According to Molloy is that one day when he was at an affair in Meyer's Hotel in Hoboken, the main speaker failed to show up and buddy Yorke Calabro suggested Molloy say a few words. He did. And you know what happened.

The Old Professor concedes that the launching of the battleship Molloy occurred at a dinner, but his nibs contends that the dinner was at a place called Loehman's on Weehawken's Park Avenue, almost next door to Charlie Dudrap's Tirehouse. A basketball team from Holy Family High, coached at the time by one of Emil Arena's nephews, was being toasted and Jerry did the toasting at Emil's request.

**MOLLOY THREW THE PLACE** into such an uproar for half an hour that his nibs remembers returning to The Dispatch sports department and telling Vic Lane, who was assistant sports editor at that time, that the young man who was married to his niece was a real riot as a speaker. You see, the stout Mr. Lane, who came from Hoboken, had a lovely niece named Florence Warnecke, who just happened to live at 1018 Willow Avenue.

And who lived next door on Willow Avenue but a young basketball referee named Gerald Molloy? What more natural than for Jerry Molloy to marry the girl next door? And so it happened that the Jerry and Flo you know today became man and wife more than 40 years ago.

Whether it was at Meyer's Hotel or Loehman's Restaurant that the good ship Molloy slid off the runways really doesn't matter, however. The Old Professor mentioned those two places just to make some of his older readers drool for steak sandwiches — a drool that must go unsatisfied because both Meyer's and Loehman's have long since vanished.

**THE FACT REMAINS THAT** for something like four decades, Molloy has been a wallbanger at sports dinners, police conventions, political dinners, communion breakfasts, cornerstone layings, bachelor parties, etc., etc., and even etc.



In the beginning, he always had a 'catcher' with him — not too unusual since in his baseball-playing days he was himself a backstop. There is some dispute as to the identity of Molloy's first catcher. And again, whether it was Frank Chiocco or Yorke Calabro, doesn't matter today. Chiocco is still around (he is a principle in the Hoboken school system) and will probably give the nod to Calabro who passed on some years ago.

Calabro was very, very close to Molloy. In his wake came the all-around athlete we all remember — Primo Hanuzsek. Primo played basketball, football, baseball — and later on became adept at golf and tennis and even oil painting. He always caught a wide grin — no matter what Molloy threw at him. But his successor, Peter (Hook) Karavitis, took even more fearful drubbings.

**AFTER HOOK'S DEATH**, Max Tabacchi, the famed referee, became Molloy's target, mostly at basketball and referee's dinners. But Max, too, passed on less than a year ago.

How sorely Molloy misses them

is well known to the sports fraternity. Many a day now Molloy becomes down and despondent as he recalls his buddies. All were very close and very dear to him. At any affair, after he had harpooned everybody (even members of his own family), he would turn on the incumbent of the moment — Calabro or Hanuzsek or Karavitis or Tabacchi — with the most devastating blasts. He loved them so.

And all of 'em caught him in good grace! Being a 'catcher' for Jerry Molloy was not an easy job. It was sometimes very exacting. Many a night — after say, a stab in Bloomfield, the next one might be in Perth Amboy. And then Clifton! There were, on occasion, four stabs in one night! The Old Professor remembers one affair whose committee had announced gleefully that Molloy would attend.

Eight o'clock became nine o'clock, nine o'clock became 10 o'clock, 10 o'clock became 11 o'clock — and still he was not around.

**FINALLY, HE BLEW IN** at 11:30. He blew in like a tornado.

Despite the lateness of the hour and the weariness of those who had waited and waited and waited, he had the place roaring in exactly two minutes. No wonder a sportswriter once called him the human firecracker!

How he paces himself has always been a mystery to the Old Professor. He runs the gamut in emotion. Heaven help you if he dislikes you — although it will not last. But conversely, there is no limit to his feelings if he is for you.

His love of the New York Giants is an example. For almost 40 years as boy and man, he had seen every Giant opening day at the Polo Grounds. And then, when they moved to San Francisco, what did he do? He flew to California to see their first opener there. Common sense finally took over, however: common sense and the pileup of years. He doesn't make that trip any more.

His refereeing background slid into limbo when he became the Pook Bah of the Microphone — which he disdains even to this day. Now and then, however, folks talk of his coaching background.

**BELIEVE IT OR NOT** he was only 23 when he signed on as coach of baseball, basketball, football and tennis as well as director of athletics and teacher of physical education at St. Mary's High of Paterson. They've named a gymnasium out there in his honor — just as the Hoboken Recreation Department is naming the Youth Center after him today.

Unknown to many of us is his hope to enter the Guinness Book of Records for coaching victories. He has racked up more than 1,000 — thanks to the fact that he coached not only at St. Mary's of Paterson, but also at Elizabeth, which still calls him and pays him tribute even to this day, and at St. Peter's College, where for more than 20 years he coached baseball with George Manfredi, one of the state's major sports figures.

"Some of my happiest years," he said, "Manfredi was a wonderful fellow to work with. Never had a harsh word between us. He took care of the pitchers and catchers; I took care of the infielders and outfielders."

**HIS HOBBIES?**  
He listens to records by the

hour. Frank Sinatra must have made close to 400 recordings. Molloy has every one of them. And the Voice keeps in touch, too. They still talk at St. Mary's Hospital in Hoboken, where Jerry was being treated some time ago, of how in the dead of night — in fact it was the early-morning hours — that Sinatra surprised everyone by coming in from Atlantic City to cheer up his one-time buddy.

He has his down days, as mentioned before. He comes out of them quickly — especially when his wife Flo announces that his son "Jimmy is here with your grandson Jimmy, too!"

Yep, that's Jerry Molloy who will make his umpteenth appearance at the 48th Emerson-Union Hill Football Reunion Tuesday night at the Italian Community Center.

He made his first appearance there in 1959 when he subbed as toastmaster for the Old Professor. That was the night Sam Huff of the football Giants was the speaker.

You may be sure he'll get a terrific ovation when he stands up — cane and all.

# Koch OKs pier plan — at a price



GOV. MARIO M. CUOMO of New York, right, announces his agreement yesterday with Mayor Edward I. Koch, left, on the Port Authority development plans in Hoboken and Queens, N.Y.

## Pact aims to bar NY firms from project in Hoboken

By JOHN O'NEIL  
Staff Writer

**NEW YORK**—A snag that threatened to sink Hoboken's Port Authority pier project was removed yesterday, but the price was a partial ban on persuading New York businesses to relocate in the project.

New York City Mayor Edward I. Koch, who had held up the project since August, yesterday gave it his support as part of an agreement with New York Gov. Mario M. Cuomo and Peter Goldmark, executive director of the Port Authority of New York and New Jersey.

The agreement calls for a speed-up of work on a Port Authority development at Hunters Point, Queens, as well as the curbs on relocating businesses.

Cuomo said yesterday that he may call the New York Senate back into session next month, and would ask it to approve the two \$500-million companion projects if he did.

If not approved by the end of the year, the

package would need to be passed again by both houses of the New York and New Jersey legislatures, a prospect Cuomo said should present no problems. It has already passed the New Jersey Legislature and New York Assembly.

Cuomo said New Jersey Gov. Thomas H. Kean supported the agreement, but Carl Golden, Kean's spokesman, said yesterday that he did not know whether the governor, now in the Bahamas attending a Bar Association convention, had been briefed on it. Golden said that if the agreement truly promoted the original goals of the twin projects, then Kean would support it, but a response to the package would have to wait until the details were known.

Lloyd Schwab, a Port Authority spokesman, said the agreement set a date of May 1986 for demolition to begin at the Queens site, and that the two projects would now progress on schedules not more than six months apart.

Schwab said the agreement also stated that

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## PIER

Continued from Page 1

"space developed or directly financed by the Port Authority will not be used to relocate commercial or industrial jobs from one state to another."

The Port Authority has estimated the cost of the projects at about \$500 million each. The agency will finance \$100 million of the Hoboken project, with rest coming from the private sector, Schwab said.

Koch and New York state Sen. John Marchi this summer said they would block both projects because of fears that the Hoboken development would steal New York jobs and because the Queens project was lagging behind.

"This is the golden compromise," Koch said. The mayor and Cuomo made the announcement at a City Hall news conference.

"I think this arrangement makes the city more secure," Cuomo said. "It gives the mayor and the city much of the protection they were seeking."



# Innocent man settles with cops

By CARLOS ALEJANDRO  
Staff Writer

JERSEY CITY—A former Hoboken resident who was falsely arrested and charged with bank robbery three years ago agreed yesterday to accept \$35,000 from police in an out-of-court settlement.

"It was a false arrest and my life hung in the balance for a long time," said William Marrotta, 38, now an operations manager at a bank in southern California, after the suit was heard in front of Judge Dickenson R. DeBruin in U.S. District Court in Newark.

Marrotta, who was employed at M.S. Wien, a brokerage firm in Jersey City, was arrested on March 24, 1980 by Port Authority police. He was charged with robbing the Statewide Savings and Loan Bank in Journal Square on Dec. 24, 1979. He was later named as a suspect in two

## Wrongly charged in robbery

other bank robberies that took place during the same period.

He declared his innocence from the moment of his arrest, and asked that the FBI give him a lie-detector test. Marrotta said, however, the FBI told him that it had not been called into the case.

"I had four witnesses who were willing to testify that I was at my office during the time of the robbery, but police refused to speak with them," Marrotta said, still bitter with what he charges was criminal behavior on the part of the police.

His boss, Steven LeBarbera, was willing to testify at the time that Marrotta was at his desk during the time of the robbery. Co-workers

also came forward, but police did not interview them, Marrotta said.

"My boss helped with the lawyer's cost, and it cost me \$4,000 just to get the suit going," said Marrotta, who had never been arrested previously.

He was picked up by police at the Journal Square bus depot while he was on his way to work. He was initially denied bail, and spent two days at the Hudson County Jail in Jersey City.

Bail was eventually set at \$5,500, and Marrotta was released.

It was not until 11 months after his initial arrest that he was cleared by the Hudson County Prosecutor's Office, which made the effort to check his alibi, Marrotta said.

Marrotta was represented by Harold Springhead, who has handled Marrotta since his initial arrest.

"I paid for a lie-detector test, and hired a private investigator," Marrotta said.

"The composite picture of the suspect was of a man who was clean-shaven, and I had concrete proof that I wore a moustache on the day of the robbery," Marrotta said.

He participated in four lineups, and said that he was identified in one lineup by woman teller who was coached by a police officer who had never been involved with a lineup in his career.

"If I had been sick that day, and without witnesses to verify where I was, I would be in jail serving time for a crime that I did not commit," Marrotta said.

## Man, 23, admits sex attack

A 23-year-old Hoboken man pleaded guilty yesterday to sexually assaulting a 25-year-old Hoboken woman last year.

Angel Santos, who entered his guilty plea before Hudson County Superior Court Judge John J. Grossi in Jersey City, was arrested in June in Puerto Rico.

Santos met the victim at a party Dec. 12. Later that night, he forced her into a vacant Hoboken apartment, where he sexually assaulted

her after punching her in the face.

He is being held at the Hudson County Jail in lieu of \$15,000 bail bond or \$7,500 cash. He is scheduled to be sentenced Dec. 16, and faces a possible 15 years in state prison.

## Jefferson Trust will try again

Although stymied by the Hoboken Planning Board, developers for the \$6.5 million Jefferson Trust apartment complex say they are revising plans and expect to come right back for board approval.

Dean Marchetto, architect for the planned 112-unit apartment building, and David Ganz, one of its developers, say they should have the new plans before the planning board within the next two months.

The board turned down the application because the building had room for only 56 parking spaces — half the number of units. Hoboken zoning laws require one parking space for every housing unit.

Originally, the building at First Street between Willow and Clinton streets had an underground parking lot under its nine-story height.

The new plans include

several off-site parking lots near the building to fulfill parking requirements, said Ganz, a member of the developing firm, West Bank Associates Inc. The group owns several parcels near the building site.

The building would be near the former Jefferson Trust Bank on First Street. Although West Bank owns the bank building, Ganz said they had no plans for the site.

## Hoboken won't fight shelter for homeless

By James Kopchals

The decision by a Superior Court judge to allow the Hoboken Clergy Coalition to run an adult shelter in Hoboken apparently won't be challenged by the city.

Thomas Callagy, the city's assistant attorney, said that although no firm decision has yet been reached, he doubted that the city will appeal the decision by Judge Burrell Humphreys allowing the shelter to remain open at 300 Bloomfield St.

Callagy said he'll meet with Alfred Arezzo, the city's construction code official, to deter-

mine if the city should continue its legal challenge.

Arezzo had ordered the shelter, which has been open since Aug. 15, closed in September because it failed to meet zoning requirements and lacked a proper certificate of occupancy for overnight accommodations. In addition, an inspection of the site last month turned up some very serious fire and safety violations.

However, Humphreys allowed the shelter to remain open, but ordered the coalition to drop the number of adults allowed in the shelter each night from 30 to 20.

## Hoboken can't decide on panel to study rents

By James Kopchals

Before the Hoboken City Council can discuss effective rent control reform in the city, they're going to have to settle their differences about how to go about it.

At last Wednesday's caucus meeting, a major dispute broke out between council members about just how a committee to study the city's rent control laws should be constituted.

Councilmen Robert Ranieri and Thomas Vezzetti have been expecting all studies of rent control to be conducted by the council's administrative committee.

However, Councilmen Thomas Kennedy and Anthony Romano are pushing for an ad hoc committee of all groups in-

involved in the housing market. This would include tenants, landlords, bankers, brokers and public officials.

"There is no excuse for this. We have never done anything like this," Vezzetti said of the suggestion, which he said would undermine the committee's power. Vezzetti and Ranieri serve on the committee along with Council President Helen Macri.

Kennedy said the ad hoc committee would allow for the greatest amount of public input into drafting an ordinance to reform rent control.

"The way it is now, the public would not have a chance to comment on the measure until after the ordinance was already drafted," Kennedy said.

## Job was good 'til the last drop but worker's cup is empty now

By James Kopchals

Carlo Poli can remember a time when you couldn't buy an extra day off from the Maxwell House coffee plant in Hoboken.

To take an extra two weeks off to be married in Europe 16 years ago required him to fill out a series of forms and undergo an interrogation from the personnel office.

"We were going great guns then, round-the-clock shifts. I had to force them to give me the time off to be married. That's a long time ago now," he recalled.

Poli and 80 other workers haven't worked a day at the Maxwell House plant since

January due to a depressed coffee market and an increased efficiency effort by plant officials.

Poli at first expected to be out for only four weeks. "I didn't open up a claim on unemployment at first because I figured I'd be called right back." Now he no longer expects to get his old job as packer and driver back.

Workers at the plant and those laid off now talk of serious labor troubles brewing behind the plant's peaceful facade.

According to a seven-man group of Vietnam war veterans laid off, the company has been liberally handing out

overtime to all departments, making up for cutbacks.

Douglas Wilkins, personnel manager, denied that overtime was being given out, but would not elaborate.

Poli and Robert Wingert, both of the veterans group, have charged that the overtime was pitted against the employed workers against those laid off since the return of those laid off would put an end to the overtime.

"Everyone sympathizes with us," Poli said. "They all tell me how sorry they are that we're out of work. But they're

See JOB — Page 25.

## Job good 'til last drop

Continued from Page 1

greedy, they can't resist the overtime.

"They don't know that if the company gets away with this and gets in new workers, their overtime is going to be lost and maybe their jobs too."

Since its opening in 1939, Maxwell House has been the top industry in Hoboken. Every day northern Hoboken residents can smell the aroma of roasted coffee beans. After World War II it was at its height of operations, employing nearly 2,000 people.

However, the market for coffee in the United States dropped during the mid-1970s. A 1975 frost in Brazil during harvest seriously cut coffee bean production and drove international coffee prices up.

Faced with price increases of some 500 percent for their coffee, many Americans switched to less expensive tea or sodas. Also a more health-conscious America, coupled with critical studies on caffeine's effect on health, drove business down even further.

All these factors forced Maxwell House's parent company, General Foods Inc., to cut back on coffee production at the Hoboken plant. In addition, studies were made on operations at all General Foods plants to determine how to increase efficiency throughout the departments.

As a result, the same Hoboken plant that hired over 1,500 people only 10 years ago saw this dwindle to 715 at present.

Today, the coffee market has stabilized, according to economists, and could grow slowly in the near future. This has created a feeling of "cautious optimism" at the plant.

Steven Hornik, business representative for Local 56, Amalgamated Food and Allied Union, which represents about 580 of the workers and the 85 laid off, said the union welcomes the overtime, but not at the expense of those without a job.

The union's first priority, Hornik said, remains those laid off, but members of the veterans group say the overtime has sapped the union of any fervor toward helping them.

Hornik points out that arbitration procedures are soon to begin between union and management on the issue of overtime. Poli and the others said they hold little faith that the arbitration will help them.

"Sure, I can understand their frustration, they've been out so long," Hornik said. "But we're doing all we can do and it just takes time."

Poli said he knows that production has been going up steadily at the plant since the summer. He said he speaks often with his brother and uncle, both employees there, and other friends at the plant.

"My uncle tells me that there's a lot of overtime at the plant now; sometimes he has to work 16 hours a day. He keeps telling me about how tired he is, but he keeps taking the hours."

Under terms of the contract, if Poli does not return to work before January he will have to choose between accepting severance pay from the firm or forego it to remain on a call-up priority waiting list for one year without benefits. With bills to pay on the home he owns with his brother in Union City and a wife and three children to support he does not look forward to such a choice.

Should he leave, Poli said his job would most likely go to a

new employee who would start at \$7.50 an hour, well below the \$11 per hour that Poli earned, plus he would receive less benefits than Poli had.

Wilkins said that the employees laid off in January were let go largely because of market conditions. Although the market is rising again, he said he did not foresee it increasing fast enough to bring back those laid off in the near future.

He denied any other reason for keeping the employees out other than the coffee market economics.

As for choosing who was let go, Wilkins said it was decided through a complex formula in the employee's contract that uses department seniority in deciding promotions, but bases layoffs on overall plant seniority.

The veterans group, though small now, has been trying to contact all laid-off employees to join and put pressure on plant officials. It's also looking for a labor attorney and filed one grievance concerning the use of foremen to do labor in violation of the union contract. The group will also contact local, state, and federal officials, including Rep. Frank Guarini.

Guarini was instrumental in a coffee bill recently passed in the House of Representatives that would stabilize national coffee prices and insure a long-term national supply. Guarini's Ninth District includes both the Maxwell House plant and the Savarin coffee plant in Palisades Park.

Guarini's aide, Conrad Vuocolo, said his office has not yet received any word about the complaints, but will look into it.

As he waits, Poli said he and his family have been making do with less and less. One such item is coffee.

## Laid-off Viet vets call Maxwell House biased

By James Kopchals

A group of Vietnam War veterans laid off from their jobs at the Maxwell House coffee processing plant in Hoboken have charged the company with discrimination.

Robert Wingert, spokesman for the Vietnam Veterans on Layoffs at Maxwell House, charged that company officials have been regularly bypassing seniority rules in layoffs.

In several instances, Wingert said that men with less

seniority were being held on, while veterans found themselves without a job. The plant has been going through extensive layoffs recently because of fluctuations in the international coffee market and an effort being taken by its parent company General Foods Inc., to streamline operations here.

"They're saying 'to hell with you' and they're just throwing us out on the streets. Guys with 10, 20 years of service," Wingert said. Wingert said he has been working for the plant for over 16

years and earns over \$11 an hour when employed. He said that he has only worked five weeks this year.

Instead of bringing workers back after temporary layoffs, he said the officials are asking employees to work overtime or hiring temporary help at a much lower salary.

Attempts to reach high-ranking officials at the plant were unsuccessful since many are now in California attending a managers' seminar.

Wingert said he has con-

tacted his union shop stewards, but has yet to see any action. Attempts to reach officials of Local 56, United Food and Commercial Workers the major local at the Hoboken plant, were also unsuccessful.

Wingert said his group now consists of "five or six" members, but has received many responses from other workers laid off at Maxwell House.

"We've got to do something. We've been sitting around enough," he said.

## Subsidized housing decline seen

It will be difficult for the foreseeable future to rehabilitate existing buildings for low-cost housing, according to Walter Barry, the Hoboken developer who transformed the

old North Hudson Hospital building into subsidized housing for the elderly in Weehawken.

Barry said yesterday cutbacks in federal aid have made efforts such as his Park View

East, which provides 71 low-cost apartments in Weehawken, impossible for the short run. Private interests haven't the capital to take the risks in such developments, Barry said.

Barry was honored yesterday by the North Hudson Board of Realtors for transforming the former hospital into Park View East. The board presented Barry with its first Medal of Vision award at its meeting at the Chateau Renaissance, North Bergen.

Board president Robert Balsamo said Barry's work aided and improved the neighborhood. The award is given to individuals who transform a property to benefit property owners and the community.

Barry said federal belt-tightening has led developers to look toward undeveloped areas as the waterfront for places

## Stevens prof indicted

By Lisa Vives

A department head at Stevens Institute of Technology in Hoboken has confirmed that he has been charged with bribery and conspiracy by a federal grand jury.

The indictment, handed up in U.S. District Court in Washington, alleges that Kenneth Derocher, 34, participated in a scheme to get kickbacks on U.S. Coast Guard contracts.

Derocher is head of the civil engineering department at

Stevens but the kickbacks are not believed to relate to his school activities. The charges concern Derocher's involvement with several firms which did work for the bridge administrative division of the U.S. Coast Guard.

"It's a misunderstanding," said Derocher. "It will be straightened out." The Morrisstown resident said he did not expect to be travelling to Washington to testify.

See STEVENS — Page 11.

## Stevens prof indicted

Continued from Page 1

Sources said that the indictment involves contracts let out by a top Coast Guard official beginning in 1978.

Several other science professors from other colleges have also been indicted in the kickback scheme, sources said.

Derocher said that his indictment last Wednesday superseded another one a month ago.

Stevens president Kenneth Rogers said he was aware of the charges.

"There hasn't been any confirmation of the validity of the charges," said Rogers. "We believe a man is innocent until proven guilty."



## Hoboken's housing crisis: Part two

# City plays catch-up

By James Kopchals

Although Hoboken officials are supposed to control the city's housing crisis, it now seems like the crisis is controlling them.

The inflated housing market has grown too fast for changes to the city's rent leveling code to catch up.

Instead of being flexible to meet the new housing situations arising from the current market, the city's rent code binds the rent leveling board and its administrator, Joseph Santiago, to outdated conditions and vague interpretations.

As a result, rent officials often find themselves being forced to make off-the-cuff decisions as they attempt to cope with the situation.

"The present rent control law, which worked well when it was implemented, just doesn't cover the situation very well at all," Councilman Robert Ranieri said. "What we need is a new code, designed with input from all interested parties, that can better regulate the situation as it exists now in Hoboken."

"It's like the stock market in 1929. For months the market was going wild, out of control. When the market retreated and stock prices fell there was nothing stable left to fall back on. The same thing can happen here when demand for housing falls or if supply meets the demand — the bottom to this market could fall out and a lot of little investors, like 1929, could find themselves hurt."

For now though, the impetus from persons outside the city to rent or invest in property in Hoboken seems to have taken on a momentum of its own.

Instead of looking to the city for guidance, Santiago said, many landlords and tenants are fighting their battles among themselves in hundreds of little skirmishes taking part in the individual apartment buildings throughout the city.

"Sometimes it seems like a real war out there," Santiago said.

In these landlord-tenant battles, harassments and violations are claimed by both sides, according to Santiago.

Often, the city departments and the rent laws are used as tools by each side to advance its own position.

Santiago said he can tell when a landlord wants rents to rise drastically by the increase in harassment complaints his office receives from tenants.

Jude Fitzgibbons, the city's senior housing inspector, said his office usually receives a flood of complaints from tenants on housing violations when a rent increase is being



Councilman Robert Ranieri  
'What we need is a new code'

applied for by the landlord. Rent laws prohibit a building from receiving a rent boost when housing violations are outstanding.

"It seems like more than a coincidence when apartments with few complaints suddenly become unlivable when the rent is threatened," Fitzgibbons said.

The reasons for Hoboken's growth and their consequences can easily be understood, according to Mayme Jarkat, director of the Center for Municipal Studies at the Stevens Institute of Technology.

Blessed by its proximity to Manhattan, Hoboken has found itself ideally placed in a region where persons stress easy

See CITY — Page 25

# Hoboken tries to retain its industries

By James Kopchals

Over the past 10 years Hoboken has seen the number of its industries drop from 942 to 821, a drop of about 14.7 percent.

During that same period, the county saw only 3.4 percent of its industries leave, while the entire state had a jump of about 18.3 percent in new industries.

To stop this gradual bleeding of industries from the city, city officials have created a new Hoboken Industrial Development Committee, made up of public and private officials to keep the remaining industries in Hoboken as well as bringing in new companies.

A formal presentation of the committee will be made next Tuesday at noon at the Hudson Manor (formerly the Union Club). The meeting will be co-chaired by Mayor Steve Cappiello and Maurice Schaller, president of Levolor Lorentzen, Inc.

"The committee will help communicate the requirements of Hoboken's industrial tenants to city officials and translate these needs into city plans and policies," Cappiello said.

Randall M. Gottesman, an economic development specialist for the city's Community Development Agency, says the committee's main purpose is to help retain industries in the city.

"Our first priority is to stabilize the industrial area. Stabilize first and then grow," he said.

"Hoboken, like other major cities, is fighting an uphill battle against the suburbanization of industrial plants."

The first step, Gottesman said, is to generate \$900,000 to correct roadways and sewers along 14 blocks in the city's industrial zone in the Fifth Ward. To do this he said an application for \$750,000 would be made to the federal Economic Development Authority to be matched with \$150,000 in community development funds controlled by the city's CDA.

The roads selected for such work would be those with serving the greatest number of industries, Gottesman, who has been with CDA since July, said. By stabilizing those areas and retaining its industry, he said

CDA had hopes that it could help retain industries throughout the entire area.

The streets which would be repaired are, north to south: Jackson Street from Eighth to Ninth streets; Monroe Street from Eighth to 11th streets; Madison Street from Ninth to 15th streets; Jefferson Street from 14th to 15th streets; and Grand Street from 13th to 15th streets. From east to west: Eighth from Monroe to Jackson; Ninth from Madison to Jackson; 11th from Madison to Monroe; 13th from Grand to Madison.

Work on these streets would include road regrading, asphalt removal and repaving, as well as sidewalk and drainage basin replacement and some sewer pipe repairs and restructuring. The streets chosen include 50 different industries employing over 2,000.

Schaller said the project will be important in Levolor's decision to maintain its window-shade and home decoration plant in Hoboken.

"Levolor Lorentzen wants to remain in Hoboken. We have just contracted for a purchase of additional space in the area. We would like to see these public roads and sewers improved before we commit ourselves to additional space we require for our operations."

After the application, Gottesman said the committee and CDA would be involved in setting up an industrial loan program to aid new and established industries. Expected to be set in motion by the end of this year, Gottesman and Thomas Ahearn, the city's planning director, said the program would apply community development funds to federal loans, thus reducing the interest rate for capital costs for the firms.

Under the program, Gottesman said a company could borrow up to one-third of the capital needed for improvements or for start-up costs at half the federal discount interest rates on federal loans. Gottesman estimated this could mean interest rates of about 4.25 percent for up to one-third of the company's costs.

The other two-thirds would then have to be made up of private financing, he said.

# City plays catch-up

Continued from Page 1

access to New York City as a priority for choosing a home.

"Hoboken has always been linked to New York City. When New York was an industrial center, Hoboken was an industrial city. Now that real estate is expensive in Manhattan, so is Hoboken's real estate expensive," Mrs. Jurkat said.

Followed to its ultimate conclusion, Mrs. Jurkat said that Hoboken's gentrification (reclaiming a depressed area by young professionals) could only lead to a stratified community as much of lower Manhattan has become.

The original population will have been removed through economic pressures in favor of young, mostly single professionals and the lifestyle they prefer.

"If the city makes up its mind that it wants to keep the original residents in Hoboken, then it must take a more active role in rent control and in the housing situation. The city has stood back far too long," she said.

The need for rent control reform is about the only area where most landlords and tenants agree.

Landlords see the present law as setting rents at ridiculously low amounts that provide little opportunity for them to earn back their investments.

Tenants see it as a straight-jacket that gives them little chance to stay in their apartments should the landlord want them out to attract higher rents.

Under rent control in Hoboken all rent increases, except for cost-of-living and tax rebates or on apartments vacated by tenants, must be approved by the city's rent leveling board.

It is this board that reviews work done by landlords and fixes rent increases to help the landlord recover its costs.

Although the law was strengthened in 1981, it does have a real link covering the issue of substantial rehabilitation.

Under the city's rent laws, landlords of rent controlled apartments may take their properties off rent control for 13 months if they complete renovations equal to or more than the assessed value of the property.

Ranieri has initiated efforts to amend rent law moderating substantial rehabilitation. He said there is a need to change the law to provide landlords with a fair rate of return on their investment, yet provide protection for tenants against rent gouging.

The city council voted down Ranieri's amendments at its Nov. 2 meeting. However, Ranieri said he will re-introduce the major aspects of his amendments in a series of rent control reforms he will propose early next year.

As proposed by Ranieri, the amendments would have tied substantial rehabilitation onto the true assessed value of homes rather than the present under-assessed city tax figures used now in the calculations.

Rather than being taken off rent control for 13 months, the rent increases would have been tied into a five- and 10-year formulas designed to soften the blow to tenants.

These plans would have allowed a fair rate of return while insuring that tenants do not get socked with a ridiculous rent increase, Ranieri said. "A modest rate of return, yes, but not the \$200,000 profit that landlords have sought for their buildings," he added.

To be certain that the amendment would only be a temporary measure in use until

the city council can get around to rent control reform, Ranieri had written in an April 30 expiration date to the amendments. But just how these reforms would look still remains hazy.

Both Ranieri and Santiago said they hoped the role of Santiago's office and the board would be expanded and better defined.

Both could see the board acting more like a mediator in the future dealing between landlord and tenant for resolution to conflicts rather than as judge and jury.

Also, they said a more detailed rent law was needed that could better define the terms that now seem so vague to landlord and tenant alike. Instead of having a rent board that wings it with its own interpretations, each situation could be dealt with on a more uniform basis.

At this time, Hoboken must come to grips with its housing problems or they may come to hurt the community in the long run. How officials choose to handle the problem will certainly influence the city's future.

## Tax revaluation to spread costs

The revaluation of property assessments for tax purposes in Hoboken, which has property owners apprehensive, has actually been ordered for three years now.

It has been eight years since the last full revaluation of property was done in Hoboken.

While the city government continued to put off new revaluations, the city experienced a rapid change in property turnover and values.

It has reached a point where rows and rows of apartment brownstones, which cannot be bought for under \$120,000 each, stand on the city's tax rolls as assessed between \$10,000 and \$30,000 each.

The city was ordered to perform a revaluation in 1980 by the Hudson County Tax Office because of this discrepancy. At present, assessments are considered to be only 32 percent of the properties' true values, on the average.

The new assessments, which are expected to become effective on Jan. 1, will more evenly spread the costs for city services among the residential and industrial sectors of the city.

This will come as a relief to industrial firms that have been carrying the major portion of the tax load because of the unequal assessments.

Ironically, the revaluation will immediately cause the city's tax rate to plunge from its present \$183.29 per \$1,000 assessed value to about one-third that amount.

This will not lower the bottom line on most tax bills though, since the assessments will be higher in the majority of cases.

# Job dispute continues at Hoboken shipyards

By James Kopchals

Officers of the metropolitan area's Sheetmetal Workers International Association are seeking official answers as to the amount of work being given to out-of-state firms at the Hoboken Shipyards, but officials there remain adamant that it is only a tiny percentage.

Dan Wilton, secretary-treasurer of Local 28, SWIA, said the local wants answers about the sub-contractors working on the Navy supply ship USS Kalamazoo. Should no answers be given, Wilton said the union would start picketing at the plant.

Meanwhile, a representative of Rep. Frank Guarini's office said yesterday the congressman has received an unofficial report from the shipyards that con-

tradicted the union's report.

Conrad Vuocolo, an aide to Guarini, said he received report from an unidentified employee at the plant that only a small percentage of workers are from South Carolina, where the union has charged that much of the work was being done.

Vuocolo said Guarini was still waiting for an official report from Braswell Shipyards Inc., owners of the Hoboken yards.

Wilton has been seeking a list of sub-contractors at the site since hearing from one sheetmetal company that much of the sheetmetal work at the Hoboken yards was prefabricated in South Carolina and brought north to be installed.

"If it's in the State of New Jersey, then it shouldn't be South Carolina that gets all the work," Wilton said.

Joseph Cangelosi, assistant general manager of the yards, insisted that the stories about South Carolina workers were exaggerated.

Cangelosi said company policy prevented him from releasing a list of the sub-contractors hired for the Kalamazoo which is sitting in drydock. However, he did say that of the 63 sub-contractors hired, only three, employing 17 persons, were based in South Carolina.

"I just wish this whole thing would die down, there's nothing to it," Cangelosi said yesterday. He said he would meet with anyone wishing to discuss the situation.

Besides the 17 employees, Cangelosi said a total of eight administrative people have been brought up from Charleston, S.C., where Braswell has its main headquarters. These employees include a planner-scheduler manager, a safety engineer, one project advisor, an electronics specialist (overseeing the electronics sub-contractors), two mechanic instructors, one paper stockroom manager, and one rigger-foreman.

Almost all of these employees are scheduled to return to South Carolina within a month, he said.

## Infrastructure renovations proposed

# Hoboken to seek US funds to keep industry

By BRAD KELLY  
Staff Writer

HOBOKEN—The community development agency is expected to apply for \$900,000 from the U.S. Department of Housing and Urban Development to help stem what it considers a migration of industry from Hoboken.

The \$750,000 Public Works Project Grant, along with \$150,000 in matching Community Block Grant funds, would be used to renovate streets, sewers and sidewalks along 14 blocks of the northwest industrial area.

"We're losing industries to suburbs at an alarming rate," said Randall Gottesman, economic development specialist for the CDA.

He said from 1970 to 1980, the number of

industrial firms in the city has dropped from 942 to 821. The 14-block area, which will include five blocks of Madison Street between Ninth and 15th streets and three blocks of 11th Street between Madison and Monroe streets, has been designated because "those streets serve most of our industry," according to Thomas Ahearn, director of the agency's department of economic development.

Maurice Schaller, president of Levolor Lorentzen Inc., one of that area's biggest industrial tenants, blames the condition of the streets and sewers in front of his property on his reluctance to expand.

"We want to stay, and unless something is done I don't see us expanding," Schaller said.

"We've already watched a lot of big ones

go," he said, referring to the industries that have moved out since his company moved here in the early 1960s.

He said the street conditions are an abomination.

Alco Gravure Inc., at Ninth and Monroe streets, is expected to vacate 20,000 square feet of office space in Hoboken, leaving 30,000 square feet of production facilities.

Gottesman said the project will include road regrading and repaving, sidewalk improvement and construction and drainage basin repairs.

He said the repairs are not intended to attract new industries but are planned to keep existing ones in the area and to stimulate expansion.

Approximately 50 industries are in the 14-

block area, according to Gottesman. Those industries employ 2,000 workers, he added.

According to Gottesman, the CDA hopes to have the project under way by the end of the year.

A group of industrial tenants from the project area has been asked by the city to form the Hoboken Industrial Development Committee to relate its needs to the city, according to Gottesman.

Hartz Mountain Industries has offered to repave and widen several streets in the northern industrial zone to allow better access to its waterfront property in Weehawken.

The cost of that project is estimated at \$1.6 million. The planning board is reviewing that request.

**\$900G sought for work on streets, sewers and sidewalks**



## Hoboken Presses Its Plans

Continued From Page 1

bility study of the site that was done two years ago, according to Peter MacKay, executive assistant to Peter C. Goldmark Jr., executive director of the Port Authority.

Mr. Ahern said that "Hoboken has had a unique position that would enable us to develop under existing legislation." He was referring to the Marine Terminal Facilities Act, the Industrial Development Act and the

Port Authority's current lease on the proposed area, all of which may allow the authority to invest in certain key projects associated with the entire redevelopment.

But the agreement signed by Michael DelGiudice, secretary to Governor Cuomo; Kenneth Lipper, Deputy Mayor of New York City, and Mr. Goldmark would simplify all that by specifically authorizing the Port Authority to build on the sites in Hoboken and Queens.

The agreement, which satisfied the

demands made by Mayor Koch in August, is contingent upon the passage of the legislation. Miss MacKay said the parties involved had agreed that it would be a binding set of rules regarding tax payments, boundaries and timetables, outside of the pending legislation.

But Mr. Jaffe, representing Senator Marchi as head of the Senate Finance Committee, did not see it that way.

"Conceptually, he's on board," Mr. Jaffe said, "but we have to look at the

agreement, review it and see what has to be done. I think some sort of amendment will be needed."

"It took them from January until November to come up with a solution. I can't feel we are the stumbling block at this point."

Mayor Cappiello said that, even during the most recent delay, "we didn't allow it to slow us down. We kept doing the things we had to do."

Hoboken, he said, intends to keep the process active. He noted that negotiations with the Federal Govern-

ment over the transfer of land to the city had begun, and that a settlement should be reached soon.

Mr. Ahern said that contracting bids for the construction of a park-plaza next to the Erie Lackawanna Railway (NJ Transit) Terminal would go out this week.

"We fully expect the park to be completed by the end of the summer," he said.

The park is not a part of the Port Authority proposal, but is next to the planned site. The main project calls for a 670-unit condominium complex, a 400-room hotel, a 370-slip marina and 600,000 square feet of office space.

The Port Authority estimates that up to 10,000 construction jobs will be created, and that between 2,500 and 4,000 permanent jobs will exist in the new complex.

Senator Bill Bradley, Democrat of New Jersey, toured the proposed site last week and reaffirmed his support for the project.

Although no timetable exists, Mayor Cappiello said he hoped that the planning process would be completed by the end of next summer. However, he and other city officials noted that how those plans would be formulated was far from being decided.

## Accord or Not, Hoboken Presses On Waterfront

By TOM JACKMAN

**S**MILES abounded across the Hudson River last week as one of the messier disputes of the political season — funds for waterfront projects here and in the Hunters Point section of Queens — seemingly was resolved.

But the clearing of this important hurdle was only quietly noted here, with officials of both the city and the Port Authority of New York and New Jersey predicting that Hoboken's \$500 million redevelopment project would proceed with or without the approval of New York State.

And in New York City, a key figure in the legislative process raised the possibility of further delay, perhaps nullifying the agreement altogether.

The Port Authority's proposal to spend \$100 million to redevelop the Hoboken waterfront needed approval of both the New Jersey and New York Legislatures.

New Jersey quickly provided that approval last year, but the bill remains stalled in the New York State Senate as a result of objections raised by Mayor Koch of New York and State Senator John J. Marchi, Republican of Staten Island.

After a month of negotiations between representatives of Governor Cuomo and Mayor Koch, an agreement was finally signed on Nov. 18, resolving the problems raised by the Mayor.

It appeared that the bill was on its way to passage at last.

But last week, Mr. Marchi's counsel, David Jaffe, said that the agreement "wouldn't be binding on the

legislation," and that he believed amendments were needed for the much-traveled bill to be finally approved by the New York Legislature.

If the bill is amended, it would have to be returned to the New York Assembly, as well as to the New Jersey Legislature, a process that would extend into next year.

In addition, Mr. Jaffe pointed out, no further New York Senate sessions are scheduled for this year. It is possible that the Senate will be reconvened for another issue, in which case it is expected that the waterfront legislation would be addressed.

Hoboken officials seemed weary last week of the intramural bickering taking place across the river. Said Mayor Steve Cappiello of the widely publicized Cuomo-Koch agreement: "I don't think it impacted on us at all."

Added Thomas Ahern, the city's Director of Planning and Economic Development: "They can do whatever they want. I'm really quite astonished that they would be so afraid of a little 50-acre plot in New Jersey. It's really quite ridiculous."

When it first became apparent last month that New York's political difficulties with the legislation might stall an otherwise steady process in Hoboken, Governor Kean asked the Port Authority to look into the possibility of beginning the condominium/hotel/marina project under existing legislation.

Port Authority officials say that such a study will be completed by year's end. In the meantime, they have completed an update of a feasibility study of the site that was done two years ago, according to Peter MacKay, executive assistant to Peter C. Goldmark Jr., executive director of the Port Authority.

Mr. Ahern said that "Hoboken has had a unique position that would enable us to develop under existing legislation." He was referring to the Marine Terminal Facilities Act, the Industrial Development Act and the

## US to Hoboken: At least \$3M for piers

By BRAD KELLY  
Staff Writer

**HOBOKEN**—The federal government's selling price for its Piers A, B and C here is between \$3 to \$3.5 million, a source disclosed yesterday.

Mayor Steve Cappiello and several members of the City Council yesterday met with representatives from the Port Authority of New York and New Jersey and the federal General Services Administration to discuss what effect federal legislation authorizing the sale of the piers to

the city would have on the sale price.

Cappiello said no price had been established at the meeting and the GSA was expected to submit an offer to the city in writing.

But the source said a starting figure from \$3 to \$3.5 million was discussed and that the GSA feels that amount reflects the property's fair market value.

One city official said yesterday the city was hoping to get the 45.9-acre property, which includes three piers, a terminal and 36 acres of underwater land, for \$1 million.

The city argues the land is of nominal value because most of it is underwater, and it is encumbered by a 100-year agreement with the Port Authority, in which the agency leases the piers. An appraisal made for the Port Authority has put the fair market value of the property at \$2.3 million, the official said.

Cappiello said the federal legislation passed last year enabling the sale of the piers to Hoboken "is a heavy item in our favor."

That legislation, sponsored by Rep. Frank J. Guarini Jr., D-14th, requires the GSA to sell the property at a price below fair market value and to recognize that the city has been deprived of full tax revenues since the government took the piers over from a German shipping line in 1917.

"We have lost \$73 million in tax revenues since 1917. That is \$250 million in inflated figures," City Business Administrator Edwin A. Chius said.

He said the city has provided \$8 million in public safety and public works service since 1917.

Since 1952, the Port Authority has been paying \$70,000 in property taxes to the city under a lease agreement with the federal government and the city, according to Chius.

That lease runs out in the year 2002, at which

time it can be renewed for an additional 50 years.

The piers, as well as 115 other acres along the Hoboken waterfront, are slated for a \$500-million residential-commercial Port Authority project.

Legislation authorizing the Port Authority to proceed with the project has passed both houses of the New Jersey Legislature and the New York Assembly, but is stalled in the New York Senate.

Both New York City Mayor Edward I. Koch and New York State Sen. John Marchi, R-Staten Island, are calling for changes in that legislation concerning the Port Authority's Queens, N.Y., project, which would also affect the Hoboken project.

Cappiello said yesterday it would be "ludicrous" to buy the piers if the Port Authority project fell through.

"If the development doesn't go through we will negotiate with the PA first," Cappiello said.

One city official said yesterday that if the city decides to purchase the property, the Port Authority will probably advance it the money. The city would pay the Port Authority back when developers begin paying for leasing rights, the official said.

There is also a possibility the city will not ask developers for property tax payments, but rather for a percentage of the profits each developer makes, the official said.

Last year A-P-A trucking magnate Arthur Imperatore purchased 341 acres of waterfront property in West New York and Weehawken for \$7.75 million (\$22,000 per acre).

The GSA's asking price of \$3 to \$3.5 million is approximately \$89,000 per acre.

In 1978, General Foods purchased 4.5 acres of waterfront property at the foot of 11th Street in Hoboken from the Hudson Realty Corp. for \$80,000.

## Tenants face eviction for rehabilitation

By James Kopchans

Tenants living in a row of dilapidated apartment houses on Park Avenue in Hoboken are being evicted, to the chagrin of a city councilman.

The tenants at 805-821 Park Ave. have reportedly all received notices from the landlord, Park Avenue Associates, that they will be evicted as of March 1 because of the substantial violations.

However, Fifth Ward Councilman E. Norman Wilson Jr. said the action casts suspicion on the housing inspectors who have inspected the buildings over the past five years.

"These buildings have been inspected and re-inspected over and over again over the past five years. The tenants there have been told the violations have been fixed. How could they let the building fall so low while they were keeping their eyes on it?"

"Something just smells fishy with the whole thing."

Under the state laws, a landlord may empty his building if he and the state's Department of Community Affairs agree that the repairs planned could not be accomplished without removing the tenants.

The tenants would have access to state relocation monies. However, local relocation officials have said they are already overburdened with efforts to place tenants in the local housing market. The addition of about 60 families from the buildings would only add to an impossible situation.

## Hoboken to provide loans

Hoboken is one of the hard-pressed New Jersey communities awarded some \$5.3 million in federal Urban Development Action Grant money yesterday.

The city will use the \$315,000 it will receive to provide low-interest mortgage loans for a housing development.

The grants are designed to revitalize urban areas by providing jobs, encouraging private investment and rebuilding neighborhoods.

Hoboken will provide loans for 20 qualified moderate income families for new

two family homes to be constructed by the Caparra Homes Development Co. in the southwestern portion of the city.

The new owners will, in turn, rent out the top floors to people who have low and moderate income and qualify for federal Section 8 rent subsidies.

Earlier this year, Hoboken Community Development Agency Director Fred Bado asked the City Council for tax abatements for the project. The council never took the matter up and the developer later decided to drop the request.

## HOBOKEN ELECTION RESULTS

Nov. 8, 1983

State Senator	1st Ward	2nd Ward	3rd Ward	4th Ward	5th Ward	6th Ward	Absentees	TOTAL
Jackman (D)	672	757	834	780	861	709	107	4,500
Munoz (R)	266	305	212	151	280	293	10	1,517
General Assembly								
Ranieri (D)	893	719	793	720	596	700	103	4,334
LaRocca (D)	507	674	756	689	573	621	100	4,020
Gallo (R)	255	336	225	139	308	325	20	1,608
Cossio (R)	220	298	197	126	285	305	15	1,427
County Executive								
Clark (D)	559	645	683	661	547	541	99	3,735
Bozzone (R)	275	332	279	160	287	370	18	1,721
Sheriff								
Pugliese (D)	542	649	707	679	589	567	98	3,771
Zelinski (R)	242	291	200	114	243	310	18	1,416
County Clerk								
Rodgers (D)	563	671	687	677	553	583	98	3,833
Astoli (R)	220	285	204	118	238	286	18	1,378

## Hispanic tenants claim bias

By James Kopchans

The New Jersey State Civil Rights Division may become involved in a racial discrimination suit against a Hoboken landlord on behalf of one of his tenants.

A complaint has been filed with the division against Allen Richards, owner of a 10-unit apartment house at 816 Willow Ave., by the Alliance of Tenants Organizations (ALTO) charging him with trying to evict Hispanics from the building illegally.

Officials of the Newark office of the state Civil Rights division said the case has been given to its housing section for investigation. If accepted, the division would join ALTO in support of the complainant, Lydia Perez, in the suit.

Garcia said that the Willow Avenue complaint was part of a group of complaints sent to the division on housing in Hoboken. He said it was pulled from the rest for separate investigation because of the immediate need of the tenant. He said that Mrs. Perez is scheduled to be evicted from her apartment by Nov. 15.

According to Juan Garcia, an ALTO official, Mrs. Perez has repeatedly been

harassed to force her eviction. Garcia said that all Hispanic tenants in the building have had eviction notices sent to them, while none have been sent to other tenants.

The landlord has reportedly denied all charges.

In other ALTO business, the group is

planning a community meeting for all tenants in the city tentatively for Nov. 20, Garcia said. Although the group has been seeking use of the high school auditorium for the meeting, Garcia said approval has not yet been given by the city's school board.

## Joint waterfront access urged

By Mike Garrity

Hoboken and Weehawken planning officials may sit down to discuss proposed waterfront development by Hartz Mountain Industries.

Weehawken Planning Board Chairman John Meditz said yesterday he has received a letter from Hoboken officials seeking a joint meeting. Although a final decision will rest with the

board as a whole, Meditz said he doubted there would be opposition to the get-together.

Meditz said he expected the matter will come up at a planning board meeting Tuesday.

The Hoboken Planning Board recently shelved consideration of a proposal by Hartz to spend approximately \$1.6 million to improve streets. Hartz wanted to make the

changes to improve access to its waterfront property in Weehawken.

The Weehawken board has spent most of its time thus far on a larger waterfront development proposal from ARCORP.

However, Meditz said the board won't neglect Hartz.

In acknowledging the problem of waterfront access, Meditz said he would like to see Hartz and ARCORP work jointly

to devise a major artery to serve the area. Hartz President Eugene Heller said both developers have talked about their plans. He said it seemed unlikely now that the two would join in a special access road.

Hartz attorney Kenneth McPherson said the developer would wait for a formal resolution from the Hoboken Planning Board before taking any action.

## Vezzetti says Hoboken shaded Sunshine Law

By James Kopchans

Did the Hoboken City Council hold an illegal meeting yesterday in Mayor Steve Cappiello's office?

That's what Councilman Thomas Vezzetti contends. He said the meeting with the mayor included seven of the nine council members.

The meeting, which was not advertised, he said, concerned possible uses of the Sadie Leinhardt School, which the council just purchased from the city school board, as well as discussions on the city's waterfront and its rent control ordinance.

Vezzetti said he left the meeting rather than participate.

The meeting took up most of the council members' afternoon. Vezzetti said he spent his afternoon speaking to the state attorney general's office to complain of violations of the state's Sunshine Law.

Neither Mayor Steve Cappiello or City Council President

Helen Macri was available for comment.

Under the Sunshine Law, a quorum of council members may only gather in a properly advertised meeting, except under emergency situations. A quorum would include at least five of the nine council members.

## Andreula re-elected

Frank Andreula was re-elected president and Paul Swibinski was reelected vice president of the Hudson County Area Vocational and Technical School Board of Education at last night's reorganization meeting.

According to Swibinski, under law, the board is required to hold its reorganization each November. Andreula had been reelected president and Swibinski had been elected vice president at the beginning of the school year.

The board also named Donahue and McCann and Co. of Jersey City as its auditor, replacing Samuel Klein and Co. of Newark, which had served for two years.



# Landlords win Hoboken rent fight



Demonstrators at the Hoboken City Council meeting last night held up signs urging the passage of an amendment to the city's rent control ordinance. The amendment, which would have limited the amount of rent increases, was defeated 6-to-3.

By Earl Morgan

At the end of a boisterous five-hour meeting attended by approximately 750 people, the Hoboken City Council last night, in what observers called a victory for landlords, defeated a controversial amendment to the city rent-control ordinance by a vote of 6-to-3.

The council members who voted for the measure — designed to limit costs that could be passed along to the tenants in buildings where substantial rehabilitation was done — included the sponsor, Councilman Robert Ranieri, and Councilmen Pat Pasculli and Thomas Vezzetti.

Voting against the measure were Council President Helen Macri, Councilmen Thomas Kennedy, Anthony Romano, E. Norman Wilson and Salvatore Cemielli, and Councilwoman Helen Francione.

The dissenting council members all cited the vagueness of the ordinance as the reason they were voting against it.

The council members voting against the measure said they

See LANDLORDS — Page 27.

## Landlords win Hoboken rent fight

Continued from Page 1

would like to see a new rent ordinance written with the help of tenants, landlords, city officials and experts in rent control matters.

The meeting was held in the auditorium of Hoboken High School to accommodate the large numbers of people who wished to attend. The list of speakers to address the council originally numbered 45. While not everyone remained throughout the five-hour meeting to air his views, at least 30 people did speak.

The tenant group ALTO had their forces marshalled around the auditorium carrying signs

that urged a yes vote on the amendment. Many of the landlords present wore small tags that simply said "NO."

Much of the controversy surrounding the ordinance revolved around a provision to allow a ten-year financing plan, in effect putting the loans for substantial rehabilitation on a ten-year payment schedule.

Ranieri read letters from the Elysian Savings and Loan and the Hoboken Bank for Savings that stated that both banks were against the ten-year plan but said they would agree to a five-year payment plan in the ordinance.

Landlords argued that the

amendment would limit almost wipe out any profit on investments they could make to rehabilitate their property. They claimed the ordinance would be the city's revitalization.

Tenants claimed the ordinance would plug a loophole in the rent-control ordinance that allows landlords to charge rents they wish after they have performed substantial rehabilitation work on their properties.

## Hoboken rejects move on decontrol

By BRAD KELLY  
Staff Writer

HOBOKEN—The City Council last night rejected an amendment that called for an end to rent decontrol after a long public session and debate that lasted into the morning.

The amendment, defeated 6-3, would have affected any homeowner who applies for a substantial rehabilitation and applied to many of the 16 multifamily buildings that currently have application status.

Eight multifamily dwellings (approximately 85 units) already have been approved by the city's rent leveling board. Seven more applications are before the rent board.

Councilman Robert Ranieri, who along with City Business Administrator Edwin Chiusi sponsored the amendment, contends many of these homeowners are charging exorbitant rents, which are causing the displacement of many city residents.

Under current rent control laws, homeowners who make substantial rehabilitations to buildings are rent decontrolled for 13 months.

See DECONTROL, Page 15

## Hoboken will sell empty lots

The Hoboken Housing Authority is expected to put two empty lots near the city's PATH station out to bid by the end of this year.

Andrew Scherer, authority chairman said the lots, are located at the Grogan-Marineview complex at Second and Third streets between Hudson and River streets.

Dominick Gallo, executive director, said the lots would be advertised throughout this country and Canada to developers.

The two lots sit on both sides of a municipal parking garage operated by the parking authority.

Gallo said he has received "nearly four or five calls a month" inquiring about the property. Though originally planned for apartments in conjunction with Grogan-Marineview, the lots have been dormant for over 10 years because of financial difficulties surrounding the project.

Joseph Hottendorf, executive director of the parking authority, said he would welcome any new development on the site.

## DECONTROL

Continued from Page 1

Voting against the amendment were council members E. Norman Wilson, Thomas Kennedy, Salvatore Cemielli, Anthony Romano, Helen Macri and Mary Francione. Voting for the amendment were Ranieri, Thomas Vezzetti and Patrick Pasculli.

Kennedy said that two bank presidents in the city would not fully support the amendment, contrary to the impression Ranieri gave when he read excerpts of letters written by the presidents at a City Council meeting last week.

"We (several council members) had a meeting with representatives from those banks and found out they will not lend a dime" under the proposed 10-year capital improvements surcharge, said Kennedy before the meeting.

Under the proposal, a homeowner substantially rehabilitating an occupied building must make up his investment during a period of 10 years.

The council's vote came after a loud and heated public hearing that lasted more than five hours and was attended by about 600 people in the auditorium in Hoboken High School.

Members from the Alliance of Tenants Organization, wearing orange T-shirts and holding signs that read "Children first, landlords last," disrupted the meeting many times with hisses, boos and cheers, depending on which side was speaking.

Frank Tattoli, a contractor who said he lives in Glen Rock, asked Ranieri if he lived in

Hoboken and wanted to know how much rent he charged his tenants.

Ranieri bolted up from his seat, grabbed the microphone and shouted, "Is this a personal attack?"

"I will get an endorsement from everyone of my tenants or I will give you my house. Don't you come into my town and accuse me — are you out of your cotton-picking mind?" he screamed at Tattoli.

Ranieri said he owns a three-family home at 228 Hudson St.

## Restoration Ball set for Saturday

Once again, the restored Erie-Lackawanna train terminal in Hoboken will be the site for the annual Restoration Ball Saturday, starting at 9 p.m.

The ball, the third consecutive year it is held in the landmark train station, will feature entertainment by Lester Lanin and his dance orchestra. Tickets are \$40 per person with all proceeds used for church restoration work within the All Saints Episcopal Church Parish in Hoboken.

A buffet serving such dishes as moussakka, apricot glazed corned beef, Smithfield ham, chicken breast, champagne, vegetable salads and desserts will be available.

The ball will feature a prize board used in a "silent auction" featuring such gifts as show tickets and dinners in local restaurants.

Former Rep. Millicent Fenwick is honorary chairwoman with former bandleader Count Basie as honorary vice-chairman. Other

## Grant plan may hurt Hoboken

Hoboken and Hudson County could lose a lot of federal grant money as a result of legislation that was designed to give cities more money.

Federal "central cities" block grant legislation passed recently by the U.S. House of Representatives gives smaller municipalities like Hoboken a chance to get their own grant money. Hoboken now receives its grant money through Hudson County, as do all other Hudson County cities except the big three — Jersey City, Bayonne and Union City — which are big enough to get the grants on their own.

While Hoboken's population of 42,000 is relatively small, it qualifies as a "central city" because of its traffic problems.

The "central cities" legislation was designed to help cities like Hoboken, and in most cases it does.

But in Hoboken's case, the city would actually lose money — some \$700,000 a year — if it gets its own grant, rather than going through the county.

There is a ripple effect. If Hudson County is disqualified from using Hoboken to qualify for grants, it would lose some of its \$5.2 million federal Community Development Block Grant.

The "Central cities" law, as it passed the House, would not give Hoboken the option of choosing to take its own grant or taking money from the county. It would have to take its own grant.

There are only two other places in the country where the legislation would backfire, if it passes the Senate as is, said an aide to Rep. Frank Guarini.

Guarini has written a "Dear Colleague" letter asking members of new Jersey's congressional delegation to use their influence to change the bill in the Senate.

"Most Democratic members have signed the letter, and favorable response is expected on the Republican side of the aisle," Guarini said.

"The compromise sought would permit Hoboken to decide whether or not to accept CDBG money or their own or to remain in the county umbrella," Guarini said.

Hoboken Mayor Steve Cappiello said he supports the compromise efforts. "Hoboken doesn't intend to do that to Hudson County," he said.

## Hoboken to receive \$315,000

WASHINGTON (UPI)—A grant of \$315,000 to Hoboken was announced by the federal government yesterday. Two other economically ailing New Jersey communities will share in a total of \$5.3 million in Urban Development Action Grants for a variety of construction and business-expansion projects.

The award to Hoboken will enable it to provide second-mortgage loans to 20 qualified moderate-income families in the southwestern part of the city. The grant covers homes to be built by Caparra Home Development Co. which are expected to create 33 new construction jobs and boost local property taxes by \$40,000.

The money was part of \$59.1 million handed out to 51 depressed towns across the country by the U.S. Department of Housing and Urban Development.

The action grants are designed to revitalize urban areas by providing jobs, encouraging private sector investment and rebuilding neighborhoods.

Gloucester will receive \$3.68 million — the single largest grant to any New Jersey town — to help finance capital improvements at the Holt Hauling and Warehousing Systems Inc. facility along the city waterfront.

The money will be used to build a new pier and two new container cranes. It also will pay for conversion of existing building space into 38,000 square feet of refrigerated warehousing and the development of 20 acres of parking and container cargo storage space. A wetlands park will also be established.

The project is expected to create 225 construction jobs and 335 new permanent jobs. Pennsauken will receive two grants totaling \$1.4 million for two projects.

See HOBOKEN, Page 10

## HOBOKEN

Continued from Page 1

One grant of \$800,000 will help Franklin Computer Corp. buy new equipment for its facility. The new equipment will be used to produce a new line of home and business computers.

The company will invest \$4.2 million in the project and hire an additional 700 permanent workers.

Pennsauken also will receive \$50,000 to help build a 37,000-square-foot office building on a six-acre site near the Pennsauken Country Club. The project will be developed by a limited partnership with D'Anastasio Corp. of Pennsauken serving as general partner.

## Vezzetti wants school to become nursing home

Rather than low-income housing, Hoboken Councilman Thomas Vezzetti wants a nursing home in the vacant Sadie Leinkauf School.

Vezzetti said yesterday that he has volunteers to explore the use of the vacant school building as a nursing home. Also, he said he has contacted a local doctor for his opinion.

The Leinkauf school, closed in June 1982, is presently under city control. Mayor Steve Cappiello wants the building

developed into low-income housing with federal rent subsidies.

However, Vezzetti said the need for a nursing home is greater than for a low-income housing. Vezzetti has been a staunch opponent to the subsidized housing.

Vezzetti said the members of his Leinkauf committee would include Angelo Valente, Michael Schaffer, Pat Caulfield, Margaret O'Grady, Dominick and Lucille Casulli, Betty Glatt and Michael Cricco.

## Ailing Sinatra cancels Byrne Arena concert

By Richard Rosenberg

Frank Sinatra's concert scheduled for tonight at the Brendan Byrne Arena in East Rutherford has been postponed until Thursday, Dec. 8.

His concert scheduled for Friday at the Nassau Coliseum on Long Island has been postponed until Monday, Nov. 28.

Sinatra has come down with a new strain of flu called viral pharyngitis, according to his press agent, Len Rosen.

Sinatra's doctor, Wilbur Gold of New York, insisted that he not perform while sick.

All tickets to each concert will be honored, and ticket

holders will get the same seats.

Ticket holders who want refunds can claim them where their tickets were purchased.

Refunds must be claimed no later than Tuesday, Nov. 15.

The rescheduled show at Byrne arena will start at 7:30 p.m. The Long Island show will start at 8 p.m.

## Cappiello: Deal won't hurt city

By TOM DIPIAZZA  
Staff Writer

HOBOKEN—The concessions made to New York City to let the Port Authority pier project move forward will not harm the project's chances for success, according to Mayor Steve Cappiello.

Cappiello said he has not received a copy of the agreement, which includes a partial ban on persuading New York business to relocate to the Hoboken project. Hoboken has been working to attract new industrial, commercial and residential concerns to the project, and the mayor said, will not need dissatisfied New York firms to make the project a success.

The agreement among New York City Mayor Edward I. Koch, New York Gov. Mario M. Cuomo and Peter Goldmark, executive director of the Port Authority of New York and New Jersey, was announced Friday. It also calls for a speedup of work on a similar Port Authority project at Hunters Point in Long Island City, Queens.

Koch and New York State Sen. John Marchi, a Staten Island Republican.

See DEAL, Page 9

## DEAL

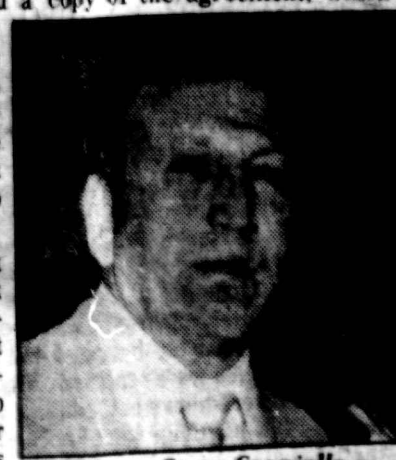
Continued from Page 1

had said this summer that they would block both projects because they feared that the Hoboken development would steal New York City jobs and because the Queens project was lagging behind. Cappiello said yesterday he doubted that the agreement would stem the flow of business out of the city.

"If they don't move to Hoboken, then they are going to move to Philadelphia, so what's the difference?" he asked.

Cappiello said he expects to review the agreement in a couple of days. He said objections would be raised with the Port Authority if a close review of the agreement revealed it to be harmful to the projected Hoboken development. "We remain determined to get what's best for Hoboken out of our project," he said.

The Port Authority has estimated the cost of the projects to be about \$500 million each. The agency will finance \$100 million of the Hoboken project, with the rest coming from the private sector. The project has passed the New Jersey Legislature and the New York Assembly. Cuomo said he may call the New York Senate back into session to get its approval before the end of the year.



Mayor Steve Cappiello



## Medal of Honor winner in unmarked grave in Hoboken

By Ronald Leir 8/11/83

Hudson County was far from the sound of gunfire during the War Between the States but thousands of Union troops camped here before embarking to battlefields in the South. And at least half a dozen known Civil War veterans from Hudson were awarded

the nation's highest military award — the Congressional Medal of Honor — including a former Maryland slave who ended up in Hoboken.

See editorial: VETERANS DAY — Page 16

Today, on the annual observance of Veterans Day, the unmarked grave of that

one-time slave is being revisited in Flower Hill Cemetery, North Bergen, perhaps for the first time in nearly 100 years.

Veterans groups are preparing a more proper recognition of Decatur Dorsey, a slave in his native Maryland, a Union state that permitted slavery, who enlisted in the Northern forces.

As 1st Sgt. of Company B, 39th Regi-

ment, U.S. Colored Troop, Dorsey participated in the battle of Petersburg, Va., on July 20, 1864.

According to his Medal of Honor citation, Dorsey "planted his colors on the Confederate works in advance of his regiment and when the regiment was driven

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## Medal of Honor winner in unmarked grave

Continued from Page 1 8/11/83

back to the Union works, he carried the colors there and bravely rallied his men." There were an estimated 1,400 soldiers killed in the fighting that day. Dorsey suffered wounds but survived.

At the war's end, Dorsey settled in Hoboken where he and his wife, Mannie Christie Dorsey, took up residence at 227 Newark St.

After Dorsey died at the age of 55 on July 11, 1891, his wife secured a military pension which probably amounted to no more than \$10 or \$12 a month.

Mrs. Dorsey died in March 1897. Since then, the grave in the North Bergen cemetery has gone virtually unnoticed — until now.

Only the efforts of Paul L. Angelo, Union County Veterans Affairs supervisor, and state Medal of Honor liaison officer, helped bring about the grave's rediscovery. Angelo has spearheaded a campaign to trace the final resting places of those New Jersey Medal of Honor winners still unaccounted for. Dorsey's grave turned up this week.

"I've got 18 more to go," Angelo said. Four of those are from Hudson. All were Civil War veterans.

To locate Dorsey's final resting place, Angelo enlisted the aid of U.S. Sen. Bill Bradley to get access to the National Archives in Washington, D.C. Those records told him the year of Dorsey's death.

From there, he and local veterans officials went to state and municipal vital

statistics for Dorsey's death certificate and place of burial, leading them, finally to Flower Hill.

After "authenticating" the gravesite today, Angelo will report his findings to Sister Mary Veronica, archivist of the Valley Forge Freedom Foundation in Pennsylvania which operates a Medal of Honor museum, and he'll ask Gov. Thomas Kean for a special Medal of Honor grave marker.

Meanwhile, the search continues for the other missing servicemen.

Here are Hudson County's Civil War Medal of Honor recipients and their acts of valor, as recorded in the Congressional Medal of Honor book. All are from Jersey City.

• Thomas Kane, "captain of the hold," Union Navy, for his participation in the attack on Fort Fisher in Wilmington, N.C., the last seacoast holdout of the South, aboard the USS Nerueus, on Jan. 15, 1865.

• Lewis Locke, private, Company A, 1st New Jersey Cavalry, and Christian Streile, Company I, 1st New Jersey Cavalry, for capturing rebel flags at Paines Cross Road, Virginia, in April and May 1865.

• John Wilson, sergeant, Company L, 1st New Jersey Cavalry, for "posting himself between the enemy and lead horses of his own command, thus saving the herd from capture" at Chamberlands Creek, Va., on March 31, 1865.

Hudson Indian Wars Medal of Honor winners are: Andre W. Brewster, of Hoboken, William H. Folly and Dr. Henry R. Tilton, both of Jersey City.

City is James Jonas Madison, lieutenant commander, U.S. Navy.

World War II recipients: Stephen R. Gregg and Nicholas Oresko, of Bayonne; and Francis X. Burke, of Jersey City, and John Meagher, formerly of Jersey City.

Vietnam: John Gertsch, staff sergeant.

## Hoboken Council sets rent hearings

By James Kopchals 8/11/83

The Hoboken City Council will schedule a series of special committee meetings to study and reform the city's rent control laws.

At a special meeting yesterday, the council agreed to let the council's administration committee review the rent control ordinances during weekly closed work sessions.

The council chose this

method over suggestions by Councilman Thomas Kennedy and Anthony Romano for the appointment of a special ad hoc committee of representatives from the council, landlord, tenants and banker groups.

The council members urged members of the committee to give as much input as possible to representatives from each of these groups.

The administration committee is chaired by Second Ward

Councilman Thomas Vezzetti and includes Council President Helen Macri and Councilman Robert Ranieri. The three will conduct their sessions with another council member present, chosen for each meeting on a rotating basis.

The first meeting is Monday at 7 p.m. in the city clerk's office in City Hall. The meetings will be closed to the public, but will include speakers invited to the session with the approval of Vez-

zetti. Woodrow Monte, the city tax appraiser, is scheduled to be the first person to speak to the committee.

Kennedy had wanted the ad hoc committee as a way to get the public and the full council more involved with the reforms. He has suggested that such a committee would be made up of the three council members of the administrative committee.

See HOBOKEN — Page 16.

## Hoboken rent hearings

Continued from Page 1 8/11/83

along with the other representatives.

Steve Block, a member of the city's school board, yesterday spoke in favor of an ad hoc committee. "This issue is too big to be dealt with in the way they (the council) have chosen to do it," he said.

Meanwhile, the Hoboken Environmental Committee has also urged the council to consider naming a review panel on the or-

dinance, similar to Kennedy's and Romano's suggestion. According to Helen Manogue, president of the committee, such a panel would include representatives from tenants, landlords, and bankers as well as appraisers, a real estate attorney, an accountant, a housing inspector and the city's rent leveling administrator.

Such a group would be no larger than 19 persons, Mrs. Manogue said.

## Work on Hoboken piers may be starting by '85

By James Kopchals 8/11/83

The planned \$500 million development on Hoboken's Port Authority piers could start as soon as 1985 if legislation is passed, as expected, by the end of this year.

Sal Samperi, waterfront director for the regional Port Authority, said this after a tour of the piers yesterday with U.S. Sen. Bill Bradley, Assemblyman Nicholas LaRocca and Hoboken Mayor Steve Cappelletto.

The legislation that would allow the P.A. to start the development is at present stalled in the New York State Senate. However, a recent compromise agreement reached between New York Gov. Mario Cuomo and New York City Mayor Edward Koch has apparently cleared much of the major opposition to the legislation and cleared the way for its final approval.

Meanwhile, negotiations have been continuing between

Hoboken and the federal Government Services Agency on the sale of the piers to Hoboken.

Should this happen, Samperi said, the first demolition projects should begin in 1985 and take a total of about seven years to complete. Once done, the project is expected to include 670 units of residential housing (mostly luxury), 350,000 square feet of office space, a hotel, marina, and seven acres of waterfront access.

Samperi said the P.A. officials were close to finishing a revised market study for the 56-acre property, which is located on River Street between Second and Fifth streets. The new study

should be made public by the end of the year.

Once legislative approval is given for the project and the city completes negotiations on the sale of the pier with the federal government, the Port Authority will begin to prepare the site by driving in new pier pilings and demolishing useless structures. While doing this PA officials will begin trying to attract private developers into investing into the project.

Samperi told this to Bradley and the other officials touring the site. Bradley was one of two senators who sponsored Senate legislation ordering the sale of the piers to Hoboken.

## Addicted gambler gets 3 years for embezzlement

NEWARK — A Hoboken bank teller whose gambling habit drove him to embezzle and gamble away most of \$1.6 million was sentenced Wednesday to three years in prison by a judge who said addiction is no excuse for crime.

While expressing "great sympathy" for the "weakness" of Richard Daruso, 22, and the "suffering" experienced by his family, U.S. District Court Judge H. Lee Sarokin rejected a plea that the Jersey City resident be excused from jail.

"It is evident," that he is indeed a compulsive gambler and that the embezzled monies went toward the satisfaction of that habit," the judge said, noting Caruso also used the funds to buy a \$40,000 race horse.

However, Sarokin said, the compulsion to gamble "isn't the type of pressing need which would impel the court to agree that no custodial sentence should be imposed.

"The same argument I suppose might be offered in respect to someone who was addicted to drugs. I think that if we excuse people who are drug addicts from committing crimes because they were addicts, we certainly would not be deterring crime. We would be encouraging it," he said.

Caruso told the judge he regretted his crime and would accept any punishment the court imposed.

"I wish it never happened," he said. "I'm sorry for my family and the people I hurt besides my family."

He was allowed to surrender Jan. 5 to begin serving his jail term. Upon release, the judge said Caruso must enter into an agreement with the Hoboken bank to make restitution, based on his ability to pay, and join a gamblers anonymous program as a condition of a five-year probation.

The horse-playing teller has already agreed to turn over the pacer, "Fortune Nike," and about \$40,000 of the remaining funds to the bank.

Caruso confessed to the judge Sept. 22 that he stole \$1.64 million from the Fidelity Union Bank during the two years before he left his job in March, in what federal authorities described as the largest teller-embezzlement case in New Jersey in recent years.

He admitted he took the money from the employee tax withholding account of a Hoboken printing firm, Alco-Gravure, covered up the theft by making false entries on the bank's books, and lost nearly all of it on unlucky bets at the Meadowlands Racetrack and Off-Track Betting parlors in New York City.

He surrendered to Internal Revenue Service agents in June after a probe revealed the company was delinquent in its tax payments to the IRS even though it had receipts showing the payments were deposited at the bank and stamped by Caruso.

## Hoboken uses old study seeking economic aid

By James Kopchals 8/11/83

Hoboken economic officials are planning to use material from forgotten county committee to help it qualify for \$750,000 to repair streets and sewers in its industrial area.

At a luncheon meeting yesterday kicking off the new Hoboken Industrial Development Committee, Thomas Ahern, director of the city's Economic Development Agency, said his office would update industrial studies made by the county Overall Economic Development Program in the grant application.

The federal grant, if given, would be used to repair 14 streets in the city's industrial zone located in the northwest

section. The grant would be matched with \$150,000 in community block grant money by Hoboken.

According to Ahern, the committee has not met for the past seven years, largely because it does not have a staff. Eventually, Ahern said he hoped the city would develop its own economic committee to help in future applications.

About 25 businessmen attended yesterday's luncheon, which was chaired by Mayor Steve Cappelletto and Maurice Schaller, president of Leveor Lorenzen Inc. The committee will be made up of both public and private business officials working together in an effort to improve the climate of the city for industrial development.

## Mother, daughter are sentenced for 'no show' swindle

By John J. Farrell 8/11/83

A 65-year-old Hoboken woman must begin a 30-day Hudson County Jail term Jan. 3 and join her daughter in paying back \$34,000 to the city because the daughter was a "no show" school crossing guard for 12 years.

Mrs. Caroline Corizzi, who was granted time to arrange personal matters before reporting to jail, will also go on five-year's probation and perform 1,000 hours of community service. Her daughter, Carol Ann De Somma, 41, was placed on probation for five years, must make restitution and perform 200 hours of community service.

Corizzi and DeSomma, who

pleaded guilty Oct. 8, were sentenced yesterday by Superior Court Judge Lawrence Bilder after Asst. Prosecutor Richard Denes urged stiff penalties.

Corizzi and her daughter were charged with obtaining money under false pretenses between Sept. 10, 1971, and last Aug. 30.

Corizzi, while supervisor of school crossing guards, placed her daughter on the payroll as a full-time guard. The daughter did not work at all in that job.

Hoboken police were credited by Hudson County Prosecutor Harold J. Ruvolet Jr. with discovering the 12-year fraud after a detailed investigation.

## Thanksgiving Day parade starts early in Hoboken

By Mary F. Zgibbons 8/11/83

A little bit of re-wiring, a slap of paint on the slightly faded face, a push, a pull and the 17 floats to appear in Thursday's Thanksgiving Day parade will be taken from their berths in Hoboken at midnight Wednesday and rolled through the Lincoln Tunnel to New York City.

After leaving the tunnel they'll move in a line up New York's west side to 81st street and Central Park West, awaiting the 9 a.m. start of the parade at 77th street and Central Park West, explained Judy Cohn, a Macy's spokeswoman.

The floats have made this trek — with the aid of volunteers from Macy's and Hoboken's police department — from their warehouse, the old Tootsie Roll Factory at 1505 Willow Ave., since 1963, says Manfred Bass,

the architect of the floats for the past 23 years. This is the 57th year of the parade.

Their previous berth was in North Bergen.

This year's parade will feature four new floats fashioned by Manfred Bass. These are "America's Canine Stars," a float which features the popular "Snoopy" of the Peanuts comic strip; "Fraggle Rock," cable television's answer to pre-historic comic characters; the "Great American Dog," featuring beloved canines of the past and present, and "Yogi Bear and Jellystone National Park," featuring Yogi and Boo-Boo the bears.

There will be nine balloons which require from 35 to 40 persons to keep them from floating up into the air. Included in the lineup are Superman, Bullwinkle and the newest, Yogi

Bear. While the balloon work is contracted out to different sources, all of the float work, from first ideas to fashioning the finished product, are completed by Bass.

A graduate of the New York City School of Design, the artist first became interested in large scale modeling while in the service, where he often did large scale sculpture.

The work is "terrific and rewarding," explained the resident of Mountainside.

It also requires much time, energy and imagination.

Bass admitted that he has already begun sketching two new floats for next year's parade. And although he won't say exactly what they're called, he says one will be a float loaded with cuddly animals while the second has all the elements of a rainbow.

To some it might seem difficult to make a float, says Bass, but it's all a matter of patience and loving the work.

For instance, to fashion the pirate ship which at age 23 is the oldest of the floats, the sculptor-designer used some wiring, metal, steel and cloth. As for upkeep, that's nothing for the expert.

"All of my creations are waterproofed, before painting is done, so each year we mainly have to repaint the majority of the floats and perhaps resew a seam or tassel," he said. Bass has a staff of about half a dozen people who aid him in his major work.

If a major style change is needed, that's no problem, either. Bass has been known to simply repaint a float so that it looks like a completely new design.

## Maxwell House workers skeptical on renovations

By James Kopchals 8/11/83

Although Maxwell House officials deny that modernization of their Hoboken plant will cause any new layoffs, workers there say that many of the plant's employees remain unconvinced.

Both plant manager Daniel Kelly and Eugene Ritchie, spokesman for the Maxwell House division of General Foods Corp., said the modernization work, which has been going on throughout this year, represented only a regular updating of equipment and would not cause any layoffs.

Ritchie said the new equipment represented Maxwell House's commitment to increasing its competitive status in the national and international coffee market. He said it was part of an overall updating program at all Maxwell House plants

throughout the country. However, neither Kelly nor Ritchie would disclose details of the modernization, claiming that they did not want their competitors to learn of its scope. Neither would confirm the dollar amount of the work being done at the plant.

Reports out of the plant have estimated the amount of work there at between \$8 million and \$9 million and include the installation of electronic scales and new roasters in the coffee processing plant.

Persons claiming to be workers at the plant have been calling The Jersey Journal periodically to complain of the new machinery. Since the modernizations follow layoffs of between 60 and 100 persons in January, many workers said

they feel that management will use the machines to layoff more workers in the near future.

The workers said that much of the overtime being offered lately at the plant were to workers learning to use the new machinery.

Stephen Hornik, business agent for Local 56, Amalgamated food and Allied Union, the plant's largest union, said union officials have been seriously watching the new machinery to insure that workers are not affected by it. While the new machinery may cause problems in the short run, Hornik said he believed it was a beneficial step for the long run since it shows the company's commitment to the Hoboken plant after years of apparent dis-



## SPEAKING PERSONALLY

## Letter From an Ex-Tenant in Hoboken

DEAR MR. LANDLORD:

I KNOW how difficult it was for you to dispossess me from the reasonably priced Hoboken apartment I rented from you, an apartment in which I lived happily for more than seven years, paying my rent on time.

I know you feel bad, because your wife told me so when she promised to ask your lawyer if I could have more than 30 days to find a new place.

I also realize the difficulty you must have to maintain your good-guy image, which you need to continue to make a lot of money on the community. And so I am sorry that, by asking my friends and neighbors for help in finding an apartment, you were put in a bad light.

I know how bad you feel about that because my lawyer told me that you might get your own lawyer because I'm "bad-mouthing" you.

It's also too bad that I couldn't just leave so that you could establish residence and free the whole house because, after all, many people are making a killing in Hoboken.

As one real-estate broker put it, he came from Boulder, Colo. to Hoboken 14 months ago because "this is the hottest little corner in the United States." So why shouldn't you start working on your first billion (Fortune magazine doesn't even list millionaires like you anymore).

Unfortunately, I can't just fade away like lots of my neighbors who found themselves in the same predicament. I'm too young to go to an old people's home, too old to go back to my parents. I can't afford to buy a house—and I have pets.

(My neighbor told me that I should get rid of my cats and start dealing in cocaine, and then I'd be sure to pass muster and land the best condo in town.)

I wonder whatever became of that old man who owned the butcher shop around the corner for about 40 years who had to get out to make way for another antique shop? I'm told he died a few months after he gave up the store.

I often wonder what he died of. But no matter, he really wasn't in the Hoboken image—his hair wasn't designer-cut and he never owned an attaché case, three-piece suit or Walkman headset.

Besides that, he didn't even act Hoboken. He probably never consulted a lawyer in his entire life, never built an extension on his house,



Buildings being remodeled in Hoboken

bought a croissant or evicted a tenant.

I know what's wrong with me: I spent too much time trying to become a writer and make enough money to survive, and too much money helping

suffering animals and righting injustices.

I should have listened to you when you once told me:

"If you don't have money, you better beg, borrow or steal it."

After all, money is what it's all about in the new Hoboken.

Sincerely yours,  
REPENTANT EX-HOBOKENITE

At the writer's request, her name has been withheld.

## Developer hits pier plan curbs

By BRAD KELLY

Staff Writer

Recent action taken by New York City to prevent efforts to attract its firms to the Port Authority's proposed waterfront development in Hoboken is "narrow," "parochial," and threatens future development of the greater New York area, according to one of Hudson County's biggest developers.

"There is a great danger in putting up barriers," said Alan Marcus, a spokesman for trucking magnate Arthur E. Imperatore's Arcorp. Imperatore's proposed West New York-Weehawken development is the largest project currently planned for the Hudson County waterfront.

According to Marcus, if a firm is not allowed to move from New York to New Jersey, it may

See PIER, Page 14

## Ban on 'raiding' of NY firms called 'narrow'

## PIER

Continued from Page 1

move to another part of the country, "and this region has lost that tenant."

Marcus said New York City and the North Jersey counties must look at what is good for the entire region, not just for themselves.

"Our competition is with the San Belt, the Southeast and the Southwest," Marcus said.

The ban that was agreed to by Mayor Edward I. Koch of New York City, New York Gov. Mario M. Cuomo and the Port Authority of New York and New Jersey would apply only to a firm that is being persuaded to relocate in space developed or directly financed by the Port Authority.

Earlier this year, Koch and New York state Sen. John Marchi threatened to block both the Hoboken and Hunter's Point, Queens, projects. They feared the \$500-million Hoboken development would steal New York jobs, and they wanted both projects to proceed simultaneously.

But that threat was eliminated last week when the Port Authority agreed to the "anti-raiding" provision and assured New York that the Queens project would begin no more than six months after the Hoboken project.

Legislation authorizing the projects has passed the New Jersey Legislature and the New York Assembly. It is awaiting New York Senate

approval.

Cuomo may call the New York Senate back into session next month and ask it to approve the two \$500-million projects.

Hoboken Mayor Steve Cappiello said he sees no problem with the concessions made to New York City as they apply to the proposed development.

"There are probably a lot of firms that would like to come closer to New York, but who can't afford New York," he said. "We don't intend to get involved with New York people as long as there are those who want to locate near New York," he added.

Although a square-footage price for commercial space in the Hoboken project has not been established, Sal Samperi, assistant director of the Port Authority, said it will probably be higher than New York City back-office space, but lower than prime real estate there.

Many New Jersey public officials believe the agreement between the Port Authority and New York City will not hurt the Hoboken project because the Port Authority has a track record of not persuading firms to relocate to projects it finances and is encouraging the private sector to develop the Hoboken site.

As the agreement is limited to space financed by the Port Authority, private financiers can still encourage New York City firms to relocate. The agreement, in fact, differs little from the original legislation that Koch and Marchi opposed this summer, some public officials say.

THE JERSEY JOURNAL, FRIDAY, NOVEMBER 11, 1983

## Hoboken to be site of film competition Edison started

As an indication of Hoboken's growing status in the cultural world, particularly in terms of filmmaking, this year for the first time Hoboken will be one of the locations for the Edison Film Festival.

The full name for the festival is the 1983 Thomas A. Edison Black Maria Film Festival-Competition. This is its third year.

The films selected from among 250 submission by independent filmmakers from throughout the country will be shown at 12 locations throughout the state. The only Hudson County location will be at St. Matthew's Trinity Parish Hall, 57 Eighth St., Hoboken.

That showing in Hoboken will start at 8 p.m. on Nov. 20.

"It is most fitting that Hoboken was selected as a site for the festival," a spokeswoman for the Hoboken Cultural Council said. "The city has attracted filmmakers both as a shooting location and as a home."

"This year four Hoboken residents were granted New Jersey State Council on the Arts Fellowships for filmmaking. A film by Nora Jacobson of Hoboken, one of the recipients of a 1983 fellowship, was shown

during last year's Edison Festival."

The films shown will range from three minutes to half an hour in length. They will include documentaries, animation, dramatic and experimental films.

Admission to the Nov. 20 event is \$2.

The Nov. 20 event in Hoboken will be the third of the 12 showings around the state. There will be a showing Nov. 18 at Montclair and Nov. 19 at the New Jersey State Museum in Trenton.

Different selections of films may be shown at different locations. The films for each location will be selected Wednesday.

Entrants in the Edison festival are competing for cash awards.

The event traces its inspiration to Thomas Alva Edison and the early moving picture industry in New Jersey.

What Edison called a "revolving photographic building" was more popularly known as the "Black Maria."

In 1888, Edison described it as "an instrument which does for the eye what the phonograph does for the ear."

The organizer of the festival-competition is John

Columbus, a resident of West Orange, where the Edison Museum and a replica of the Black Maria are located.

"New Jersey is the home of

filmmaking," Columbus said, "and I hope that the festival will further that recognition."

A goal of the festival, a spokesman said, is to enhance

appreciation of film as an independent art form and to provide a forum for independent films.

Major sponsors of the

festival-competition include the New Jersey State Council on the Arts, the Geraldine Dodge Foundation, Suburban Cablevision and the Charles Edison Fund.

## Hoboken panel to hear rent proposals

By BRAD KELLY

Staff Writer

HOBOKEN—The City Council's administration committee plans to take written suggestions on the city's rent control ordinance from residents at a meeting scheduled for Monday.

The City Council and its administration committee, which consists of council President Helen Macri and Councilmen Robert A. Ranieri and Thomas Vezzetti, are seeking to revamp the rent control ordinance.

"We do not want a laundry list of rights and wrongs. What we are looking for is a philosophy of the ordinance," Ranieri said yesterday.

The meeting, scheduled for 7 p.m. in the city clerk's office, also will be attended by Councilman E. Norman Wilson Jr., who is not a member of the committee.

Earlier this month, Ranieri asked landlords, homeowners and tenants to submit written suggestions to the council on his proposal to eliminate the provision of the current ordinance that removes rent control for 13 months after substantial rehabilitation.

That proposal's defeat by the City Council several weeks ago has prompted a review of the entire rent control ordinance. Several city officials consider the ordinance, passed in 1973, to be outdated.

Although the council agreed yesterday to call for

Monday's meeting, there is still no plan on how the ordinance will be reviewed.

Councilman Thomas Kennedy wants a committee consisting of two tenants, two landlords, a banker, an attorney and a realtor to be present at every administration committee meeting.

But the City Council still has not decided when those meetings will be. Some members have suggested meeting every Tuesday and Thursday, while others are favor meeting every Monday.

Kennedy said the City Council should also find out what impact the city's revaluation will have on the current rent control ordinance and any proposed changes to it.

## Macy's Parade begins in Hoboken

United Press International

NEW YORK—A former candy factory in Hoboken was the hub of activity yesterday for designers and workers assembling the 17 floats and nine giant balloons that are the trademarks of Macy's annual Thanksgiving Day Parade.

The enormous helium and air balloons and giant puppets—some towering six stories high—are slated to share top billing with Santa Claus himself in the 57th annual march that signals the official beginning of the Christmas season.

Though the parade does not start until 9 a.m., the 17 special floats make their way into the city by convoy from Macy's Parade Studio in Hoboken by 1 a.m.

The studio is the site of a former candy factory that each year is taken over by Macy's design manager Manfred Bass and artists who create each float that appears in the parade.

About eight hours before the parade begins, one tube in the Lincoln Tunnel is closed to allow the convoy to get to the starting line. Most of the floats measure more than 40 feet high but have been

designed to collapse into bundles of 12 1/2 feet by 8 feet so they can fit on pickup trucks and into the tunnel for the ride to the city.

The tradition of the balloons began in 1927 with Turkey, Crocodile, Serpent and Dachshund. This year, the inflatable heroes are Bullwinkle Moose, Kermit the Frog, Linus the Lionhearted, Mickey Mouse, Olive Oyl, Superman, Underdog, Woody Woodpecker and Yogi Bear.

The balloons aren't the only larger-than-life stars in the three-hour parade. The Great American Dog is just one of the

huge 40-foot-plus puppets featured in the march.

The parade begins at 77th Street and Central Park West, proceeds south to Columbus Circle and finally down Broadway to Herald Square, where the Radio City Music Hall Rockettes do their precision dance to welcome Santa's arrival.

About 2,000 red balloons will be released at the parade's conclusion.

An estimated 2 million people line the

See PARADE, Page 4

## City pays legion bills

By BRAD KELLY

Staff Writer

HOBOKEN—An agreement that has had the city paying the heating and electricity bills for the American Legion headquarters on Willow Avenue for the past 10 years is illegal, according to Councilman Thomas Vezzetti.

"We're giving our oil to a building that's not our building," Vezzetti said yesterday.

He also said there is no written contract between the city and the American Legion that allows the city to pay its utility bills.

"What's an agreement unless it's written," he said.

According to Mayor Steve Cappiello, the city supplies oil to the two-story building at 1229 Willow Ave. in exchange for its being used as

a recreation center by the city.

City Business Administrator Edwin Chius said the recreation department building burned down during a fire about 10 years ago.

Since then, the city has moved its recreation program into the American Legion building across the street, he said.

He said the city pays the utility bills for the building, which average \$190 per month for heat, electricity and water.

He said that even based on a low figure of \$6 per square foot, paying for utility use is less expensive than renting the hall, which is used for an arts and crafts class.

Assistant City Attorney Thomas P. Calligy said yesterday the law department is investigating whether a contract was written

## PARADE

Continued from Page 1

route and as many as 80 million more are expected to watch the event on television.

Meanwhile, preparation for nine balloon stars begins Wednesday night, when canvas drop clothes are taken to the inflation area on 77th Street between Central Park West and Columbus Avenue and laid out to cover most of the street.

The deflated balloons arrive in their tarps and are carefully unrolled onto the cloths, covered by nets and anchored with sandbags.

## Street sweeper purchase up for Hoboken vote

The Hoboken City Council tomorrow will hold a public hearing and final vote on a \$200,000 bond issue to purchase two new street sweepers.

The meeting will begin at 7 p.m. at the council chambers at City Hall. It will be the first regular council meeting since its defeat on Nov. 2 of a controversial rent control amendment.

The city has been cleaning streets on an irregular basis since summer to preserve the present sweepers, operating since the

early 1970s. The new machines, each expected to cost about \$100,000, would expand street cleaning capabilities.

The council is also expected to discuss a proposal to set up an ad hoc committee of all sides involved with rent control to study the city's ordinance and work up a series of recommendations for changes.

Both Councilmen Robert Ranieri and Thomas Vezzetti have criticized the plan saying it is meant to undercut the council's committee, of which Vezzetti is chairman.



# Deny Hoboken Legion gets break

By James Kopchans

Officers of American Legion Post 107 in Hoboken are denying a councilman's contention that city payments to the post are illegal.

The post officials claim the charges by Councilman Thomas Vezzetti were made because the post refused to give him office space.

Vezzetti charged that the city has been paying heating and utility bills at the post headquarters for over 10 years without a contract. Such an action, Vezzetti said, was illegal and represented favoritism towards the post.

The city uses the post hall as a recreation center for children from pre-school age to teenagers. According to William Metcalfe, commander, the hall is used regularly from between 9 a.m. and 5 p.m. from Monday through Fridays and makes up most of the post's costs for heating and utilities.

"We are not doing anything illegal," Metcalfe said. "We would do nothing that would besmirch the reputation of integrity that we have built up in the community."

The hall became home for the recreation program 10 years ago when the city's Uptown Recreation Center burned down. According to Metcalfe, then-Business Administrator Herman Bier asked the post to supply space for the program on a temporary basis which has continued since then.

"We don't have a contract because we never thought that it would be necessary," Metcalfe said. "But we will now ask for a contract to make it proper."

Metcalfe said the payments

came after the first few months when the post saw a big jump in utility costs due to the program. "We realized that the post's funds could not continue to be able to afford the extra costs in utilities without some help from the city," Metcalfe said.

An agreement was made then to have the city pay the utilities in exchange for the use of the facilities. Business Administrator Edwin Chius estimated the monthly costs at about \$190. In contrast, Metcalfe said that rent for the hall is set

at \$100 for four hours for any group that desires it.

Metcalfe said he knew Vezzetti well and could not understand the outburst by the councilman, except for reasons of his refusal to rent space in the building to Vezzetti.

Vezzetti has been searching throughout the city's second ward, which he represents, for space to open a community office. However, Metcalfe said the post's rules prohibit the use of the hall for any political purposes.

The Dispatch, Hudson/Bergen Counties, N.J. Monday, November 21, 1983

## A. DeVincenzo; inspired movie

By FRANCES ANN BURNS  
Staff Writer

HOBOKEN—Anthony "Tony Mike" DeVincenzo, 74, a Hoboken longshoreman whose life inspired the movie "On the Waterfront," died Friday in St. Mary Hospital here.

Like Terry Malloy, played by Marlon Brando in his first Oscar-winning role, DeVincenzo was a former boxer working as a longshoreman until he decided to buck a corrupt International Longshoremen's Association organizer.

DeVincenzo testified in 1952 before the New York State Crime Commission during an investigation of waterfront rackets. He had been fired in 1950 as a hiring boss on Pier 9 after working on the docks for 20 years.

A year after DeVincenzo's testimony, writer Budd Schulberg and director Elia Kazan used his story as the basis for "On the Waterfront," which won the 1954 Oscar for best picture. Eva Marie Saint as Malloy's devout girlfriend won best supporting actress.

Much of "On the Waterfront" was filmed here, with local residents in many small parts and roles as extras.

Brando testified after the movie was made that Kazan told him to study DeVincenzo for his movie

role. Brando's testimony helped DeVincenzo win \$22,800 from Columbia Pictures for invasion of privacy.

More than 20 years after he left the docks, DeVincenzo still was nervous about opening his door to strangers or having his picture taken.

DeVincenzo, a lifelong resident of this city, never worked on the docks after he was fired. He worked for the city, retiring as a superintendent in the parks department, and helped his son out in the Grotto Bakery on Fifth Street. He ran unsuccessfully for the Hoboken City Council in 1973.

DeVincenzo's main opponent was Edward J. Florio, an organizer for I.L.A. Local 306, who controlled hiring on several of the piers. Florio, known as "Big Ed," appeared in the movie as Johnny Friendly, a part played by Lee J. Cobb. Florio later served a federal sentence for income-tax evasion. He died in 1982.

DeVincenzo belonged to the Young Democrats, the Louis Francione Association and the Mayor Steve Cappelletto Club.

Surviving are his wife, Florence (nee Gustono); three sons, Vito, Salvatore "Buddy" and Anthony; a daughter, Kathryn DeVincenzo; two sisters, Dolores Torpy and Peggy Ann Gratala; and 10 grandchildren.

Services are being arranged by the Lawton-Turso Funeral Home here.

## Federal rule may cost Hoboken millions

By BRAD KELLY  
Staff Writer

New Jersey legislators are facing an uphill battle to prevent Hoboken and seven other Hudson County municipalities from losing millions of dollars in federal Community Development Block Grant funds, according to a Washington consulting firm.

Earlier this year, Hoboken was designated by the U.S. Census Bureau as a "central city," putting it into the same category as Jersey City, Bayonne and Union City.

Under current federal legislation, Hoboken will be required in 1985 to apply directly to the federal govern-

ment for Community Development Block Grants, rather than receive them through the county along with the county's eight smaller municipalities as a joint "urban county," which it now does.

A "central city" designation helps most smaller cities throughout the nation get a greater amount of block grants.

Hoboken, because of its size and the fact that it gets the major portion of block grants allocated to the smaller municipalities that make up the "urban county" group, stands to lose approximately \$800,000 to \$1 million in 1985 if it has to apply directly to the federal funds, according

to Barbara Kates. Kates is a federal grants specialist for Krivit and Krivit P.C., a Washington law firm and consultant to the city of Hoboken.

Furthermore, the smaller Hudson County municipalities would no longer have the 200,000 total population needed to qualify for federal grants if Hoboken is not counted as part of the "urban county," Kates said. An amendment pending in the Senate would let Hoboken and other cities currently designated as "central cities" have the choice of getting federal grants directly or through their counties. The amendment was introduced in August by Sen. Charles H. Percy, R-Ill.

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### RULE

Continued from Page 1

But Kates said the amendment must pass both the House and the Senate subcommittees on housing and banking, in which New Jersey has little influence.

"I'm not saying it won't pass, but its going to be an uphill battle. The constituency is perceived as more narrow (to the amendment)," she said.

Several Hoboken city officials, however, believe the amendment will pass without much problem.

Mayor Steve Cappelletto said yesterday, "Hoboken has opted to stay with the county

because it thinks the amendment will be passed."

Thomas Ahern, director of the department of economic development for the city's community development agency, said the amendment would only affect a handful of cities where funds would be curtailed.

According to Kates, approximately 15 cities across the nation would be affected by the amendment.

One city official said yesterday the "central city" designation for cities like Hoboken could be a move by the federal government to save money by stripping counties of their federal grants.

## Hoboken, Jersey City eyed for science center

By BRAD KELLY  
Staff Writer

HOBOKEN—The city is in the running for a \$40- to \$50-million science center complex proposed for a site along the Hudson County waterfront.

The City Council recommended Wednesday at a special meeting that the city's community development agency and Mayor Steve Cappelletto send letters to representatives of the proposal saying the city is receptive to the science center project.

According to Paul Rotondi, chairman of the mayor's waterfront committee, "this is the first formal commitment from the city about the project."

The project, which has the backing of Gov. Thomas H. Kean and would be funded in part by a long list of state universities and major industries, has been narrowed down to two sites—Hoboken and Jersey City, according to Sam Faiello, president of S.J.F. Associates, a New Jersey marketing firm promoting the project.

A marketing study conducted by S.J.F. estimated the center would generate as many as 800,000 visitors a year if located in Hoboken.

"If every visitor just spent \$2 in the city, that would add up to \$1.6 million a year in business," commented one city official.

But many officials are concerned that Jersey City will be picked because it already has a specific site waiting at Liberty Park and, they said, would pay for site preparation.

Thomas Golodik, a spokesman for Jersey City

Mayor Gerald McCann, said he was not aware that Jersey City would prepare the site, but said Liberty Park had better access and was cheaper to develop than the Hoboken waterfront.

But Thomas Ahern, director of the department of economic development for the city's community development agency, contends Hoboken is a better location because the Erie-Lackawanna Terminal is within walking distance of the proposed site.

The 400,000-square-foot center would be developed on waterfront property, including the Fifth and Sixth Street piers. Most of the property is owned by the Stevens Institute of Technology, according to Ahern.

The site is part of the 150-acre Port Authority of New York and New Jersey waterfront development proposal currently stalled in the New York Legislature.

Some officials contend the center could bring revenues to the city and would ultimately guarantee the success of the Port Authority project, which includes commercial and restaurant development proposals.

But some concerns voiced by other city officials include:

- What impact would an estimated 2,000 visitors each day have on city traffic?
- What services would the city have to provide and at what cost to the taxpayer?
- Could a private developer bring in more revenue to the city?
- How tall would the complex have to be to accommodate an estimated 400,000 square feet of building space?

## Stevens prof: I will be acquitted

By BRAD KELLY  
Staff Writer

The head of the engineering department at Stevens Tech in Hoboken said yesterday that he would be acquitted of federal bribery and conspiracy charges during his trial U.S. District Court in Washington.

Kenneth Derucher, 34, of Morristown, is charged with five counts of bribery in an indictment handed up in October by a federal grand jury sitting in Washington for allegedly making illegal payments to a U.S. Coast Guard official in return for a number of study contracts.

Derucher was charged this month

with an additional six counts of bribery, one count of bribery and conspiracy and another count of obstructing justice for allegedly trying to intimidate a witness.

He pleaded guilty to all charges against him Nov. 9. His trial is scheduled to start Jan. 4.

A Coast Guard spokesman said Derucher allegedly sought to obtain favorable treatment from Ralph T. Mancill Jr., chief of the Bridge Modification Branch of the Coast Guard, in connection with a series of contracts negotiated between Aug. 11, 1978, and Sept. 28, 1981.

The contracts involved studies done for the Bridge Modification Branch, which has jurisdiction of bridges over navigable waterways, the spokesman said.

Mancill, who was named as a co-defendant in the indictment, has been put on leave without pay, according to the spokesman.

Derucher said he did a number of research projects for the Coast Guard during that time when he owned his own firm, Structural Technology and Research Corp. of Morristown. The indictment also mentions that he worked through another firm, the Civil Design and Technology Corp., during the alleged conspiracy.

"We were just involved in the thing... I'm innocent of the charges and I hope we will be able to prove this thing in the courts," he said.

Derucher said he has been head of the engineering department at Stevens Tech for the past 10 years.

## Kean to announce choice Cities vie for science site

By BILL GYVES  
Staff Writer

Gov. Thomas H. Kean is expected to announce this morning whether the proposed \$40-million New Jersey Science and Technology Center will be in Jersey City's Liberty State Park or along the Hoboken waterfront.

The museum-like facility, aimed at increasing public understanding and appreciation of the sciences, is scheduled to open in 1989 and expected to attract 2 million visitors a year. The project will not require federal, state or local funds, according to its supporters.

The future site for the proposed \$80-square foot complex was narrowed down to Liberty State Park or Hoboken after nearly five years of review and planning. The Research and

Development Council of New Jersey, which has been spearheading the drive to have a science center located in the Garden State, was scheduled to decide on a site selection late last night.

Jersey City Mayor Gerald McCann and Hoboken Mayor Steve Cappelletto both have expressed optimism, at least publicly, that the complex will be in their respective cities. The council has been reviewing seriously a 38-acre site in Liberty State Park and a 10-acre site near Stevens Tech along the Hoboken waterfront for several months.

Kean is scheduled to announce the council's decision in his Trenton office and then fly to the site by helicopter with either McCann or Cappelletto for a formal afternoon ceremony.

See CENTER, Page 10

## Block grant funds to aid Hoboken businesses

Hoboken will be using some of its share of the \$8 million in Community Development Block Grants recently earmarked for Hudson County and three other New Jersey communities to fund a new program designed to reduce the cost of expanding or bringing business into the city.

The Hoboken Commercial and Industrial Loan Program was to be formally presented to the Hoboken City Council last night. The program would use CDBG money to lower the cost of borrowing money for rehabilitation, expansion, machinery and land acquisition for the city.

It would provide through the grants up to 45 per cent of a project's cost at half the federal discount rate. The remainder of the project's cost would have to be obtained through normal lending institutions.

Mayor Steve Cappelletto said HCLIP would make his city even more attractive to "commercial and industrial businesses to prosper and expand their

activities." The program was developed by the city's Community Development Agency.

U.S. Rep. Frank Guarini of Jersey City and U.S. Sen. Bill Bradley are credited with engineering those provisions of newly-passed federal legislation which make sure Hoboken and Hudson County will have to share \$8 million in CDBG money

only with Asbury Park, Sayreville and Long Branch.

The two members of Congress managed to postpone redesignations that would have

pitted Hoboken and Hudson against communities across the country.

## Hoboken acts to borrow to buy new sweepers

By Rick Tesches

The Hoboken City Council last night introduced a \$200,000 bond ordinance to purchase two new street sweepers.

A hearing is scheduled for Dec. 6 in the City Hall Council Chambers.

The new mechanical machines, are expected to cost approximately \$85,000 to \$87,000 each. The city has been cleaning streets irregularly since the summer to preserve the present sweepers.

The council also voted to form a committee to discuss the city's controversial rent control ordinance and to draft a series of recommendations for changes.

The committee will be comprised of the entire council and will convene Tuesday at 3 p.m. in council chambers to deal with the matter.

The rent control amendments proposed by Councilman Robert Ranieri were defeated by the council at its Nov. 2 meeting. "We're trying to set up a committee to see what we can do on the rent control ordinance," said Second Ward Councilman Thomas Vezzetti. "I

would appreciate any and all input because we need it. There is an emergency here in Hoboken on rent control and we need your participation."

The council also reappointed Richard F. England as commissioner of the city's Parking Authority.



# Hoboken directors submit long list of wants

By James Kopchans

Just like kids during this holiday season, Hoboken municipal directors have their own lists for presents they would like to see in their departments next year.

Among the desired "presents" are such goodies as 20 new police officers, 10 firemen, sewer-cleaning vehicles and sludge de-watering equipment, a computer network system, and twice as much money to run the city's parks and recreation programs.

The requests are officially handed to Business Administrator Edwin Chius at a public hearing on Nov. 23. They will be reviewed by his office and the city council's budget committee in putting together the budget for next year.

In almost every department, the requests ask for substantially more money as well as healthy increases in manpower and equipment.

But this is typical. City directors like to put everything they possibly can into their budget requests, thinking "We're not going to get it if we don't ask for it."

This type of reasoning has meant requests for the additional police and firemen from Public Safety Director James

Giordano and computer systems by construction code official Alfred Arezzo and tax assessor Woodrow Monte. James Farina, the city's health and welfare director, has asked for more in salaries alone for next year than he received in his entire budget this year.

It is now up to Chius' office and the city council to trim these requests to more realistic proportions.

Both the council and city's administration have made a commitment to hold the line on tax increases next year, especially after the city's budget debacle of this past summer.

Hoboken saw its property tax rate jump \$35 to \$183 per \$1,000 assessed value this year, making it the highest tax rate for any municipality in the state. While much of this can be traced to cutbacks in state and federal urban aid, a good deal of blame has been put on the administration for waiting on submitting a budget until June and on the council for first hesitating and then rejecting the budget.

This forced the state to step in and write a budget for the city that no one liked.

Also on the council's mind is a city-wide tax assessment revaluation that will certainly mean higher property taxes for homeowners when it takes effect

on Jan. 1. Ironically, the evaluation will drop the city's tax rate to about one-third of the present \$183, but will mean higher taxes because the taxes will be calculated on the basis of higher home values.

Next year's budget requests for the major city departments follow below. Persons who want to review the requests in greater detail may ask for copies at City Hall or from the department directors.

**Police:** Besides the 20 new officers, Chief George Crimmins has also asked for civilian radio dispatchers and telephone operators. Meanwhile, Lt. Mario Mercado, director of the municipal garage is calling for a major replacement effort of the city's police vehicles as part of a six-year capital improvements plan for the garage.

**Fire:** Chief James Houn is requesting \$3,454,470 in salaries for next year (he received \$2,934,460 this year) to accommodate an increase of eight-to-ten men in the department. Houn also is asking of the council's support of a bond issue to construct a new fire headquarters at Second and Jefferson streets (estimated cost: \$1 million).

**Public Works:** Director William Van Wie has requested \$679,666 in salaries next year.

**Parks:** Farina is requesting \$111,549 in salaries and \$59,025 in other expenses for next year's budget. Last year he received \$88,851 in salaries and \$7,000 for other expenses.

**Library:** Chius has asked for \$191,573 for salaries and \$40,000 in expenses. This year the city's public library received \$176,789 for salaries and \$40,000 in expenses.

**Sewer and water utilities:** In both cases, Public Works Director William Van Wie has asked for increases in the utilities' expenses. He has asked for a figure of \$2,403,479 for the water utility (\$2.2 million is the estimate for buying the city's water from the Jersey City water system), while asking for \$2,153,300 in expenses for the sewer utility. The sludge de-watering equipment and the sewer cleaning vehicle make up \$1.5 million of the sewer utility figure.

## Tenants and investors fail to show at rent hearings

By James Kopchans

Hearings by the Hoboken City Council's committee looking into the city's rent control ordinance are coming to a close without hearing from the two groups most affected by the ordinance — tenants and real estate investors.

The council's administration committee has scheduled one major hearing for Jan. 5 at 7 p.m. at City Hall before creating a rough proposal to present to the full council.

However, according to committee chairman Thomas Vezzetti and member Robert Ranieri, very few tenants and almost no major landlords have shown up to speak to the committee despite invitations.

"They are engaged in a 'cat and mouse' game where neither

side wants to commit themselves," Ranieri said. "They just want to wait and see what the other side is calling for."

Ranieri and Vezzetti are asking that representatives of both sides offer suggestions for changing the rent code at the Jan. 5 hearing.

He said that a rough draft should be ready for the council in mid-January and subsequent meetings of the committee will be concerned about the reaction of the council members to the proposal.

"It's ironic that the two groups were the most vocal in calling for a change in rent control when we were working on an amendment in October. Now they won't talk to us," Ranieri said.

## Inspection to determine Advocate if tenants can remain to hear gripes

State housing inspectors have completed inspection of a row of apartments at 805-821 Park Avenue and will determine next week whether the buildings should be emptied to permit reconstruction.

The landlord is Park Avenue Associates. One of the landlords, Michael Hesson, has said that the building required repairs so extensive that they could not be accomplished with tenants still

living in the apartments. The inspection reports filed yesterday will be reviewed by state housing officials along with reports from the city's inspection department and its relocation bureau in determining the condition of the buildings.

If approved, the state would then pass a recommendation to a court hearing on evictions for the buildings.

The state public advocate has scheduled a meeting for today with members of the Hoboken tenants group, ALTO, to discuss the strained situation between tenants and landlords in the city.

Juan Garcia, one of the leaders of ALTO (Alliance of Tenants Organizations), had asked for a hearing with the state after travelling to Trenton last week with 50 supporters to speak to state Department of Community Affairs officials.

Garcia said he and four other ALTO members will meet with Joseph Rodriguez of the public advocate's office at 2 p.m. today to discuss the general situation regarding the poor tenants in Hoboken as well as several buildings which he said tenants are being harassed.

"This is something we have been trying to have the state investigate for some time. Now maybe something is going to happen," Garcia said.

ALTO has maintained that poor tenants, particularly Hispanics, are being systematically harassed and discriminated against in an effort by landlords to remove them to make room for tenants paying higher rents for their apartments.

## Lack of personnel seen costing Hoboken fines

By James Kopchans

For the want of a few more clerks, Hoboken may be losing a chance to earn over \$200,000 a year more in traffic violations fines, according to the city's head violations clerk.

"I've been saying for over 10 years that we need more people here, in this office, to handle the violations," said Marian Rolands, the head clerk. "Yet, instead of getting more help I keep getting less."

According to Mrs. Rolands, having only three persons in the office cuts down on her ability to track down scofflaws. While it's easy to find cars that belong to scofflaws on the streets, Mrs. Rolands said most of the work in bringing in the fines is done inside her office and her small staff now is overwhelmed with work.

"Sometimes it's like trying to run Macy's with only seven people."

Recently, Joseph Hottendorf, executive director of the city's parking authority, offered to help the city crack down on ticket scofflaws by looking for violator's cars.

However, Mrs. Rolands said

the work on the fines would still have to go to her office. As a result, she said Hottendorf's offer still would not address the central problem.

"I would easily be able to run a good scofflaw drive if I had about five more clerks. The only thing that stops me now is that we're understaffed," she said.

Such a drive could bring in over \$200,000 more in revenue than is being collected now. Last year, she said the bureau collected over \$150,000 in fines.

"Wouldn't \$200,000 pay for five clerks?" she said.

With a PATH station and a major New Jersey Transit train terminal at its southern end, Hoboken has always been a major commuter transfer center in the metropolitan area. Many of these commuters drive to the city and transfer to mass transit into Manhattan.

Most of the commuters on off-street parking lots, but both Hottendorf and Mrs. Rolands said that many choose to leave their cars at metered spaces all day and accept tickets which they then refuse to pay.

Finding such scofflaws is easy since they always park in the same general area, she said.

## From Page One

The Dispatch, Hudson/Bergen Counties, N.J. Friday, December 9, 1983

## Sinatra still has the magic touch

By WINNIE BONELLI  
Staff Writer

The most memorable song at Meadowlands Arena last night was not one of those sung from the stage by Frank Sinatra. Instead, it was "Happy Birthday," sung by 21,000 fans in tribute to Ol' Blue Eyes.

Sinatra looked and sounded more relaxed than his previous concert on April 23, a date that broke decades of self-imposed exile and which proved that one can indeed go home again.

He leaned heavily on standards by composers such as Cole Porter and Irving Berlin. Particular favorites of the crowd included "Come Fly With Me," "Luck Be a Lady Tonight," in which Sinatra admonished the fickle mistress with the warning, "That's not nice."

Of course, he sang his signature songs, "My Way" and the climactic encore "New York, New York."

He willingly shared credit with each composer and arranger. Sinatra also paid tribute to the famous and not-so-famous men and women who have provided his musical accompaniment during the years in a fitting testimony entitled "Here's to the Band."

Often boasting distinction as the world's best saloon singer, Sinatra took a moment to define what a saloon song actually is. "It's when

a guy is left behind by his girl in a one-room flat with a pint of gin that turns out to be water and some grass but no matches or paper," he explained.

To fully illustrate the concept, he joined forces with guitarist Tony Mottola in a soulful rendition of "I Guess I'll Hang My Teardrops Out To Dry." Mottola's affiliation with the singer dates back to the late '30s when the young duo worked free for radio station WAAT, broadcast live from Journal Square in Jersey City.

Working in the round, Sinatra moved about with ease, aiming to turn the arena into an intimate oversized living room.

In contrast to the spring, when he avoided mentioning his early Hoboken roots, this time Sinatra readily identified from his past and even urged a few standing acknowledgments. Commenting on the East Rutherford sports complex itself, he quipped, "I know this area better than the men that built the place. This is where we used to play hokey, not in Hoboken where the truant officer always looked. It helped me earn a degree in escapism."

Opening for Sinatra were drummer Buddy Rich and his band, and comedian Tom Dreesen. Rich and Sinatra both worked for handleader Tommy Dorsey during the early 1940s.



Photo by Gary Higgins

FRANK SINATRA woos them at the Meadowlands Arena in East Rutherford last night.

## For multi-family dwellings

## Hoboken to decide on tax exemptions

By BRAD KELLY  
Staff Writer

HOBOKEN — The City Council must decide today whether to introduce an ordinance that will allow for multi-family dwellings-tax exemptions or run the risk of having the city tax assessor cutting short the five-year term of the exemptions.

City tax assessor Woodrow Monte said yesterday the council must "affirm or cancel" an ordinance that will allow five-year tax exemp-

tions for multi-family dwellings. The ordinance, if introduced, would allow a number of unauthorized exemptions given out for the past two years to remain in effect until 1987-1988.

According to state Deputy Atty. Gen. Harry Hausalter, if the ordinance is passed before the end of the year, it could probably be retroactive for this year and possibly 1982.

A total of 26 properties were given the five-year tax exemptions under a city ordinance even though the state had changed the ordinance in

1979. The state had mandated that multi-family dwellings be separated from 1- and 2-family dwellings in the tax exemption statutes. However, the city failed to comply with the state statute and relied on the old ordinance which kept them together.

Monte said the City Council was supposed to make the same separations by introducing two new ordinances, which it never did.

Councilman E. Norman Wilson Jr., chairman of the council's revenue and finance committee reviewing the ordinance, said yesterday he would like to see the ordinance amended to include only the 26 properties that were given exemptions since 1979.

"I'm concerned with those people who thought they were entitled to the exemptions," Wilson said.

But Wilson added that he is not in favor of continuing exemptions in the future because Hoboken real estate is "such a hot market now."

Monte said he felt the ordinance would have to include any future exemptions and warned that if no action is taken by next month, he would cancel all current exemptions. This would mean the cancellation of any remaining years on the five-year tax exemption for multi-family dwellings.

Hausalter said he doubted that the ordinance, if passed, could be retroactive to exemptions given out prior to 1982, but added it could become a moot issue if no one challenges the status of those exemptions.

## Hoboken teacher pact no pleasure to either side

By James Kopchans

Hoboken teachers have a new contract, but nobody seems too happy about it.

The Hoboken Teachers Association approved a new one-year contract Tuesday that gives them an 8.25 percent increase in salary. The city's school board lifted the pact that evening at regular board meeting.

However, the pact only passed by 140-to-128 and was placed on the floor without any recommendation from the teachers' negotiating committee, according to Gerald Lange, county field representative for the New Jersey Education Association.

The new contract does call for an 8.25 percent increase, but exchange the union gave up one of its two personal days this year. The salary is retroactive July 1.

The increase will be figured on the teachers' base salary of \$14,489 per year.

Meanwhile, the association agreed to withdraw its grievance against the district's dental plan coverage and will accept the current dental program now in practice in the district. The association had been

trying to win a wage increase of 9 percent, which would match the average for other teacher increases in the county.

"You could say this was something that no one was happy with," Lange said yesterday. He said the association's negotiating committee decided to present it to the membership last week when movement was made.

"We've been in negotiations for nearly 14 months and regardless of what we came in with it was going to be tough to get it. We just decided that after this time we should let the general membership decide on their own what they wanted."

If the contract had been turned down, the next step would have been to call for job actions, Lange said.

Up until last week, Lange said the board had been offering the association 7.5 percent and insisting on a closed lunch for the teachers.

Lange said most of the teachers objected to the loss of the personal day.

The new pact will run until June 30. Lange said negotiations on a new contract will begin next month.

## Pier sale on agenda

The Hoboken City Council will hold a special closed meeting this afternoon at 5 to discuss the terms being negotiated with the federal government for the purchase of the Port Authority piers by the city.

The federal negotiators and city to be worked out. Officials reportedly reached agreement on this month on selling the piers, which have been controlled by the federal government since 1917, for promised that he would keep all council members in the meeting. Mayor Steve Cappiello and other city officials are expected to inform the council members of the agreement and the details still necessary

## Romano gets \$38,000 school job

By James Kopchans

The Hoboken Board of Education has chosen City Councilman Anthony Romano as its new board secretary, replacing Assemblyman Thomas Gallo.

Romano, who has been Gallo's assistant since October, 1981, was chosen by a 5-to-1 vote of the board Tuesday night. Member Steven Block voted against the appointment and another member, James Pope, did not attend.

Romano will take over Gallo's duties on Jan. 1. Gallo is retiring after 18 years as secretary. Gallo also retired from his assemblyman's position and will be replaced in January by another councilman, Robert Ranieri.

For Romano, the new position will give him a salary of \$38,000 per year, up from the \$29,975 he earns as assistant. He also earns \$11,000 as city councilman.

Gallo had been earning

\$48,300 per year in the position, mainly because of his seniority. Romano first joined the school board in 1969 when he was named acting assistant business manager. He was named assistant manager in November of 1972 and then chosen the district's business manager in December of that year.

A former police officer, Romano won election to the council in 1971 in the city's First Ward. He has won two elections since then and with the retire-

ment of Louis Francone this year, he now has the longest period of service on the council. Romano had been considered the natural successor to Gallo, but when school board president Robert Wendelken resigned earlier this year, speculation in the city centered on Wendelken as the board's new secretary.

However, one source said yesterday that six months must pass before a former board member may take a position in the district.



# Hoboken: 'Up from a long way down'

By Lois Fegan

The names Narciso and Turek long have been respected in Hoboken's business community. Today they are joined in a completely new venture — Town and Country Antiques.

The "new" actually was 1981 when Patricia Narciso (nee Turek—whose father had Paul's TV for many years) decided the time was right to switch from floor coverings to Americana on a large scale.

Pat for some years had managed the Hoboken Floor Covering Store which had been in her husband's family for 60 years. From that vantage point she noted two things: the city's burgeoning appeal to newcomers interested in restoration and renovation, and the growing emphasis on American crafts and decorating.

Both would change the face of her community, she believed.

She wanted to be able to offer the kinds of furnishings and artifacts the new breed of Hoboken householders would be seeking, together with her own expertise about Hudson County.

For a year Patricia researched American crafts and decor—colors, designs, appropriateness to city living, and all with her determination that everything "should be affordable for everyone."

As she scouted hand-made and period things, she selected only the highest of quality. Nothing escaped her attention. Pottery, metal furniture of the 1840s, '50s and '60s, dolls, stitchings, crochet and lace work, toys, dishes and quilts, quilts from place-mats to double bed size.

That her vision was accurate was proved when the

shop turned over every single item in its first year, 1982. Stocks now change from day to day and windows take on new looks twice-weekly.

Joe Narciso, who serves frequent turn minding the store, says from the platform of being a native son of a native son, "I have seen Hoboken come up from a long way down. It is exciting. It took newcomers to show us what we had here, and for those of us who stayed through the bad years and dreamed, this tremendous movement proves that our faith was well placed."

Not the least of Town and Country's charm is its hodge-podge display. Subtly put together for browsing, one item leads the visitor to another and another.

See HOBOKEN — Page 19

Photos by Wally Hennig



Hodge-podge display is part of the charm of browsing at Town and Country, Hoboken's shop for Americana. Here from Mastrandrea holds a doll which is not a Cabbage Patch, though similar to the original. This is a one-of-a-kind, made by Gay Acre in Oklahoma, and retails for \$100.



Lickity Splitz' red and white front beckons to shoppers and students alike seeking an ice cream break during the hectic holidays.

## Another guard must repay Hoboken

Superior Court Judge Lawrence Bilder has ordered Carmella Broderick of Hoboken to pay the city \$1,600 restitution for collecting the money as a full-time school crossing guard while actually serving on a part-time basis. The defendant, who sobbed during her sentencing yesterday, must pay back the money while on five years' probation, the judge ordered. He also ordered that she perform 100 hours of community service to be designated by the county probation department.

Broderick, who pleaded guilty to the theft, is the third woman to be sentenced in the case. Mrs. Caroline Corizzi, 65, former supervisor of the guards, and her daughter, Mrs. Carol Ann De Somma, 41, are on five years' probation to pay back \$34,000 to the city stemming from the latter being a "no show" guard for 12 years.

## Rec use to be formalized

Hoboken Business Administrator Edwin Chius has asked the city's law department to prepare a contract with the Hoboken American Legion Post 107 for use of their headquarters as an uptown recreation center.

The city has been using the facilities under a verbal contract since 1971 by paying a monthly fee to the post, which has been criticized by Second Ward Councilman Thomas Vezzetti.

## Hoboken: Up from way down

Continued from Page 14

Typical, too, of Hudson's "new" shops, is the low-key approach of the staff. There is no pressure but sales people are there to offer suggestion, if wanted, and soon the customers become friends. That out-towners, from New York, Connecticut, distant Jersey, return often and are remembered by name, is a welcome retailing approach.

Liz Quagliari, another Hoboken native, decided seven or eight years ago that "Hoboken would be the place to be." She bought a narrow three-story property at 636 Washington St., and bided her time.

Last summer clearly was the time. "The former beauty shop on the ground floor suddenly bloomed with a red and white paint job, the catchy name, "Lickity Splitz," and a giant ice cream cone on the window.

Liz, a school teacher on temporary leave, had located her niche. "Hoboken had no really good ice cream stores, and nowhere for shoppers and visitors to sit down and rest." So she, her husband, Joe, with friends Annette Lisa and Timmy McNamara, opted to repair the deficiency.

They ripped out the interior of the shop, laid new flooring and paneled the walls with matching diagonal pine siding. They installed a counter and natural wood stools and laid in a stock of Mike's ice cream. (The Secaucus Mike with the big reputation, that is.)

Now Lickity Splitz is the rendezvous for Stevens students, homemakers on shopping sprees, visitors and, of course, the local ice cream freaks. Liz et al have even taken to formulating new recipes. "Black



At Remo, at Hoboken's First and Garden Streets, "personalized shopping" is the aim of boutique owners Remo Rozas, left, and Frances Tulco.

Blizzard" is one—vanilla mint chip combo, vanilla-Swiss-almond is another of Liz' ideas. Cappuccino coffee, espresso, amaretto, and seasonally, pumpkin, have been big sellers. "They're new to many palates, but our customers now are asking for flavors different from the usual—though we stock the old favorites as well," Liz reports.

Hoboken's new look isn't confined to Washington Street. Little enclaves in every part of the city are disclosing interesting approaches to unusual boutiques and stores.

Take, for instance, the wraparound building at First and Garden, its facade painted and paneled in attractive cream

and brown, with broad display windows.

One of its little shops, called Le Petite, shows a clothesline of mini undershirts, a collection of stuffed toys, cats and birds, a doll in an old-fashioned carriage, a miniature ceramic circus clown. This is a haven for little folk, with stocks of everything from snowsuits to carriage covers charmingly displayed.

On the First Street side of the building, the word Remo, above the welcoming door, marks Hoboken's newest boutique, opened less than a month ago by two Filipino beauties, Remo Rozas and Fran Tulco.

Against warm chocolate brown carpeting and softly

tinted walls, the two have gathered leather and snakeskin shoes, hand-crocheted blouses, one-of-a-kind handbags, to name just a few items. "We want to give the kind of personalized attention you can't find in department stores, for women with sophisticated taste and mod'at budgets," the proprietors declared.

Why did they select this location?

"We took a market survey covering a large number of mid-size cities in the metropolitan region and every statistic pointed to Hoboken."

Enough said?

## Di Nardo will open Hoboken restaurant

Outgoing Hudson County Sheriff Peter Di Nardo plans to remain active in politics, but will be back in business next month or early February when he opens a French restaurant in Hoboken.

Di Nardo, who was active in the produce and construction business, says he hopes some day to be elected as sheriff or some other public office.

The sheriff, who also has experience in the tavern business, says he is busy lining up "a good French chef" and other personnel for his restaurant, which will be named "L'abricot," meaning apricot, because "that will be the color of the place."

"I want to stay in politics," he asserted. "I love people and some day would like to run for public office again."

Looking back, he expressed thanks to the people who elected him sheriff. "I think I did a good job in the three years that I served," he added.



Peter Di Nardo  
Will stay in politics

Di Nardo also praised Undersheriffs Edward Quirk and Joan Walrod, his staff of court attendants, detectives and others serving in his office.

## Hoboken council debates supermarket OK again

The Hoboken City Council will once again take up the question of whether to change the city's zoning code to allow a supermarket to be built in the northern end of the city.

The council has been considering the question since last spring when it approved a change to permit the supermarket only to see it later vetoed by Mayor Steve Capriello. The council then failed to get the number of votes needed

to override the veto.

The meeting will begin at 7 p.m. tomorrow in the council chambers at City Hall. The members will continue their discussion on the zoning change that started the last meeting and then vote on the zoning amendment.

## Hoboken cops seek missing employee

Hoboken police are still looking for information pertaining to the disappearance of a municipal parks employee in October.

Carmen Pietropaolo has not been reported seen since Oct. 17, according to Lt. James Peck. Pietropaolo is described as middle-aged with brown hair and eyes and a beard. He stands 5-feet, 6 inches tall and weighs about 220 pounds.

Pietropaolo figured prominently in financial problems this summer at the city's Little League field. According to James Farina, the city's recreation director, Pietropaolo had ordered building supplies without the proper authorizations from the directors of the Little League to build a concession stand and make repairs to the facilities.

The action left the Little League with a debt of about \$19,000, which its officers and the city are trying to eliminate.

## Ordinance a mystery in Hoboken

By John Watson

The Hoboken City Council was anonymously presented with an ordinance last night that would have retroactively validated improper tax abatements dating back to 1978.

The surprised council members protested when they discovered the ordinance in their folders and had the measure removed from consideration and added to the list of irregularities the council is investigating.

Since last week, the council has been trying to verify reports that property tax abatements have been issued to multi-dwelling units without or-

dinances to make them legal.

The ordinance presented to the council last night "is an admission that none existed (before)," said Councilman Robert Ranieri.

The council members could not explain how the ordinance wound up on the agenda.

Councilman E. Norman Wilson said the ordinance did not have the name of any council member or administration official listed as sponsor. All that is known at this point, he said, is that it came from the Law Department. He said the council will try to determine who submitted it.

Councilman Thomas Vezzetti said Tax Assessor Woodrow

Monti had earlier urged him to vote for a measure validating abatements allegedly permitted by the tax office.

One of the goals of the council's investigation is to determine how much tax revenue the city has lost as a result of the abatements. Wilson said the investigation will determine if the abatements were granted without the required ordinances as a result of an oversight or through design.

In other business, the council had to postpone the scheduled public hearing and balloting on a proposed ordinance that would permit a Pathmark supermarket and other retail stores in a 14th Street neighborhood

currently zoned for industry.

The delay was caused by the failure of the city Planning Board to submit recommendations to the council. The board met earlier yesterday and completed a recommendation calling for the rejection of any change in the industrially-zoned area, according to Councilwoman Helen Macri, who also serves on the board.

That recommendation will be delivered to the council before its meeting in two weeks, Mrs. Macri said.

The council received bids for street sweepers and passed a \$190,000 bonding ordinance to pay for the equipment.



# Jersey City gets museum

## MUSEUM

Continued from Page 1

officials insist these options are merely under consideration.

The proposal for the 200,000-square-foot center must clear the City Council because it will require an amendment to the city's redevelopment plan. City Council approval, however, is considered all but certain.

Gov. Thomas H. Kean announced the selection of the Liberty State Park site yesterday morning after the Research and Development Council of New Jersey voted in favor of it late Tuesday night.

"This ends one phase of a plan (for the development of the rejected Hoboken waterfront site) and the end of the salesmanship I've had to do," Cappiello said yesterday morning.

"There are a number of things that could happen there, but I think to say anything about them now could be prejudicial to those projects."

The site of the proposed center lies near what was once a railroad roundhouse in the

marshy northwest section of Liberty State Park, only a few hundred yards off the New Jersey Turnpike.

The Research and Development Council, which has been the leading force behind attempts to have a major science center located in New Jersey, cited the Liberty State Park site's proximity to major highways and that it already is the state's leading tourist attraction as reasons for its selection. The science center is expected to attract as many as 2 million visitors annually.

The center will be a tax-exempt enterprise, but the city is expected to derive some form of in lieu of tax payments from the complex, most likely through a negotiated share of the revenue generated by admission charges.

McCann also indicated yesterday that he may move to have classrooms included in the center to coincide with attempts to bolster science and technical training in the city's public school system.

In a letter mailed last week to Dr. Robert

A. Fuller, president of the New Jersey Science and Technology Center, a non-profit organization established to carry out plans proposed by the research council, McCann states that the city is willing to assist in the financing of the project.

"Within our legal and economic means, the city will offer public financing and/or assist in obtaining state or federal funds for the project," wrote McCann.

In the same letter, the mayor also notes the city's commitment to providing sanitation, police and firefighting services for the project. The city also will be partially financing various road improvements and extensions to improve access to the center and other development projects along the city's waterfront.

City officials hope the influx of visitors to the science center will have a positive ripple effect on the local economy, specifically on the restaurants and hotels that will line the city's waterfront if plans for its revitalization are realized.

## Liberty Park chosen over Hoboken site

By BILL GYVES  
Staff Writer

JERSEY CITY—A 32-acre portion of Liberty State Park will be used as the future site of the proposed New Jersey Science and Technology Center, which is planned to be one of the largest science museums in the nation, officials announced yesterday.

In getting the \$40 million science center located within his city, Mayor Gerald McCann beat out his political nemesis to the north, Hoboken Mayor Steve Cappiello, who also was vying to have the complex located in his city.

"We're excited," McCann said yesterday during a tour of the marshy site of the proposed complex, scheduled to open in 1989. "We worked hard for this one."

The Jersey City and Hoboken sites were the finalists among 100 locations reviewed as possible sites for the science center, which is aimed at increasing public understanding of and appreciation for advances in science and technology.

Although backers of the project insist that the center will not require federal, state or local public financing, McCann apparently has committed himself to providing financial assistance either directly or through applications for federal grants if the project requires it. But city

See MUSEUM, Page 8

## Vezzetti wants changes in the Hoboken budget

Hoboken Councilman Thomas Vezzetti, head of the council's administration committee, said yesterday he wants to see a copy of the 1984 municipal budget before it is formally introduced to the council next month.

Vezzetti has been holding pre-budget hearings recently and said he now wants to see the budget so that changes that he seeks can be made informally before the formal budget process begins.

Vezzetti said the city's business administrator, Edwin

Vezzetti said he is also worried that, following such a procedure, would doom his attempts to cut down the number of city departments and department directors. He has called for the abolishment of three directors' positions and merging those departments with others in order to save money.

If the departments are retained, it would take a major effort by Vezzetti to convince the council members to scrap the presented budget and get a new one prepared with restructured city departments.

In related business, Vezzetti repeated yesterday that he still opposed the \$1 million bond issue recently passed by the council for the repair of the city's schools. Vezzetti was the only council member to vote against the bonding.

Vezzetti said he opposes the bond issue because he believes that most of the money will eventually be used to cover overruns in the renovation of the David E. Rue School, rather than evenly spread about the other schools.

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BUDGET TIME  
On Page 20

Chius, told him the budget would be ready to be introduced at the council's Jan. 17 meeting. Once introduced, the council will then work on the document and propose cuts or additions, they see fit.

However, Vezzetti said that such changes are limited once the budget is introduced because they will require a formal amendment.

## Piers' tag: \$1.5M

By BRAD KELLY  
Staff Writer

HOBOKEN—The city will purchase Piers A, B and C from the federal government for \$1.5 million, Mayor Steve Cappiello said yesterday.

The mayor said he received phone calls from the office of Sen. Bill Bradley, D-N.J., and the U.S. General Services Administration yesterday confirming the sale price.

Cappiello said he was not happy with the price, "but hopefully we can now look forward to a development that will stabilize our tax base in the coming years."

That development is a proposed \$500-million Port Authority waterfront project that would include the piers. Legislation authorizing the project is currently awaiting approval by the New York Senate after having been passed by both houses of the New Jersey Legislature and the New York Assembly.

The legislation could be approved before the end of the year if a special session of the New York Senate is called. If not, the legislation would have to go back before both houses of both states' legislatures.

As of now, a special session of the New York Senate has not been called, "but December is not over yet," said Tom Young, spokesman for the Port Authority of New York and New Jersey.

Cappiello said the city expects to pay the \$1.5 million to the federal government by the end of the year so there will be no further restrictions.

See PIERS, Page 14

## PIERS

Continued from Page 1

on the piers. Young said the Port Authority is expected to lend Hoboken the money, but it has not yet worked out the details on how the money will be paid back.

Cappiello said he plans to meet with City Council President Helen Macri and Councilman E. Norman Wilson Jr. today to discuss ways of paying back the \$1.5 million.

"I would have liked to have paid a dollar on it," Cappiello said laughing.

The city estimates that it has lost about \$70 million in tax revenue since the federal government seized the piers from a German shipping line in 1947.

## Christmas merry for shipyard

By BRAD KELLY  
Staff Writer

HOBOKEN—For the past year or two, shipyards on the New York harbor have seen fewer and fewer ships coming into their dry docks and piers, according to Allen Kinard, facilities manager for Hoboken Shipyards Inc., located in both Hoboken and Bayonne.

But even in the 1980s, the Bethlehem Steel Corp.'s average daily work force of 1,100 would be reduced at times to 300 workers because there just weren't enough ships. Hoboken Shipyards owns the former Bethlehem Steel piers.

"It's a cyclical business... layoffs are the unfortunate nature of this business," said Joseph Cangelosi, assistant general manager of Hoboken Shipyards.

But fortunately for hundreds of shipyard workers who live in the New York metropolitan area, including many from Hudson County, Hoboken Shipyards during the past few months has been hiring rather than letting people go.

"In the last month and a half, we've had the largest work force since the beginning of the year," Cangelosi said.

## Upswing means more local jobs

According to Cangelosi, there was a total of 350 people working at both the Hoboken and Bayonne yards in February. As of last week, 700 people were working at both yards, Cangelosi said.

The reasons, of course, can be tied to Hoboken Shipyards piers. A collection of tankers and barges, six in all, are currently being serviced in Hoboken and Bayonne.

In addition, the U.S.S. Kalamazoo is currently dry-docked in the Hoboken yard for an eight-month overhaul.

For workers who have been laid off for the last several months, the arrival of six new vessels could not have come at a better time.

Pat McLaughlin, a 26-year-old plate-shop mechanic from Elizabeth, was out of work for a month before the arrival of the Kalamazoo.

"This is a good year. Some guys are

out of work for six months at a time when it's real slow. I have a lot of in-laws to buy Christmas presents for," he said.

McLaughlin said he has been out of work during past Christmases.

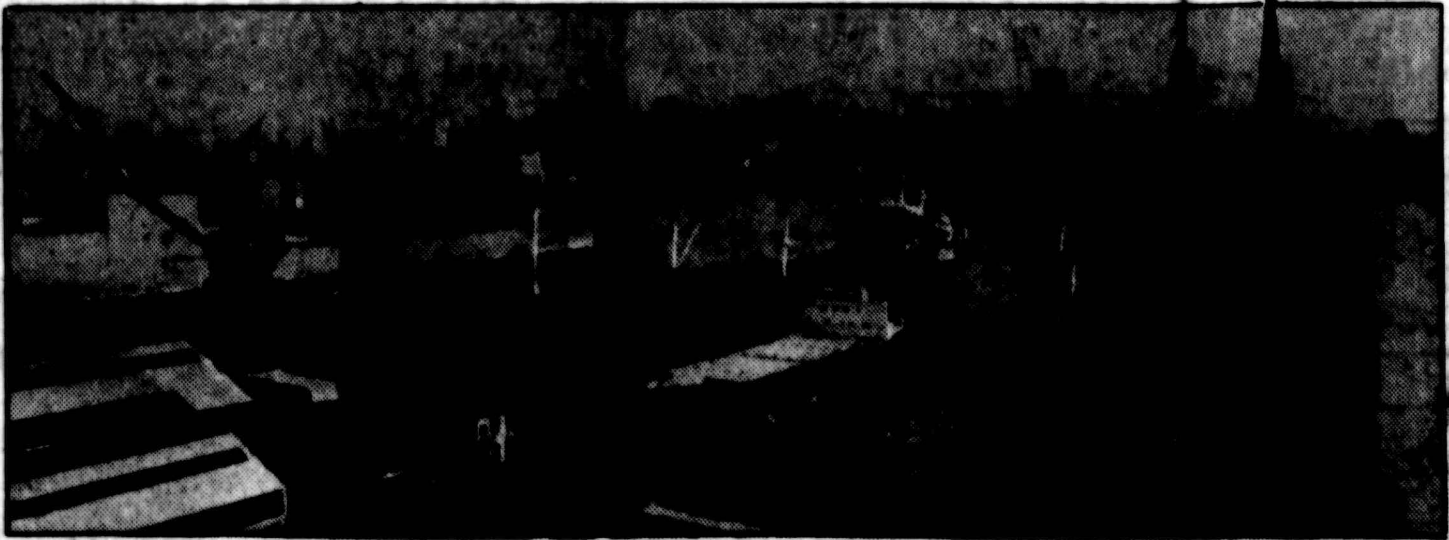
"What are you going to do? You can't buy anything. It's busy now. It's been about six years since we've been this busy," he said.

Joe Calligy, 32, another plate-shop mechanic, said he was working overtime to make enough money to buy Christmas presents. Calligy, who lives in Hoboken with his wife and two children, said that during the times when there is no work, "you have to take money out of the bank, or borrow it."

Cangelosi said there seem to be more and more shipyards closing down and work is being spread over a smaller market.

He said Braswell Shipyards Inc., which owns Hoboken Shipyards, is trying to stabilize the shipyard business by "taking the peaks and valleys out of it."

"This is not an alternative to welfare, it's a business," Cangelosi said.



Ships deck for repairs at Hoboken Shipyards Inc. on the city's once-bustling waterfront.

Photo by Gary Higgins

## Special ed kids enjoy train ride

By BRAD KELLY  
Staff Writer

HOBOKEN—A number of white-bearded and well-rounded gentlemen wearing bright red suits hopped a New Jersey Transit Corp. "Santa Special" with more than 200 special education students yesterday for a train ride and an early Christmas celebration.

According to Patricia Pope, a social worker for the Hoboken school district's child study team, the trip taught the students, who have a wide range of learning disabilities from dyslexia to "moderate" mental retardation, the "little lessons in life" that human kindness goes a long way.

The train ride, which included refreshments and presents, was organized and funded (in part from pennies collected in a five-gallon water cooler) by NJ Transit engine and train service employees.

Janet Curry, a psychologist for one of the child study teams, said that many of the children had never been on a train. "This is an important part of their social and cognitive life... this is an experience they are not getting in everyday life," she said.

## NJT workers play Santa Claus

But the kids, whose ages range from 3 to 17, just had fun meeting Santa Claus, opening gifts and looking at the sights from the train window.

Six-year-old Kevin Ratello has trouble processing information correctly, according to his teacher, Rita Sepp. He said he hasn't been on a train for five years, holding up five fingers to illustrate.

"He likes it good," the blond, blue-eyed Wallace School student said, pointing to his classmate, 7-year-old Jose Morgan.

"I like it good, too," he added with a smile.

Twelve-year-olds Ronnie Forbes and David Vasquez, two perceptually impaired students from Deamrest Junior High School, admitted the ride was "chilly," meaning "cool."

"I've never been on a train before. It was fun, the best time I had," Vasquez said. Bill Behan, a special education teacher at Deamrest, said many of his students are being "mainstreamed" into regular classes and spend only a few hours a day with him. He said the goal

is to get the special education student into a regular class on a full-time basis.

But for some of the students who took the round-trip train ride from Hoboken to Denville, a third-grade learning level is all they can attain.

According to Pope, all the children in the special education program "need the most and they usually get the most."

"It's a tough fight, but we made it," said NJ Transit engineer Jack Reilly after the train rolled into Hoboken. "No, really they were wonderful, a great bunch and well deserving," he added.

Reilly, his cousin, conductor Jack Reilly, and engineer Arthur Scott dressed up in Santa suits and handed out presents during the ride.

The engine and train service employees expect to make the train ride an annual event and hope more schools from Hudson County will be able to participate next year, according to conductor Neil Curran.

Other schools participating yesterday were the Joseph F. Brandt, the Salvatore Calabro, and the Kealey schools.



SANTA CLAUS talks to learning disabled children in Hoboken after their train ride yesterday to Denville, courtesy of New Jersey Transit Corp.

Photo by Gary Higgins

## Budget time

Hoboken officials obviously learned nothing from the recent grueling experience of putting together the 1983 municipal budget.

One of the last municipalities in the state to adopt a budget, Hoboken also had the dubious distinction of striking the highest tax rate in the state—a whopping \$183.20 per \$1,000.

Now, as if the months of departmental infighting, public outcries, state takeover of the budget and layoffs never happened, Hoboken directors have once again submitted unreasonably high budget requests for 1984.

Their thinking is: "We're not going to get it if we don't ask for it."

Let's face it folks, it's not there to be had.

Hoboken's finances are no better off for the coming year. The \$1 million lost in railroad property taxes, which caused much of the problem this year, is not going to miraculously reappear.

Sure, every department in the city could use additional personnel and new state-of-the-art equipment, but directors have a responsibility to be rational in their requests.

Judging from the requests made so far, they have no intention of being anything but grabby.

For instance, the city's director of health and welfare has asked for more money for salaries alone in his proposed 1984 budget, than he received in his entire budget for this year.

Business administrator Edwin Chius and the city council now have the chore of drawing up a coherent, workable budget from these excessive requests.

Their best bet is to throw out the requests entirely and use this year's budget as a general guideline.

Meanwhile, directors had better go back to the drawing board and decide what they need to operate efficiently. They should be prepared to settle for nothing more than that.



# It may pay a landlord to let building decay

By James Kopchans

They were never the prettiest of apartments, but the eight apartment buildings at 805-821 Park Ave. in Hoboken have provided sturdy, safe housing for many families over the years.

"They were never luxury housing, if that's what you mean, but they were always comfortable and clean," said Gladys Cunningham, a tenant at 819 Park for over 28 years.

They are now in disrepair. The landlord, Park Avenue Associates, has petitioned the state Department of Community Affairs for permission to empty the buildings so they can rehabilitate them.

For the 80 tenants still living there, a notice informing them of the landlord's intention has come as a shock.

With no repairs being done at present, tenants may have to fight to stay in dilapidated housing rather than face eviction.

For city officials, the action may signal a more disturbing trend in the city's housing crisis. They fear landlords may

take a cue from the Park Avenue buildings, keeping violations unabated in the hope of evicting low-paying tenants and attracting high-paying tenants in rehabilitated housing.

According to the notices, violations at the eight buildings have been deemed so extensive and costly that it would be unfeasible to repair them while the tenants still inhabited them.

Tenants claim the landlord has done little repair work in the buildings since purchasing them in October 1982.

"He (Michael Hesson, one of the building's landlords) says he doesn't have enough money to fix the roof while we're still here," Mrs. Cunningham said, "but they had enough money to buy the building, didn't they? They should have enough to fix them up, too."

Hesson said that economic conditions in the city and the magnitude of the violations that need to be addressed leave him no other choice than to seek the tenants' evictions.

"I have no other out," Hesson said, explaining that a

minimum of \$500,000 would be needed to abate all violations in the building. That figure, though, could easily reach \$800,000 after taking into account inflation and hidden problems, he said.

Besides, Hesson said, much of the work on the building will require knocking out walls and hallways to get at plumbing and electrical wire. Extensive work will have to be done to each of the buildings' roofs and several will need replacement.

Park Avenue Associates, which is a limited partnership of which Hesson is one partner, lost between \$30,000 and \$40,000 last year despite having rented nearly every apartment in the eight buildings, Hesson said.

Low rents, set largely through rent control laws, do not give him the flexibility to meet the added expenses that the repairs would create, he said.

Also contributing are the banks. Hesson said he has been repeatedly turned down for home improvement loans for the properties because the rents do



Once sturdy, comfortable housing, apartment buildings at 805-821 Park Ave., Hoboken, are now in disrepair. The landlord wants to empty the buildings, which would displace 40 to 50 tenants.

See IT MAY — Page 15.

## Hoboken plans agenda

The Hoboken Planning Board has scheduled a series of regular meetings for next year. All meetings start at 7:30 p.m., preceded by a caucus at 7 p.m. at the council chambers in Hoboken City Hall. Meetings of the board's subdivision and site plan review committee will start at 1 p.m. on the days scheduled, also at the council chambers. Regular planning board meetings will be held on: Jan. 3, Feb. 7, March 6, April 3, May 1, June 5, July 3, Aug. 7, Sept. 4, Oct. 2, Nov. 6 and Dec. 4. Committee meetings will be held on: Jan. 11, Feb. 8, March 14, April 11, May 9, June 13, July 11, Aug. 8, Sept. 12, Oct. 10, Nov. 14, Dec. 12.

# It may pay a landlord to let his building decay

Continued from Page 1

not provide the type of financial return that is required for loans.

However, Hesson said he could receive the loans if the apartments are vacant and he could rent them, after rehabilitation, at a higher rate of rent.

Even the substantial rehabilitation clause of the city's rent code cannot be used by Park Avenue Associates. Landlords throughout the city have been using the clause, which allows them to decontrol rents for 13 months after extensive renovations, to perform work on their buildings and attract higher rents.

Hesson said he has already asked about substantial rehabilitation, but found that many costs would not be allowed since they were being used to repair housing violations, not to improve the basic housing stock.

Hesson said the partnership

knew the buildings were in a bad condition when they purchased them, but did not realize how extensive the problem was until ordering a study by architect Joseph Vitullo after purchase.

In the notices sent to tenants, Hesson informed them that they would have until March 1 to leave their apartments should the state courts order an eviction and relocation.

However, before granting approval, state inspectors will first check the premises and take written comments from the city's relocation and housing offices.

If, after this, state officials agree the eviction is justified, they will forward a recommendation to the courts.

Once eviction is ordered, tenants who meet income guidelines may be eligible for state and city relocation aid. Even with the money, finding a new apartment will be difficult.

Martin Corrado, Hoboken's

relocation officer, said it may be nearly impossible.

"When you have a zero vacancy rate in this city, which we have for all intents and purposes, you just cannot find proper housing. I'm already backlogged with people who need apartments. Who needs 40 or 50 more families?"

According to Jude Fitzgibbons, the city's chief housing inspector, the buildings have had violations on and off over the past three years.

Five of the eight buildings were inspected several weeks after they were purchased, Fitzgibbons said, and turned up a large number of violations.

Among the more serious violations are leaks in the roofs and plumbing in all eight buildings, which have caused serious water damage in the buildings, and the lack of proper doors and security systems.

Fitzgibbons said that because of state procedures he

has to rely on the state housing bureau and city fines to force owners to make repairs. Both have proved inadequate with 805-821 Park Ave., he said.

Bureaucratic backlogs and procedures in the state bureau has repeatedly pushed back violation deadlines for the landlord, Fitzgibbons said.

To Councilman E. Norman Wilson Jr., the Park Avenue buildings have shown major weaknesses in the city's inspection procedures.

"They keep telling us they are inspecting and re-inspecting, but nothing ever gets done on the buildings' condition."

Wilson has been following the problems at the buildings for the past several years. They are located within his ward.

He has brought his concerns over the buildings and the city's inspection system to the council several times without any success in changing the system.



Mrs. Chang reads with her children, Chu-Mi, left, and Susan, right, in the children's room of the Hoboken Public Library.

HOB. REPORTER 12/2/83

## Hoboken Public Library Cutbacks

By Jim Campano

Although they've tried to maintain a "business as usual" attitude at the Hoboken Public Library, cutbacks in the city budget and a lack of state aid have forced some rather unwelcome changes at the Park Avenue and Fifth Street building.

Or so says the library's acting director, Theresa Sasso. Since Labor Day, the library's hours have been rolled back from 54 hours per week to 44. The children's section, which before opened at 9 a.m., doesn't open until 1 p.m. now.

There have also been staff members who have gotten the pink slip due to the monetary squeeze. According to Sasso, at one time there was "at least one professional librarian (meaning they had a Master of Library Science degree) on every floor. Now, we're down to no professionals at all."

### Will Seek Help From Community

On August 10 of this year, the last professional librarian was laid off. Following soon after, (on September 8) two library assistant were let go, Sasso said.

City Business Administrator Ed Chius blames the library's financial woes on the city council's inability to pass a budget for 1983. Chius said that because no budget was ever passed, the state mandated that the city use the 1982 budget. This meant no increase for anyone.

According to Chius, the Mayor's proposed budget for 1983 called for a library budget of

\$217,254 for wages and salaries and \$35,000 for fringe benefits, books, utilities and other expenses. Under the 1982 budget, the library has received \$178,788 for wages and salaries and \$40,000 for books, benefits, utilities, etc. Chius noted, however, that this figure included money that has been transferred this year by the city council to the library so that it continue to function. Another transfer of funds will come "sometime in next couple of weeks," Chius said, so the library can continue operating.

### Trimmed Hours and Staff Hurt Services

As far as state aid for the library is concerned, Chius said that while he is looking for grants, "grants don't meet the primary needs of the library." Sasso agreed, saying that if, for instance, Hoboken got \$35,000 from the state, the city would not only have to match this figure, but quite possibly double it.

Both Chius and Sasso agreed that one of the problems with accepting state aid to hire employees is that there is no guarantee that if you get money one year, you will get it the next.

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## Library

continued from page 1

"This worked out very well for us this year," Sasso commented. "For people on welfare who had to do some kind of work in order to continue receiving benefits, working here turned out very well. They learned how to work in a library and they seemed to enjoy it. It helped

them to feel productive."

Chius said he was looking into the possibility of hiring work-study students from area colleges. Another alternative he suggested was hiring only part-time employees in the future. He said that as current employees retire or resign, they could be replaced at a much lower cost by part-timers.

"This would save us money because we wouldn't have to

hire them at full-time salaries and we wouldn't have to give them full-time benefits. With the savings, we could possibly hire a full-time professional librarian," Chius said.

Sasso said that she thought this was a good idea, but was quick to point out that she was very happy with the performance of her current staff. "They [the staff] all perform over and above the call of duty. They've all been here a long time and although they don't have professional degrees, they all bring a lot of experience with them," she said.

Although both manpower and library hours have been cut, the acting director stated that other library programs haven't suffered.

"We have all the current best sellers; we still have a fantastic selection of adult, children's, and reference books," Sasso said.

She also mentioned that the children's arts and crafts program, the film series for adults on Thursday afternoon, and the Spanish section of the library have all come through the financial squeeze unscathed.

"We've managed to keep up all the programs pretty well. This includes the program for the handicapped where we deliver books for those who can't make it to the library," Sasso noted, smiling.

The biggest problem for the Hoboken Public Library, or any library, Sasso said, is

the problem of delinquent books. Currently, the library orders between 3,500-4,000 books per year. Offsetting this, however, is the fact that they lose almost \$4,000 worth of books each year.

To cut back on these losses, Sasso said, they "are now taking a hard line stance on delinquents. We'll impose full fines and revoke library privileges for books that are not returned."

"Also, we used to have an 'amnesty week' every year when people could return books without having to pay a fine. We're doing away with this because people were abusing the program. They wouldn't worry about bringing the books back because they knew they could return them during amnesty week."

Bernard Scriven, a member of the library's Board of Trustees, said that he is very

afford nor find the financing to repair the buildings while the tenants still live there and pay low, rent-controlled rents.

Once the landlords received the notice of the fine, they will have about a month to repair them before the next inspection. However, they may file a request for an administrative hearing challenging the inspection report within 15 days.

In a related matter, Hesson is scheduled to appear in Hoboken Municipal Court this morning to answer charges by Fitzgibbons' office that he failed to abate violations on the roof at 819 Park. He faces a maximum fine of \$250 should he be found guilty by the court.

# Hoboken landlord faces 'substantial penalties'

Although the dollar amount is not yet known, a state housing inspection official has confirmed that the owner of a string of apartment buildings in Hoboken has received a considerable fine for violations at the building.

Jack Turner, an assistant to the state housing inspection bureau chief Ralph Pfleger, yesterday confirmed that "substantial penalties" have been assessed against Park Avenue Associates, owner of the buildings at 805-821 Park Ave.

However, Turner would not reveal the exact amount of fines levied, explaining that such information could not be revealed until the landlord was officially notified. One state official who refused to be identified said that the fines could exceed \$50,000.

Park Avenue Associates has already applied to the state for approval of its G-2 application, which would give them permission to evict the approximately 80 tenants from the buildings so they could gut the premises and

rehabilitate the buildings. Turner said he did not now the status of the application.

The buildings have been a focus of interest for city leaders and housing inspectors for over a year because of their poor condition. The city's Chief Housing Inspector, Jude Fitzgibbons has repeatedly contacted the state to take action against the building through inspections and fines.

However, Michael Hesson, one of the landlords, has said over and over that he can neither

# Hoboken water-main break may have caused sidewalk collapse

A water main break that caused a partial collapse of the street and sidewalk at Third and Garden streets in Hoboken could have caused the entire intersection to give way, according to city public works officials.

Public Works Director William Van Wie said the break eroded most of the ground

beneath the intersection, seriously weakening the supports below the street. He said crews will be working at the site for at least the next two weeks filling in the intersection.

The crews had expected to finish backfilling the collapsed section by the end of this week, according to Van Wie. However, in working at the site, they dis-

covered that the damage done by the water flow was more extensive than first thought.

Van Wie said the intersection was being supported largely by a retaining wall that covered the main sewer line. He said he did not have an accurate estimate of the final costs for the repairs at the site.



# Tax abatements ripping off city?

By James Kopchains

A Hoboken council committee is asking the city's law department to look into the tax abatements given to city landlords who have repaired their properties.

Councilman E. Norman Wilson Jr., a member of the council's revenue and finance committee, said the abatements, which can go as high as \$10,000 per unit per year over a five-year period, may have been given out regularly to apartment house owners without the proper authorizations from the city.

The intent of the abatements, Wilson said, was to help encourage the small homeowner

## Landlords getting fat, says Hoboken official

to periodically fix up his home. However, Wilson said, he feared that apartment house landlords may have received many of the abatements.

"You take the owner of a 10-unit apartment building. If he should receive abatements for up to the maximum for each apartment he fixes up, he could get an abatement of up to \$100,000 a year from taxes," Wilson said.

The committee has asked that Thomas Callagy, the city's assistant attorney, look into the situation and report just how extensive it is.

"We want to find out just how many of these buildings have received abatements and how much tax money is tied up in it. I'd like to find out also whether there is the proper legal authorization on the books for the abatements," Wilson said.

# 'Historic' problem looms for Jefferson firehouse

By James Kopchains

Putting all seven Hoboken firehouses as state and national historic places may cause some trouble down the line in the city's \$1 million plans to enlarge its Jefferson Street firehouse.

All seven houses were approved Thursday by the state Review Board for Historic Places, although one of the houses, at Second and Park Avenue, was approved conditionally for lack of information.

The firehouse application, which was entered by Patricia Florio, will now be sent to the commissioner's office of the state Department of Environmental Protection.

If approved there, the houses, most of which date back to the Victorian era, would be included on the state Register of Historic Places. After that they would be sent to Washington for inclusion on the national list.

At present, five of the firehouses are owned by the

city, with four of them still on active duty. Two houses have been sold to private individuals and have been converted into homes and studios.

The historic place designation would not affect any private renovation work on the buildings, according to Susan Pringle, an assistant in the state Office of New Jersey Heritage.

However, any public funding used for the firehouses would have to be subjected to review by the state review board before being approved.

According to James Giordano, the city's Public Safety director, the designation could seriously affect the city's eventual plans for the Jefferson Street firehouse.

"I can see it causing trouble in the future," Giordano said. City officials have been seriously considering a proposal made this past summer to close the city's Observer Highway fire station and enlarge the firehouse at Second and Jefferson Street to house companies from both firehouses.

The price tag for the work has been pegged at about \$1 million, which would be financed through a municipal bond issue. Such a bond issue was urged in budget request proposals put to the council by the city's fire chief, James Houn.

If started, Giordano said the Observer Highway station would not be demolished, but instead would be offered in sale to private buyers.

Should the firehouse achieve historic place designation, both the enlargement of the Jefferson station and the sale of the Observer Highway firehouse would have to be approved by the state board, Miss Pringle said.

To be approved by the state board, all plans submitted for the project would have to be in keeping with the historic nature of the building and all historic aspects of the building's architecture would have to be preserved, she said. This would be judged according to state codes regarding historic places.

# Maurice Gottlieb, was Hoboken judge

Maurice "Muzzy" Gottlieb, a Hoboken Municipal Court judge and practicing attorney for the past 46 years, died Thursday in St. Mary's Hospital, Hoboken. He was 71.

Gottlieb, who was affectionately known as "Muzzy," was a lifelong Hoboken resident. He was graduated from Demarest High School, Hoboken, and the John Marshall Law School, Jersey City.

He was locally well-known as a basketball player for both schools. Gottlieb led the old John Marshall team to victories over Yale University and other top collegiate squads.

In 1937, Gottlieb was admitted to the bar. In July, Gottlieb was named a municipal court judge.

According to Judge Edward F. Zampella of the Hudson County Central Judicial Processing Court, he lent Gottlieb his own robes in July when he was sworn in by Superior Court Judge Thomas S. O'Brien.

Less than two weeks ago, Gottlieb was honored at a testimonial dinner at the Clam Broth House in Hoboken. Zampella, along with Superior Court Judge Joseph P. Hanrahan, a Hoboken resident, was among the guest speakers.

"When I learned about Judge Gottlieb's death, I went into complete shock," Zampella said yesterday. "The name Gottlieb in Hoboken is like a legend."

Gottlieb was a past commander for the Hoboken Jewish War Veterans Post 55, past treasurer for the Hoboken Lawyers Association, a member of the Hudson County Bar Association and a public defender in Hoboken. He was also a member of the Hoboken Elks Lodge.

Gottlieb's brother, William, known as "Pinky," was admitted to the bar in 1927 and was also a well-respected basketball player.

Services will be at noon Monday in the Wien and Wien Funeral Home, Jersey City. Burial will be in Riverside Cemetery, Rochelle Park.



After 55 years, Louis C. and Dorothy F. Musser will be closing Musser's Delicatessen. See story page 8.

# US sets price for 3 piers

By BRAD KELLY

Staff Writer

HOBOKEN—The federal government has tentatively agreed to sell its Piers A, B and C to the city for about \$2 million, according to sources close to the negotiations.

The piers, which were taken over by the government in 1917, are currently being leased to the Port Authority of New York and New Jersey and are slated to become part of the proposed \$500-million Port Authority waterfront project.

The federal General Services Administration last month set an initial sale price of \$3.2 million, which a spokesman said the agency believes reflects the property's fair market value.

But the city contends the land is of only nominal value because most of it is under water. The city also points out that about \$73 million in tax revenue has been lost since the federal government confiscated the piers from a German shipping line during World War I. Last week, Peter Thomas, regional administrator for the GSA, said both sides were very close to an agreement, which he said is expected to be completed this week.

"We've had a very good open and free discussion and we're not far away from settling it," Thomas said last week.

A source said yesterday that a \$2 million figure would be acceptable to the city "to get things going."

"Actually, it's not resolved, but we're close to a final settlement," the source said.

According to other sources, the city would probably accept a figure close to \$2 million because a Port Authority appraisal has put the fair market value of the property at \$2.3 million.

# Hoboken and GSA haggle over price for three piers

By FRANCES ANN BURNS

Staff Writer

The city of Hoboken and the federal government have reached a "stalemate" on the price of Piers A, B and C. Hoboken Mayor Steve Cappelletto said yesterday.

Cappelletto said he and other city officials met yesterday with officials from the General Services Administration, which is in charge of property owned by the federal government.

The city and the GSA are still far apart on the price of the piers, Cappelletto said. He would not say how much the city has offered to pay or what the GSA's asking price is. Reports have said the GSA has set a price of about \$3.2 million for the 45-acre site, which includes the three piers, a terminal and 36 acres of underwater land.

"They (the GSA) look at this as a straight real estate transaction," a spokesman for Guarini said last night. "Hoboken was left holding the bag for 60 years on this because of lost taxes, because of lost employment."

The spokesman said Carmine is in charge of the negotiations on the piers.

The federal government seized the three piers

from the German-owned Hamburg America Line when the United States entered World War I in 1917. They were used in both world wars as a point of embarkation for American soldiers. They were later used as a break bulk area for freight but have been laying empty since 1968, when the rise of container shipping made them obsolete.

# P.A. commits \$90,000 to Hoboken piers

Continued from Page 1

Port Authority are very anxious to get them under way."

The authority will request proposals from firms seeking to do the physical and environmental planning.

"Physical planners will prepare a master plan," an authority spokesman said, "that includes assessments of existing conditions, local development objectives, transportation and engineering requirements and the creation of a preferred physical development plan. This work... will require about six months to complete and will cost an estimated \$500,000 for each project."

The environmental planning will take about a year to complete and cost about \$400,000 for each project.

Gov. Thomas Kean in Trenton said the authority actions yesterday "are the genuine and visible beginnings of a renaissance along the Hudson River waterfront."

"It marks the start," he said, "of a program to which my administration is deeply committed."

In other business yesterday, the authority approved steps that it hoped will lead to a major revitalization of the fishing industry in the metropolitan area. In addition to funding a \$27 million fish-harvesting, processing and distribution center in Brooklyn, it committed itself to a major effort to develop a project of comparable size in New Jersey.

# Vezzetti wants board post

By James Kopchains

Hoboken Councilman Thomas Vezzetti is mounting a one-man campaign to be named to the city's board of School Estimate, but he's finding it difficult to obtain support from his fellow council members.

He said he wants to introduce a resolution at Wednesday's council meeting naming himself to the board, but has yet found no one to support it. He said it seems as if the council will reappoint its present members, Sal Cennelli and Council President Helen Macri to serve for another year.

Under city laws, the board is made up of five members in-

cluding Mayor Steve Cappelletto, two members of the Board of Education, and two members of the City Council. The board's main priority is to review the annual school budget and decide whether to send it to the council for inclusion in the municipal budget.

Vezzetti has been outspoken on keeping city and school finances down this year. He has conducted one pre-budget hearing to determine how and where cuts can be made in the city's budget.

As part of the estimate board, Vezzetti said he would be able to keep a closer control on school spending and alert the public to any over-expenditures.

# Hoboken school repair moves ahead

Hoboken officials and the school board have agreed to exchange a \$1 million bond issue to fix the schools for the cancellation of a \$222,000 debt by the city.

The board voted at its meeting on Monday to approve the exchange and ask the city's Board of School Estimate for approval. The estimate board met last night.

Should it be approved by the estimate board, which is made up of Mayor Steve Cappelletto and two members each from the council and school board, the matter will be brought to the council for final approval.

The general consensus of the council is that they will easily approve the agreement.

Councilman, Thomas Vezzetti, said he will oppose the plan.

According to Vezzetti, the bond issue could fund the rehabilitation of the David E. Rue School, which he claims has already been mismanaged to the point of scandal.

Anthony Curko, the school auditor, said yesterday that although some money would go to Rue, the bulk would be used toward capital improvements throughout the city's schools.

THE JERSEY JOURNAL, TUESDAY, DECEMBER 6, 1983

# Hoboken tenants want state help on evictions

By James Kopchains

Leaders of the Hoboken tenants group ALTO claim there is a steady pressure to move poor tenants out of the city and they want state officials in Trenton to know of it.

Juan Garcia, one of the leaders of ALTO (Alliance of Tenants Organizations), yesterday met with state civil rights and housing officials in Trenton to voice the complaint.

Meanwhile, the group's membership met last night in an organization meeting to plan future action.

A rally is tentatively scheduled for Dec. 15 in Trenton to bring home the message to state officials, Garcia said.

ALTO has been fighting recently for one tenant, Priscilla Lopez, in her dispute with her landlord at 816 Willow Ave. Mrs. Lopez has been ordered to leave her apartment several times

while her daughter continues to receive medical care at a Newark hospital.

At present, the state Civil Rights department is examining the evictions of Mrs. Lopez and other tenants. Garcia said he was traveling to Trenton to ask again for state help.

Garcia said Mrs. Lopez has again been ordered to leave her apartment on Thursday. "We have to fight it out here. We have to make a stand against all of this," Garcia said.

# The Musers Close Up Shop

By Kelly Resch

Amidst Hoboken's revitalized brownstones and brick-faced condominiums, the dark green and wooden-framed facade of Musser's Delicatessen serves to complete the neighborhood's 19th century atmosphere.

However, this unique reminder of Hoboken's past will soon be closing its historic doors.

Although the reason for the shop's closing is not a sad one, both the immediate

neighborhood and all of Hoboken will sense the loss. Owners Louis C. Musser and Dorothy F. Musser, both Hobokenites who have managed the store since 1948, have not lost their lease nor have they been forced to close due to a declining economy, they are simply retiring because they are "tired of working."

Established by the Musser family in 1928, the shop has been open six days a week from 6 a.m. to 6 p.m. for the last 65 years. The wide selection of merchandise crammed into every corner of Musser's Deli led many Hobokenites to pass on the folkloric motto: "If you cannot find it all at Musser's, you can find it at Musser's."

Musser's, which has served three generations of customers has witnessed all of the trends and changes in Hoboken. Musser explains that he believes that the rents in Hoboken are now too high. He sees this as a negative element of change for, "they are forcing two or three people to live together and this forces the families out of Hoboken."

Musser adds that although the store has not suffered as a result of inflation, many neighborhood stores have, "because the high rents force people to shop in supermarkets."

Musser chuckles as he

adds, "People come into the store and say, 'Would you please cash my check. I have to go to the supermarket.' This is certainly an old-fashioned neighborhood convenience with a modern twist."

Although Musser's closed officially on Dec. 31, the store is still open while the Musers clean the shelves and box the remaining stock. People stop in to give them a kiss, a hug, a hand shake, or just to wish them a heap of good luck.

Although they are saddened by these good-byes, the Musers look forward to enjoying retirement. One of the many things on their agenda is a visit to relatives in California and Colorado, and, although this husband and wife team have worked side by side for over 38 years, they are looking forward to their time together. Musser does not understand why people are always questioning him



## Price for piers is set, but deal isn't final yet

By James Kopchains 12/15/83

The federal government won't turn over the Port Authority piers in Hoboken to the city right away, despite the agreement yesterday on a \$1.5 million sale price.

Officials from the federal General Services Agency agreed, after pressure from the New Jersey congressional caucus, to cut their original asking price for the piers from \$3.2 million to \$1.5 million.

However, the terms of the agreement have yet to be worked out and agreed to by the head GSA officials and Congress. That could take several months.

Announcement of the agreement was made by Rep. Frank Guarini and Sens. Bill Bradley and Frank Lautenberg, who had reminded GSA officials that the bill that had ordered the sale to Hoboken called for a fair price based on the amount of taxes lost by the city since the federal government took control of the piers in 1917.

Mayor Steve Cappiello said he accepted the price, but actually thought the piers should have been given to the city free, in reimbursement for the 65 years of taxes the city has lost.

"I am happy now that we have gotten over this obstacle. Now we are ready to get started

on developing the piers," Cappiello said.

"The agreement at the relatively low price of \$1.5 million reflects Congress' intent that the GSA sell this property at a price that takes into account the losses in jobs, taxes and economic vitality Hoboken has suffered since the government confiscated this land 65 years ago," said Guarini. "It's a happy compromise. This doesn't have a ribbon on it, but it's one hell of a Christmas present."

"We are happy that this is yet another step toward the economic development of the Hudson River waterfront, which

See PIER — Page 10.

## Pier price is set, but deal isn't final

Continued from Page 1 12/15/83

is a key objective and interest of mine and the Congress," said Lautenberg.

The piers have been a focus of interest since the Port Authority announced plans to place a \$500 million development on the piers once they were sold by the federal government. The development would be financed mainly through private funding with about one-fourth of the costs borne by the authority.

Plans for the \$500 million construction include housing, a 400-room hotel, marina facilities, shopping mall and office space, according to a spokesman for Lautenberg.

The project would generate 10,000 construction jobs and 2,500 to 4,500 permanent jobs, the spokesman added.

The authority is still waiting for the passage of legislation in the New York Senate allowing it to become directly involved with the Hoboken pier project and a similar one in Hunters Point, N.Y.

Last week, the authority's board of commissioners approved \$900,000 to be used for environmental and development studies of the pier property. The board also approved helping Hoboken to purchase the piers.

The authority is expected to provide the \$1.5 million necessary for Hoboken to purchase the piers. This money would then be paid back through money earned from the development.

Cappiello said he had no new meetings planned with the GSA until next month.

According to federal procedures, Hoboken will have 30 days to put up a 10 percent down payment (or ask for another 30-day extension). The Boston office of the GSA would then review the deal and prepare a recommendation to the agency's main office in Washington.

From there, if approved, it would be submitted to the House of Representative's subcommittee on government activities and transportation for review and approval. In the Senate, the subcommittee on civil service, post office, and general services would perform a similar function.

Both subcommittees have 35 days to review and pass judgment on the sale. Both also can request extensions. Although they do not have to vote to approve it, they check to ensure that legislative intent has been followed and the deal is fair.

Both subcommittees have 35 days to review and pass judgment on the sale. Both also can request extensions. Although they do not have to vote to approve it, they check to ensure that legislative intent has been followed and the deal is fair.

## PA slates \$1.8M for waterfront

By FRANCES ANN BURNS Staff Writer 12/15/83 HD

The Port Authority Board of Commissioners yesterday authorized an expenditure of \$1.8 million for planning the proposed waterfront developments in Hoboken and in Queens, N.Y.

The commissioners also decided to proceed with planned toll increases to \$2 from the current \$1.50 on the six crossings between New York and New Jersey.

The agency plans to split the \$1.8 million evenly between the Hoboken and Queens projects, with \$500,000 being used for physical planning and \$400,000 for environmental planning at each site.

The new toll schedule will go into effect Jan. 1. Alan Sagner, chairman of the Port Authority of New York and New Jersey, said the crossings to be effected are the George Washington, Bayonne and Goethals bridges, the Lincoln and Holland tunnels and the Outerbridge Crossing.

Tolls are paid only by eastbound drivers. The agency does not plan to increase tolls paid by buses and carpools.

Sagner said the commissioners yesterday reviewed testimony presented at hearings in New York and New Jersey on the toll increase and found no reason to change the schedule agreed to by Gov. Thomas H. Kean and New York Gov. Mario M. Cuomo.

As far as the waterfront development is concerned, the agency plans a \$500 million mixed-use development for Hoboken, including 14 million square feet of office space, apartment buildings or townhouses, a hotel, a marina, stores and restaurants.

Also in Hoboken, the agency plans to spend \$500,000 to hire firms to prepare a master plan for the site and \$400,000 for the environmental planning necessary to get state and federal approval for the project. Similar work is planned for a project at Hunter's Point on the East River in Queens.

## Housing repairs are today's topic in Hoboken

By James Kopchains 12/14/83

A row of dilapidated buildings on Eighth Street and Park Avenue in Hoboken and the failure of the city to force the landlord to make repairs is expected to dominate today's meeting of the City Council's housing committee.

See Editorial: DILEMMA On Page 40.

The city's chief housing inspector, Jude Fitzgibbons, has been asked to speak to the committee at the meeting in the city clerk's office.

In a story examining the situation surrounding the buildings at 805-821 Park Ave., published last week in The Jersey Journal, Fitzgibbons said his department has been stymied over and over again because of state inaction and low municipal and state housing violation fines.

The landlord of the buildings has maintained that he cannot repair the building and meet the

city housing codes without first removing the 80 families living there. Fitzgibbons said he believed the violations could be repaired without evicting the tenants.

The council committee on housing includes Thomas Kennedy, Mary Francone, and E. Norman Wilson Jr. Both Wilson and Kennedy have repeatedly tried to spur Fitzgibbons and his department in getting the landlord to fix the building, they said.

However, Fitzgibbons said his department can only do what the state orders it to do, because of the city's contract with the state. Also, he said, low fines given out in municipal court on specific violations also prevents his department from doing its job.

To improve the department's performance, Fitzgibbons said he would recommend that the council give it funds to hire additional inspectors and that it set up a separate housing court with higher maximum fines than are now on city books.

## Landlord fine for violations in Hoboken

Hoboken Municipal Court Judge Peter Giordano has fined the owners of 805-821 Park Ave. \$805 for failing to repair violations at 819 Park Ave.

Giordano ordered \$100 and \$15 in court costs for each of seven unabated violations. It was the second time the owners had been brought to court for the violations.

"The court understands your problems and wants to help, but you are the owners and, as such, you have a responsibility to make certain that all violations are abated," Giordano told Michael Hesson, one of the members of Park Avenue Associates.

Hesson told Giordano that he has been losing money continuously on the building because of their low rents and cannot afford to pay for the repairs.

He blamed tenants for several of the problems, saying the tenants have refused to wrap garbage in plastic bags as he has requested, which cause an accumulation of trash for which he was cited.

Hesson has applied to the state for permission to evict the tenants in the buildings in order to do major rehabilitation work.

## Apartment owners may owe on tax abatements

By James Kopchains 12/14/83

Owners of Hoboken apartment buildings may find they owe the city money because of improper tax exemptions granted since 1979.

Assistant City Attorney Thomas Calligy said he has found no documents authorizing city officials to give tax exemptions to landlords who rehabilitated large apartment houses.

Without immediate remedial action, Calligy said yesterday the city may be obligated to demand that property owners of multi-family apartment houses pay back the amount of tax exemptions granted them since 1979.

However, despite the urging of city Tax Assessor Woodrow Monte, the city council decided against hearing an ordinance amendment at its meeting on Wednesday that would clear up the problem.

The source of the problem was a law enacted by the state legislature in 1979 that undercut city ordinances regarding tax

exemptions, Calligy said. Until then, owners of both small residential properties and multi-family apartment buildings were eligible for up to \$10,000 in exemptions for renovations done on their properties.

Under Hoboken codes, "multi-family" refers to properties containing three or more apartments.

In 1979, the legislature removed multi-family property owners from those eligible for the tax exemptions. The city then faced the choice of either stopping the exemptions or passing a separate amendment putting back multi-family property owners.

In the end, Calligy said the council did neither. As a result, Calligy said, the city continued to give out the exemptions without proper authorization.

"We're going to have to go over this carefully to determine two things," Councilman E. Norman Wilson Jr., chairman of the council's revenue and finance committee, said yesterday.

"First, we have to figure out

just how many homeowners are affected by all this. Then second, we have to decide just what our policy is going to be in the future regarding the tax exemptions."

The council chose not to hear a remedial ordinance placed on their agenda at Wednesday meeting that would make all such exemptions legal retroactively to 1978. Wilson said he asked that the ordinance be removed because the matter needed more discussion and there were questions whether such an amendment would be legal.

The ordinance had been placed on the agenda at the investigation of city Tax Assessor Woodrow Monte, Calligy said. Calligy wrote the ordinance amendment.

To Calligy, the council's reluctance came as no surprise.

"It's a different council, a different atmosphere than we had in Hoboken in 1979. There's a strong feeling against tax abatements and exemptions. The feeling on the council is that we do not have to offer so many incentives to landlords to fix up their properties any more."

## Hoboken moving on pier project

By James Kopchains 12/13/83

Instead of standing still after losing their bid for a \$40 million state science and technology museum on their waterfront, Hoboken officials are moving to develop the land at the Fifth Street Pier.

Thomas Ahern, city's planning director, said 10 consulting firms have been asked to submit proposals on developing the city's southern waterfront.

When completed, the land-use proposal will be used to interest private developers in investing there.

Among the sites are the old ferry slips owned by New Jersey Transit, the federally owned Port Authority piers, the city's Fifth and Sixth Street Piers, and waterfront property owned by the Stevens Institute of Technology.

The Port Authority has proposed a \$500 million waterfront development that would include 670 units of housing, 1 million square feet of office space, a marina and a hotel.

Ahern said that the firm chosen may be announced in February. The final proposal should be completed in August, Ahern said, and will cost "several hundred thousand dollars," to be picked up by the Port Authority as part of its

See HOBOKEN — Page 21.

## Hoboken moving on pier

Continued from Page 10 12/13/83

investment in the development. Port Authority involvement still needs the approval of the New York Senate and subsequent revisions in New Jersey.

New York Gov. Mario Cuomo said he would try to force the Senate to act at a special session this month, but no such session has yet been called.

The Port Authority officials have said the authority would fund up to one-quarter of the project's cost in site preparation if it received legislative approval.

Gov. Thomas Kean announced on Thursday that the museum would be located in Jersey City's Liberty State Park which was being considered along with Hoboken.

## Hoboken video arcade used to lure girls to sex, say cops

By James Kopchains 12/21/83

From the outside it seemed inconspicuous. Just another small video arcade usually packed with teenagers trying their skills at the machines.

However, Hoboken police said the arcade and a social club next door were used for prostitution involving juvenile girls by members of the club. On Tuesday, city detectives arrested one man

and said they were seeking another in connection with soliciting 13- and 14-year-olds in the arcade for sexual acts within the club.

Benny Molinaris, 34, owner of the Vega-Baja Social Club, 516 Monroe St., was arrested by detectives outside the club as he emerged from his car, according to Capt. Pat Donatucci, head of the city's detective bureau.

Police said they charged Molinaris with two counts of aggravated sexual assault for soliciting and paying for sex from two girls. The arrest climaxed a two-month investigation that started after police received complaints from neighbors.

Donatucci said he has brought in the two girls and had them questioned by county juvenile authorities. He said that other teenage girls apparently were involved.

According to Donatucci, Molinaris and the wanted suspect were soliciting the girls inside a small video arcade operating at the club and engaged in sex inside the club.

Donatucci said he would meet with city officials to decide whether to close the club. He said he was also checking to see if the video games were properly licensed.



# Amoruso retiring after 44 years of service in Hoboken



Anthony J. Amoruso  
A Hoboken Institution

**'This  
(municipal  
statutes book)  
is my bible.  
Whoever  
comes in  
should comply  
with that'**

**— Anthony Amoruso,  
city clerk**

By BRAD KELLY  
Staff Writer

HOBOKEN—When Anthony J. Amoruso decided in 1939 to stay in his home city rather than move to Cleveland with the company where he served as a bookkeeper, it cost him his job.

But in that same year, a position opened up in the city clerk's office. According to Amoruso, "Mayor Bernard McFeely said to me, 'Young man, I have a little job for you downstairs.' It was only \$1,200 a year, but it was the Depression."

Amoruso, 31 at the time, took the clerical position. Twenty-six years later, after holding such titles as principal clerk, head clerk and assistant municipal clerk with the city, Amoruso was appointed as city clerk.

After serving the city for 44 years, 18 of them as city clerk, the 75-year-old, white-haired, bespectacled Amoruso told the City Council last week that he will be retiring in April.

Amoruso said he will miss the job that has given him the opportunity to meet all types of people, from residents of the Mile-Square City to city officials and state legislators.

"I was very cranky when I first came (into City Hall)," he said, taking a drag of his cigarette and leaning back in his chair. "Arthur Malone (the city clerk in 1939) made sure I learned everything that went on in this office."

"I'm concerned that they will put somebody in who doesn't know what he's doing," he said, referring to the names that have been circulating around City Hall during the past few months.

He pulls out a book of municipal law and reads the statute concerning a city clerk's position. "This is my bible whoever comes in should comply with that."

Amoruso reflected on several of the six mayors he has served under for the past 44 years. "They're all different."

Bernard McFeely (1939-47): "He was political. He believed in loyalty to the organization."

Fred De Sapio (1947-53): "A businessman who tried to run the city in a business-type fashion."

John Grogan (1953-65): "Successful as an administrator. Got things done he wanted to get done."

Of current Mayor Steve Cappelletto, who took office in 1973, Amoruso compares him with one of Cappelletto's biggest critics, Councilman Thomas Vezzetti.

"Steve was a maverick in the beginning too when he was a member of the council."

Although he said he and the mayor are good friends, there was a time when he told Cappelletto the taxpayers would not be paying for his junket to the Dominican Republic because the City Council never adopted a resolution authorizing it.

Amoruso laughs about the incident now, and said he keeps politics out of the day-to-day operations of his office. That doesn't mean, however, that he has never given his opinions on certain resolutions scheduled for an evening's agenda to the council members.

"Nine out of 10 times they wouldn't listen," he said, laughing.

He also remembers the time he was

sent to the Hudson County Prosecutor's Office by candidates who were upset their names appeared on the ballot under Column B rather than Column A.

Amoruso, whose job it is to draw the names for the ballot positions, said candidates would "hem and haw" him about the positions.

"I'm amazed... it seems every time I pulled out a Row A (state), that was the administration in office," he said, chuckling to himself.

"They ran me up to the Prosecutor's Office a couple times. It's nothing to me who's in Row A or B, but they make a big fuss out of it."

Although his functions are to file resolutions (12,022 under Cappelletto's administration) and conduct elections, Amoruso is not shy about commenting on what affects the city.

Amoruso has publicly denounced a statewide computerized licensing system for tavern owners because he felt it was taking power away from the city.

He criticized the City Council for not approving its 1983 budget. This action resulted in a state-mandated budget that was \$1 million less than the one the council rejected and that required the city to lay off 50 employees last year.

"In all my years as clerk, city clerk that has never happened before," he said.

Amoruso, who lives at 1014 Hudson St. with Ann, his wife of 41 years, said he will find something to do when he retires in April.

"I'll keep on eye on the city and especially my ward councilman... You know, I live in Tommy's (Vezzetti's) ward... he's my servant now."

Local

The Dispatch, Hudson/Bergen Counties, N.J. Friday, January 6, 1984

## Vote on \$1M in bonds in doubt

By BRAD KELLY  
Staff Writer

EDITOR'S NOTE: Due to production problems, the following story did not run in its entirety in yesterday's editions of The Dispatch.

By BRAD KELLY  
Staff Writer

HOBOKEN—The City Council today may decide not to float \$1 million worth of bonds for school renovations until recent allegations of mismanagement against the board of education in connection with the David Rue School can be reviewed. Councilman Thomas Kennedy said yesterday.

"A shadow of doubt has been cast on the Rue School and we want answers," Kennedy said.

The board of education has filed suit against Deepath Construction Co. of Union, charging that the firm failed to meet its timetable and did poor work in renovating the school, which was supposed to be open in August but is still closed.

At Wednesday night's City Council meeting, Trustee Steve Block suggested the board of

education may have caused unnecessary cost overruns concerning the contract with Deepath by failing to cancel the contract earlier than it did. He said much of the approximately \$800,000 in total cost overruns at that school were caused by mismanagement and asked the council to order an independent review of the renovations at Rue.

"Everything the board does is ass backwards and I fail to see any attempt by the council to hold the board accountable," Block said at that meeting.

Block yesterday said he is suggesting that right from the beginning of Deepath's \$1.6-million contract, the board of education knew that work was not being done properly.

Joseph Lynch, president of Mayo Lynch and Associates Inc. of Hoboken, said approximately \$140,000 of work was not completed by Deepath and a number of improper renovations by that firm has caused other problems at the school.

The \$1-million worth of bonds, which would allow capital improvements to continue on the city's seven public schools, would be paid back by both the city and the state.

## Hoboken councilman wants answers to allegations of board mismanagement on David Rue School

## Vezzetti asks county probe of Romano's appointment

By James Kopchansky

Hoboken Councilman Thomas Vezzetti is now asking Lou Accocella, the county superintendent of schools, to investigate the school board appointment of Anthony Romano as its secretary.

According to Vezzetti, the choice of Romano was not listed as part of the regular agenda at the meeting in December, but rather was quickly pulled out and voted on at the meeting without anyone's prior knowledge.

Also, Vezzetti said he has found out from board member Steve Block that Romano's appointment was not discussed in caucus prior to the meeting.

Meanwhile, Romano has defended his appointment and his raise in salary from about \$29,000 to \$38,000, saying that his

extra duties actually save the board money.

Vezzetti, who has opposed Romano's position with the board as a conflict of interest, said he believed the appointment represented patronage at its worst.

"He was hired without any advertisements, without any interviews, without one phone call to search for another candidate. I wouldn't hire a plumber that way and the board goes out and hires a secretary like this," Vezzetti said.

Romano had been serving as assistant secretary under former Secretary Thomas Gallo until Gallo's retirement on Dec. 31. One board member said it was his experience with the board and their familiarity with his work that convinced the board to hire him as Gallo's successor.

Block was the only board

member to vote against Romano's appointment.

Accocella could not be reached for comment.

Meanwhile, Romano said that although he did receive a salary increase, this was justified by the extra work that he was doing as secretary. Several of the operations he handled as assistant were carried over when he took his present job and would cost the board money if run by another supervisor.

This included running the school system's new breakfast program, which started Tuesday in two of the city's six elementary schools. Romano said he was also handling some custodial supervision jobs formerly handled by former Councilman Louis Francone when he held a supervisor's position in the schools.

## Council follows Wilson lead

## Hoboken kills tax exemptions

Due to production problems, this story, which was supposed to run in yesterday's editions of The Dispatch, did not appear.

By BRAD KELLY  
Staff Writer

HOBOKEN—The City Council has killed an ordinance that would have allowed future tax exemptions for multifamily dwellings. The move also cancelled a number of unauthorized five-year exemptions given out during the past two years that would have remained in effect until 1987-1988.

The City Council went along with a report submitted by Councilman

E. Norman Wilson Jr., chairman of the council's revenue and finance committee, that called for a rejection of the amendment.

Wilson argued at Wednesday night's council meeting that city property is now valuable enough to spur building renovations without exemptions and said the city's homeowners already are overburdened with taxes.

"Most multifamily dwelling (owners) can receive a fair and reasonable profit (on building renovations). Abatements are no longer necessary," Wilson said.

The council was required to adopt an ordinance allowing for multi-

family exemptions if it wanted 26 homeowners who received such exemptions under an outdated ordinance since 1979, to continue receiving theirs.

The 26 homeowners were given the five-year tax exemptions under a city ordinance even though the state had changed that ordinance in 1979 and the council was supposed to introduce a new one. Most of the 26 homeowners, including Councilman Robert A. Ranieri, received the tax exemptions in 1981 and 1982 and will lose the remaining year or two of those exemptions, which were supposed to be good for a

period of five years.

The exemptions given out provided up to a \$10,000 abatement on a property's assessment per unit for anyone renovating a multifamily building.

Ranieri questioned killing the second half of the ordinance, which would have allowed exemptions on commercial buildings converted into residential housing.

Ranieri said that part of the ordinance would have given incentives to developers to provide housing, which "would remedy one of our biggest problems... a zero rate in unoccupied apartments."

## 7 Hudson municipalities to share \$1.42M

By Joseph Albright

TRENTON—The Assembly early today enacted, 57-0, and sent to the Senate for certain adoption Monday legislation appropriating \$7,386,000 to avert police and firemen's layoffs in 28 urban aid communities—a compromise forged in at times bitter partisan debate that provides \$1,420,000 for seven Hudson County communities.

Besides \$940,000 authorized for Jersey City, the measure provides \$110,000 each for Bayonne and Union City, and \$65,000 each for Hoboken, Kearny, North Bergen and West New York.

The final roll call at 2:47 a.m. today came after debate began at 11:14 p.m. last night and resumed at 1:15 a.m. today

on a Republican amendment supported but also denounced by the majority Democrats.

Jersey City, as one of the state's six largest cities, automatically is assured of its funds once Gov. Thomas H. Kean signs the act early next week.

But the other six Hudson communities and the 22 other small cities must apply to Barry Skowkowski, director of the Division of Local Government Services in the Community Affairs Department, for their allocations.

Skowkowski must certify the funds to the town's finance officer by Feb. 1 this year if he

agrees a "substantial need" exists for the aid. He must examine in each application the community's "cash deficits, shortfalls in revenue, personnel reductions, tax collections, the equalized valuation per capita and general fiscal well-being of the municipality."

"If they can't qualify for the money, then it will go back to the state," said W. Cary Edwards, the chief counsel to Gov. Thomas Kean.

Republican Minority Leader Dean Gallo of Morris finally was cajoled into offering the need criteria amendment by Speaker Alan J. Karcher, D-Middlesex, in the act sponsored by As-

semblyman Robert C. Janiszewski, Jersey City Democrat. Janiszewski commented he was "not happy with the bill" but "even less happy with the alternative—no bill, no money" for the 28 communities afflicted with actual or threatened police or firemen's layoffs. Speaker Pro Tem Christopher Jackman, West New York Democrat, presided.

Kean and legislative leaders had worked out a \$7.5-million compromise urban aid agreement earlier in the week, but the bill called for slightly lower appropriations because of the way the funding formulas worked out.

The legislation earmarks \$145 million for Newark, \$885,000 for Paterson and \$665,000 each for Trenton, Camden and Elizabeth.

Newark rehired 78 laid-off firefighters last night in anticipation of the bill's passage and Paterson plans to use its share to help avert half of the scheduled layoffs of 75 police officers and firefighters.

Under the \$2.13 million appropriation that municipalities must meet eligibility requirements to receive, East Orange would get \$450,000, and Hamilton Township would receive \$116,000.

Appropriations of \$110,000 each would be given to the communities listed below.

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## Bluecoat aid passes

Continued from Page 1.

munities of Irvington, Vineland, Passaic and Old Bridge. Ten other municipalities would receive appropriations of

\$65,000 — Bloomfield, Plainfield, Gloucester, New Brunswick, Willingboro, West Orange, Perth Amboy, Lakewood, Montclair and Belleville.

## Hoboken hopes to ease tax gripes

Continued from Page 1.

when the city first set about the new property revaluation in 1981 under orders from the county Board of Taxation.

The new assessments are the first revaluation in the city since 1974. Since that time, property values had been jumping throughout the city as it became settled by young professionals.

As a result, property assessments wound up representing only about one-quarter of the true value of the properties in most sections of the city. The new assessments, which are meant to match the assessed

value of the property with its true market value, meant that assessments would have to rise noticeably.

Tax Assessor Woodrow Monte had been warning since the revaluation began that the assessments would rise several times their amount when it was completed and in place.

Cappelletto said he has asked Construction Code Official Alfred Arezzo for figures on the amount of new rehabilitated housing expected in the city over the next few years. By totalling this and adding revenues expected from the Port Authority, he said he hoped that the new assessments could be phased in.

## Hoboken hopes to ease impact of reassessment

By James Kopchansky

Hoboken officials want to soften the huge jumps in individual property assessments for taxpayers by phasing them in over a period of time.

The action is a response to a flood of complaints from property owners, some of whom are facing a quadrupling of their assessments.

Already, Sixth-Ward Councilman Pat Pasculli has asked for a moratorium on the new assessments. Several other councilmen are expected to ask for the moratorium tomorrow.

Mayor Steve Cappelletto yesterday said he had been speaking with City Business Administrator Edwin Chius and

other city officials to try to come up with some way of phasing in the assessments.

"We have been talking for quite a while about this trouble," Cappelletto said. "We just don't know if it is legal to do it."

Cappelletto said his office has been swamped by the number of property owners complaining about the new assessments.

"I know how they feel; I'm a property owner myself and I've gotten hit just as bad."

In many cases, he said the assessments have jumped three and four times the amount of last year. This had been forecast

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