

# HOBOKEN PAST

## Historical Profile of Hoboken Piers

During the last quarter of the 19th century, Hoboken served as one of the ports of entry to the United States. Starting with the establishment of the Hamburg-American Steamship Line on the city's waterfront in 1863, the growth of the city waterfront commerce continued for almost 60 years. Between 1863 and the 1890's, the following large trans-Atlantic steamship companies built facilities on Hoboken's waterfront between 2nd and 6th Streets: Hamburg-American Line, North German Lloyd Line, Thingwalla (Scandinavian) Steamship Company, Holland American Line, and the Wilson Line.

By 1906, four of the six lines docking in Hoboken—the Hamburg-American, the North German Lloyd, the Holland-American and the Scandinavian Lines—together carried 651,646 passengers and 2.3 million tons of freight. The Wilson Line, which carried freight exclusively at that time, averaged 2,700 tons displacement for each of its eight steamers. Over the next dozen years prior to World War I, the above-mentioned lines added new steamers to their passenger and freight fleets.

One of the consequences of the active trans-Atlantic activity on Hoboken's waterfront was the settlement in the city of thousands of immigrants, particularly from Germany, Holland and Great Britain, who poured off these

ships. As a result, the last decade of the nineteenth century was a period of tremendous population growth in the city.

On June 30, 1900, a great fire destroyed four piers to the waterfront and warehouses along River Street, killing 145 people and destroying three passenger ships, 18 barges and canal boats. The amount of damages was estimated to be about 10 million dollars. The only piers untouched by the fire were piers 5 and 6, which were subsequently destroyed by another fire in 1921. By 1902, the North German Lloyd Line had replaced its destroyed piers with a masonry bulkhead house, three steel and concrete pier sheds and a sea wall. The bulkhead house and one of the piers remain today and are operated by The Port Authority of New York and New Jersey as part of its Hoboken Marine Terminal.

During World War I, the U.S. government confiscated six of the 17 piers adjacent to the Hoboken Terminal for use as the chief point of debarkation for American troops going to Europe. A favorite phrase among the soldiers leaving from Hoboken was "Well, it's Hell, Heaven or Hoboken by Christmas." The city also functioned as the point of return for the thousands of war dead and wounded. An average of 3,500 American soldiers left daily from piers in Hoboken and New York

City, the record daily number of troops transported from the two cities to Europe was reported to be 48,214 on August 31, 1918.

At the end of World War I, the federal government retained ownership of much of Hoboken's piers including the area now known as the Port Authority/Hoboken Marine Terminal. The great passenger steamship era of Hoboken was substantially over. By the 1930's, many large ships, such as the 750-foot long Leviathan, remained idle.

During World War II, Hoboken's waterfront once again buzzed with activity. Thousands of ships were outfitted, repaired and rebuilt at the Bethlehem Steel and Todd Shipyards in Hoboken. Further, major ships such as the Queen Mary and Queen Elizabeth were handled at the New York docks by Hoboken repair crews. After World War II, freighters and liners continued to use Hoboken docks, although with declining frequency.

Effective October 1, 1952, the U.S. Maritime Administration signed a 50-year, three-party lease with the city of Hoboken and the Port Authority for the Port Authority to operate the former steamship complex as a cargo terminal. A major reconstruction project of the three Hoboken piers and adjacent upland area was undertaken by the Port Authority at a cost of \$18 million. In 1955, Pier A was completed and occupied by American Export Lines. By 1957, Pier C was completed, as well as expansion and rehabilitation



Shipping activity at the Hoboken piers in 1931.

of Pier B and the headhouse. Starting in the early 1960's, the out-migration of a number of waterfront cargo, industrial and transportation uses accelerated. In 1963, the Holland-American Line moved across the Hudson. Several years later in 1967, the remaining ferry boat services between Manhattan and Hoboken were discontinued, the Todd Shipyards left Hoboken and the American Export Lines transferred its cargo activity to Brooklyn. During this period, because of the lack of upland area to construct modern containerization facilities, the Hoboken Port Authority Marine Terminal became underutilized, as it is today. With the exception of the Pier B deck, which was destroyed

by fire on Halloween of 1980, the three piers, sheds and headhouse still stand in fair condition.

The Port Authority has been assessing the potential economic benefit and opportunities which might accrue to the Region through selective revitalization of underutilized sections of the Region's waterfront. This effort has determined that a large portion of the hundreds of acres of waterfront property in the core of the Region is no longer needed for traditional marine cargo-related uses.

Based on feasibility studies undertaken at the request of and in close cooperation with the City of Hoboken, a major waterfront area within Hoboken has been identified as an area for mixed-use waterfront development.

The result of these feasibility studies points to a potential development program in Hoboken which would consist of a balanced mix of housing, office facilities, retail and consumer services, research and development fa-

cilities, marina, hotel, conference center, public access/open space uses. Other aspects of this development would include public improvements such as upgrading the Transportation Center in Hoboken at the interface of PATH and NJ Transit rail and bus services, improving roads and infrastructure, and providing for adequate parking. This potential development would create a center of lively activity and replace long stagnant and underutilized waterfront land.

The development plan will be the subject of discussion by public agencies, interest groups, and the general public. It will also form the basis for appropriate environmental assessments and land use review procedures prior to actual development. Legislation authorizing the Port Authority to participate in a bi-state waterfront redevelopment program has been passed in New Jersey and is under consideration by the New York Legislature. □



THE HOBOKEN TERMINAL. If the proposed transfer station in Secaucus is built, many North Jersey rail commuters won't have to change for PATH trains here, but will be able to ride straight to Penn Station in Manhattan.

## Hoboken panel clears ed board

By BRAD KELLY  
Staff Writer

HOBOKEN—The board of school estimate has cleared the board of education of allegations of mismanaging its capital improvement program and is recommending that the City Council approve \$1 million in bonds to allow capital improvements at the city's seven schools.

The council last week postponed a decision on the bond issue until the board of school estimate could hear school board trustee Steve Block's allegations concerning a contract with Deerpath Construction Co. of Union for renovations at the David Rue School.

Block met privately with members of the board of school estimate this week to discuss information that he said indicates the school board may have canceled a contract with Deerpath later than it should have. The board of school estimate cleared the board of education Wednesday night.

The board of education is suing Deerpath for allegedly failing to complete its \$1.4-million contract to renovate the school.

School board President Otto Hotendorf, however, said that Block's information was "nothing of substance... it was all wind." Hotendorf also is on the board of school estimate.

The board's recommendation means the City Council probably will approve the bond issue.

Block said yesterday that he is convinced he had enough "specifics" to create "some fire as a result of the smoke I suggested was there."

Block, conceding that his specialty is education, not construction, said he just wanted bring to attention to what he thinks may be mismanagement to get the board of school estimate to appoint an independent study into the David Rue School matter.

## Freeholders elect Anne O'Malley to succeed Cappiello as chairman

By Ron Leir

Anne H. O'Malley of Jersey City was unanimously elected chairman of the Hudson County Board of Freeholders at yesterday's board reorganization meeting. She replaces Freeholder Steve Cappiello of Hoboken.

It is the second time in her 12 years on the board that Mrs. O'Malley has been selected chairman. She served in that spot during 1974-75. Mrs. O'Malley is the senior member of the nine-member board.

Chosen as board vice chairman was Freeholder Samuel D. Kaye of Bayonne, replacing Freeholder Harry Massey of Jersey City. Kaye was

vice chairman two years ago.

As the beneficiaries of recent 7.5 percent pay raises accorded freeholders and other county officials, Mrs. O'Malley will collect an annual salary of about \$20,000 and Kaye will get about \$18,000. Other freeholders make about \$16,500.

Political observers interpreted the displacement of Cappiello as chairman to mean that forces aligned with Jersey City Mayor Gerald McCann and County Executive Edward Clark Jr. had dictated the selection, but the new chairman disputed that.

Mrs. O'Malley said that, since McCann became mayor in July 1981, "I was never told to do this or that. Sometimes I

wondered, but he never interfered."

Mrs. O'Malley, who holds another part-time job as secretary for the Jersey City Sewerage Authority, did acknowledge the helping hand she said she got from former Jersey City Mayor Paul Jordan who, in 1971, "sent me up there from the mayor's office (where she was a mayoral aide) to become a freeholder."

She was, at the time, named to fill an unexpired term and ran successfully for her first full term in 1972.

Cappiello echoed the theme of independence, telling the crowd of well-wishers who attended yesterday's primarily ceremonial session that he ex-

pected his successor to "continue this board's policy that we take orders from no one, despite what you may hear and despite what you may read in the press."

As a board member, Cappiello said he would "urge this board to retain as much autonomy as possible without further degrading Hudson County."

Welcoming aboard Kaye as the new vice chairman, whom he conceded, "I don't get along with personally at times," Cappiello, nonetheless, called the often combative Kaye "an asset, whether you like him or not."

Mrs. O'Malley, who admitted

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## Freeholders pick O'Malley

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ted that "Sammy and I have had many battles," also paid tribute to the Bayonne freeholder, saying that Kaye was "dedicated and a businessman, looking out for the taxpayers of the county."

"I'm a little person, too: I'm a Civil Service employee who came up through the ranks," she said.

Kaye said, "Anne and I have had our differences, but we've always ironed them out. When it comes to operating county business, politics is set aside. 'You'll have my support,'

Kaye assured his colleague.

After congratulating the new freeholder officers, County Executive Clark — alluding to the threat of court fines faced by himself and the freeholders if they fail to pick a site for a new county jail by Jan. 26 — quipped: "I'm going to do everything I can to keep these people out of jail and, if I can't, I'll certainly go with them."

In other business, they voted to appropriate \$31,345,600 as a temporary county budget, designated 22 banks around the county as depositories of various

county funds, select The Jersey Journal and Hudson Dispatch as the "official newspapers for the publication of all legal advertising" (over Cappiello's protest that an alternating system should be used to avoid paying "double the cost" of advertising), appoint Freeholder John Spinello of Jersey City as the board's delegate to the New Jersey Association of Counties, adopt a schedule of meetings for 1984 and designate Jan. 6 as Haym Salomon Day in Hudson County in recognition of the Revolutionary War patriot.

## Council will vote on piers' price

The Hoboken City Council will be deciding today whether or not to approve a \$1.5 million agreement to purchase the Port Authority piers from the federal government.

The council was scheduled to vote on the purchase on Wednesday night, but chose to reconsider it at a meeting exten-

sion called for today. The agreement represents the amount of money asked by the federal Government Services Agency for the piers, which the federal government has controlled since 1917.

According to Councilman Robert Ranieri, the ordinance authorizing the sale contained some vague language that

several council members wanted cleared before voting. Today's meeting was scheduled for 11 a.m. at the City Hall.

In other business, the council will also be considering an ordinance approving a \$1 million bond issue for the renovations of schools in the city. The council members decided to hold off on

voting on the bond on Wednesday after school board member Steve Block spoke of mismanagement in the renovations being done at the Rue School.

Approximately \$600,000 of the bond issue is earmarked for cost overruns at the Rue School project, overruns caused by neglect and poor workmanship at the site, Block said.

## Independence

The Hoboken Board of Education probably believes that city taxpayers would consider themselves lucky.

Board members will not be paying the new secretary to the board \$48,300.

They will pay Councilman Anthony Romano only \$38,000 to do the job.

Some break.

The taxpayers, who pay the highest property taxes in the state, still have to foot the bill for a double-dipper. Romano replaces Thomas Gallo, who served as an assemblyman while working as secretary to the board at \$48,300 a year.

The board had an opportunity to redeem itself by taking the courageous step and replacing Gallo with a business or education professional whose primary and only commitment would be to the board.

Instead it chose to continue the offensive practice of filling the post through patronage.

The ultimate insult to the taxpayers, though, is the automatic salary increase the board awarded Romano in his new post. Rather than continuing to pay him the \$29,975 he received as Gallo's assistant, board members increased his salary by over \$8,000.

Board member Steven Block is to be commended for his independence in his and other school matters.

The board's apparent allegiance to the city administration severely compromises its autonomous capacity.

## Cappiello's budget will mean less local taxes

Hoboken Mayor Steve Cappiello is expected to submit a budget to the City Council tonight decreasing the amount to be raised by local taxes.

The \$22.9 million budget is \$1.6 million more than last year's budget, according to Business Administrator Edwin Chius, but the amount to be

raised from local taxes is \$7.2 million.

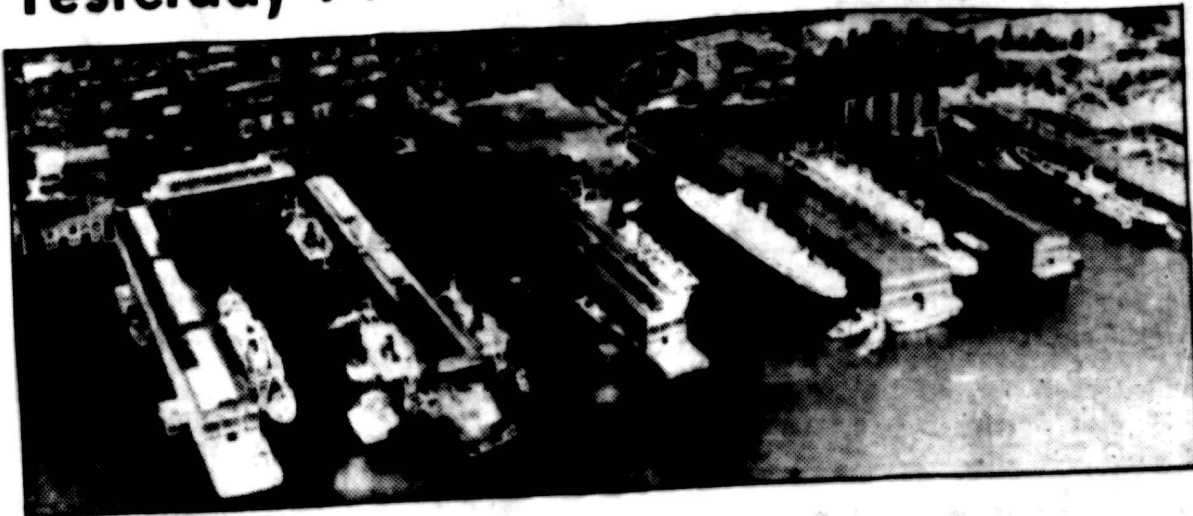
Last year it was \$8.7 million, Chius said.

The budget envisions a continued hiring freeze, except in vital or revenue-producing areas and no increases in municipal services.



# P.A. may say, 'Nuts to N.Y.'

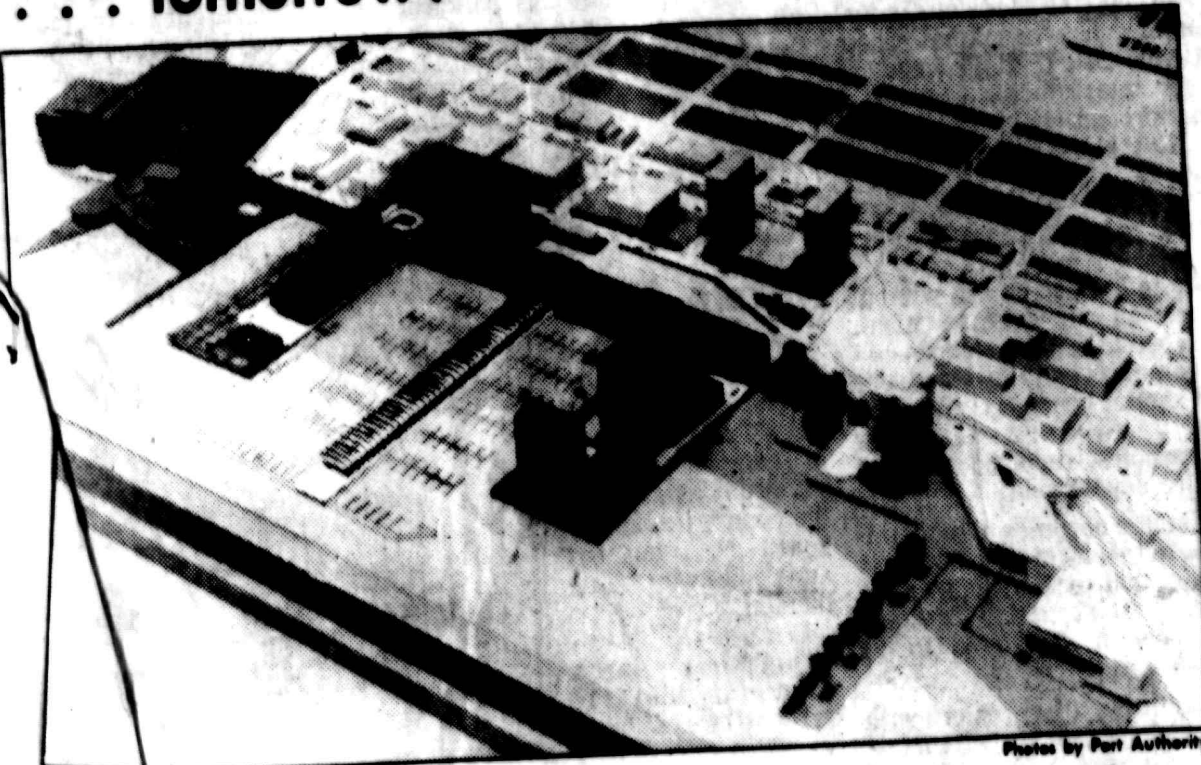
Yesterday . . .



. . . today . . .



. . . tomorrow?



The bustling Hoboken piers of the 1930s (top) have become silent ghosts of themselves (center). If Port Authority plans are carried out, they'll give way to a reborn waterfront (bottom).

## Hoboken pier plan pushed

By James Kopchains

The Port Authority may soon eliminate Queens and concentrate solely on the Hoboken waterfront for a major waterfront development if legislation remains blocked in the New York State Senate.

Peter Goldmark, P.A. executive director, said yesterday the authority would have no choice but to go ahead on the Port Authority piers site in Hoboken should legislation allowing tandem projects in Hoboken and Hunters Point, Queens, be stymied.

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"Right now, there is a bill being prepared in the (New York State) Senate that would be totally at odds with legislation approved in both the New York Assembly and New Jersey Legislature," Goldmark said.

"This bill would be 'non-passable' in those three legislative bodies if brought back to them," Goldmark would not specify just what points of the legislation would make it "non-passable."

Goldmark made his comments after ceremonies yesterday marking the sale of the Hoboken piers to the city by the federal government. The sale removed all but one obstacle to the authority's plans to bring about a \$500 million development in Hoboken and Hunters Point.

Chairman Alan Sagner said that the prospects on legislative approval by the New York Senate remained "more pessimistic than optimistic."

To start actual work on the development, the P.A. requires legislation in both the New York and New Jersey legislatures and signatures by both governors.

The legislation has passed both houses in New Jersey and the New York Assembly, but has been stymied in the New York Senate.

David Jaffe, chief

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## \$6 M apartment complex clears a hurdle in Hoboken

By James Kopchains

The Hoboken Planning Board has given its preliminary approval to a \$6 million, 112-unit apartment complex in the city's southwest section.

It is hoped that the new apart-

ments, when completed, will engender a rebirth of interest in the city's southwest section by real estate developers.

The apartments, being financed by the Jefferson Trust Associates, will front Clinton Street and run between First and Newark streets. They will stand next to the former Jefferson Trust bank building on First Street.

The board gave its preliminary approval on Tuesday night after architects showed modified plans to the members, according to Ralph Seligman, consultant to the board. He said the plans met the city's zoning ordinances regarding on-site parking. It was this requirement which knocked down the original plans for the

building in November. Seligman said the apartment house was regarded as a major investment that could provide the impetus toward redeveloping the southwest section. This area, which comprises most of the city's fourth and first wards, has seen little of the property redevelopment of other sections of the city.

The building will be completely financed through private funds, Seligman said, the first time an area apartment house has been built this way in over a decade.

Having given its preliminary approval, the board will continue to examine the application and is expected to approve the project formally at its next meeting in February.

## 6 big city mayors to carve up \$5 million

From our wires

Jersey City Mayor Gerald McCann was to meet today with the mayors of the state's other five largest cities to decide how to divide \$5 million in state aid earmarked to keep firefighters and police officers on their payrolls.

The urban aid is a result of a compromise worked out yesterday by Gov. Thomas Kean and legislative leaders.

Kean had wanted to allot \$4 million to the "Big Six," Newark, Jersey City, Paterson, Camden, Elizabeth and Trenton, but the Legislature had passed and sent him a bill calling for \$14 million in aid to more than 300 municipalities.

Under the compromise reached in a two-and-a-half-hour meeting yesterday, the package totals \$7 million, with \$2 million going to some 35 or 40 smaller

municipalities on a "need" basis.

In the running to share in the \$2 million, are, according to Assembly Speaker Alan Karcher, West New York, Union City, Bayonne, North Bergen, Weehawken and Hoboken.

The criteria by which the smaller municipalities will qualify for the aid have not been developed yet, but are expected to be part of the enabling legislation yet to be introduced in the Legislature.

Kean said the "Big Six" mayors must decide how to split the proposed \$5 million before a bill is introduced.

Newark wants at least \$1.5 million to rehire 73 firefighters laid off two days before Christmas and Paterson wants a substantial amount to avert 75 police and fire layoffs scheduled

See MAYORS —

## P.A. may say, 'Nuts to N.Y.'

Continued from Page 1.

legislative counsel for New York Sen. William Marchi, said yesterday that he met with the Port Authority on Tuesday and has another meeting scheduled for Monday. Marchi, who represents Staten Island and is chairman of the Senate's Finance Committee, has maintained that he wants to have specific language placed in the bill that would guarantee the Hunters Point project.

Jaffe said that he was preparing a bill for the senator to introduce, but was far from

completing it. He denied that the senator was trying to block the legislation, saying that Marchi wanted to see it passed as much as anyone.

The language guaranteeing the Hunters Point project was part of a compromise worked out between New York Gov. Mario Cuomo and New York City Mayor Edward Koch on Oct. 28.

If the Marchi bill is introduced as projected, Goldmark said the authority would attempt to develop the Hoboken portion alone. He said he was

confident that there was enough legislation already in place that would permit the P.A. to move forward on Hoboken.

However, such action would eliminate the Queens site altogether, he said. As a result, he said he expected that Queens Borough President Donald Manes would be travelling to Albany within the next 10 days to confront Marchi.

"He is set on a collision course with Jaffe. Donald Manes and his group will be charging up to Albany like they were charging up San Juan Hill and I guarantee that you will hear the collision within the next 10 days."

## School repair bonds backed in Hoboken

The Hoboken Board of School Estimate recommended at a caucus session last night that the proposed \$1 million bond issue for school repairs be approved next Wednesday.

The city council had tabled the issue at its prior meeting because of allegations of inefficiency, according to Councilman Robert Ranieri.

In other matters, a proposal for hiring Frank Italiano as auditor for 1983 was referred to the committee on revenue and finance.

The council also discussed medical bills for several employees injured on their jobs,

paying New Jersey Bell for the month of December, and a recommendation to pay the bill for the collection of rubbish and garbage.

The councilmen also recommended payment of a monthly

water bill to Jersey City. There was some speculation at the last meeting that the water bill may have been excessive since it was based on estimates.

The next regular council meeting is on Wednesday.

## P.A. won't yield on pier plan

By James Kopchains

The Port Authority will go ahead with its planned \$500 million Hoboken waterfront project — with or without approval by the New York State Senate.

Both P.A. Executive Director Peter Goldmark and Alan Sagner, authority chairman, said the Hoboken plans will go ahead, even if the Queens project must be abandoned because of opposition by New York lawmakers.

Goldmark and Sagner told Jersey Journal reporters in an interview yesterday that they were confident that enough legislation was already in effect to allow the authority to become involved in Hoboken.

The same, however, is not true for Queens.

The legislation in question

(which would specifically permit the authority to help plan and develop parallel sites in Hoboken and Hunters Point, Queens) still needs the approval of the New York State Senate, after its approval in the New York Assembly and New Jersey Legislature.

The legislation needs approval of both state legislatures and governors. However, in the New York Senate, opponents of the bill, led by Sen. John Marchi, of Staten Island, have stalled it in committee.

On Monday, representatives of both the authority and Marchi's staff met to reach some agreement. Goldmark said yesterday the meeting produced no change at all in the situation.

The question of whether the P.A. can proceed with the

Hoboken project without the legislation has occupied both the authority and New York officials since last Wednesday when Goldmark first announced the authority's intentions to move ahead without it.

Neither man was specific yesterday on the shape of the project should it have to proceed without the legislation. Sagner said last week that such a development may require commitment of more money from the private sector than had originally been expected.

Such a project done in this manner would mean that private developers would have much more to say than had been anticipated.

Under the legislation already in place, the P.A. has the power to build a marina at

the site. The involvement with office and retail space would be lessened and private developers would be expected to take the lead on that construction.

Marchi has opposed the bill because it does not guarantee any construction at Hunters Point.

Both Goldmark and Sagner said yesterday there was no way the Hunters Point project could go without the legislation.

Meanwhile, Cuomo said he would not veto any efforts by the Port Authority to start the Hoboken project without the Queens site. A spokesman for Cuomo said the governor would not do so because he realizes it is a high priority for New Jersey Gov. Thomas Kean and wants to cooperate with him.



# Hoboken riverfront developers don't see conflict with P.A.

By James Kopchans 1/12/84

Even though their plans might conflict with the Port Authority on the Hoboken waterfront, Riverwalk developers are downplaying the competition.

Hoboken Mayor Steve Cappiello declined to express a preference for either the P.A.'s plan or Riverwalk's ideas for the waterfront. "I would like to see as good as job as possible done by the best," he said.

In presenting their plans for Hoboken Riverwalk, a \$700 million mixed-use development on the southern Hoboken waterfront, representatives for the project told Hoboken officials they did not expect problems with the Port Authority.

The third phase of the project, which would be put on the site chosen for a \$500 million development by the authority, was described as a "possibility"

by the speakers at the public demonstration yesterday.

"What you're seeing here is a Christmas wish list. If we had the chance to do it, we're saying we would do it this way," Ralph T. Gallo, an attorney representing the developer George A. Costa, said.

Costa is listed with Resorts International Hotel-Casino in Atlantic City as developers for the Riverwalk.

Plans include a \$108 million first phase, which would be crowned by a 33-story, 500-room hotel built over the New Jersey Transit train terminal; a second phase of condominium apartments on the city's Fifth and Sixth Street Piers site; and a multi-use collection of buildings on the Port Authority Piers.

Total cost is estimated at \$700 million with construction to take about 10 years. The project would bring about 14,000 temporary and permanent jobs.

The Port Authority had little

comment on the proposal yesterday.

Spokesman Lloyd Schwab pointed out the Port Authority plans include private sector developers in its project.

"The private sector is seen as the hub of our plan," said Schwab. "If he (Costa) comes up with a feasible proposal it will certainly be studied along with other feasible proposals."

"We can't perceive this as a threat in that at some point in the future when private developers are evaluated, we will evaluate this one along with a lot of others," Schwab added.

According to Brendan Burke, an engineer with May-Lynch and Associates of Hoboken, project designers, construction on Phase I could begin in about a year if approval can be given by state Department of Transportation.

Gallo said the developers spoke with the state transportation officials on Friday to dis-

cuss terms of a long-term lease for the property. He said the decision by DOT should be made in the next few weeks.

Yesterday's hearing was attended by only two of the city's nine council members and a smattering of city officials. Both Councilman Thomas Kennedy and Councilwoman Mary Franccone, who attended the hearing, said they had only received notices of the meeting on Tuesday night and explained that the other council members could not re-arrange their schedules on such short notice.

Kennedy questioned the fact that the train terminal was a historic site and whether the hotel would be allowed by the state because of this designation.

"It looks like a good project, but we have to make sure it does not interfere with the Port Authority's and the city's plans for the Port Authority piers," Kennedy said after the hearing.

## Hoboken readies new rent rules

By James Kopchans

The hearings over, the Hoboken City Council is expected to sit down and devise a new rent control ordinance for the city.

Robert Ranieri said the ordinance is now being prepared to the entire nine-member council. A committee, headed by Thomas Vezzetti and also including Helen Macri and Ramieri has been holding hearings since November into the changes in the ordinance.

Ranieri said he hoped the

new ordinance would be ready by Wednesday's council meeting, but doubted it.

The committee's work started after Ranieri's unsuccessful attempt to amend the ordinance in November and closed a portion of the ordinance that allowed landlords to raise rents under the substantial rehabilitation provisions.

During the hearings, the committee members listened to testimony from housing experts as well as landlords and tenant representatives. Ranieri said the hearings ended last week.

## Hoboken City Council caucuses on budget

The Hoboken City Council worked on the annual municipal budget during last night's caucus session in preparation for its introduction at next Wednesday's meeting.

The budget the council considered last night does not include Board of Education figures, according to Councilwoman Mary Franccone.

In other business, Councilman E. Norman Wilson said that the council will be receiving

bids for two mechanical sweepers, stationery supplies, and traffic tickets.

The members of the council reviewed medical bills for firemen and policemen who were injured while working.

The panel also discussed final payments for the restoration of Stevens Park on Hudson Street last night. These included billing for electrical and concrete works, according to E. Norman Wilson.

## Hoboken developers seek \$1.9M in bonds from state

By James Kopchans 1/12/84

The New Jersey Economic Development Authority has scheduled a hearing Feb. 7 on an application by two Hoboken developers on \$1.9 million in state industrial revenue bonds for commercial renovations.

The hearing begins at 10 a.m. at the state EDA's office, 200 So. Warren Street, Trenton.

The applicants — Patrick Dell'Aquila and Anthony Terrigno, principals of Lady L. Lingerie Co. Inc., and Glamour Lingerie Inc. — have requested the bonds to acquire several sites in Hoboken and renovate the buildings on these sites. The bonds are also sought for the purchase of machinery and equipment.

Entire cost of the project is listed at \$2,505,000 with the exact amount sought in bonding to be \$1,950,000. The project includes properties at 516 Fourth St., 320-322 Jefferson St., 511-515 Madison St., and 716-732 Madison St.

# PA chief: Changes doom pier bill

By BRAD KELLY Staff Writer

HOBOKEN — The New York Senate's preliminary revision of a bill authorizing the Port Authority to proceed with proposed projects in Hoboken and Queens, N.Y., is "virtually impossible for passage" in the New York Assembly and both houses of the New Jersey Legislature, the bistate agency's executive director said yesterday.

Peter C. Goldmark Jr., executive director of the Port Authority of New York and New Jersey, said the "New York Senate scenario" is where Queens is the loser "because the Port Authority is pursuing ways to get the Hoboken project moving without the legislation."

He said the Port Authority is "hopeful" that the entire proposed waterfront development in Hoboken can be completed under existing Port Authority laws. But in New York, he said, the Hunters Point, Queens,

project cannot proceed without legislation because there is no existing Port Authority property at that site.

We have a PA facility right here," he said, referring to Piers A, B and C, which are leased to the Port Authority by Hoboken. "In Queens the nearest thing is La Guardia (Airport). They need a whole new law."

Goldmark's comments came during a lavish ceremony at Piers A, B and C, during which the city

received a deed to the piers from the federal government for a price of \$1.5 million.

David Jaffe, counsel to New York state Sen. John Marchi, R-Station Island, said he did not know what would make Goldmark upset since no particulars of the bill had been discussed and drafting of it has not yet begun.

Jaffe, who is working on the bill for Marchi, guessed

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## PIER

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that Goldmark may be upset because certain points of an agreement worked out between the Port Authority, New York City Mayor Edward I. Koch and the governors of New York and New Jersey are expected to be included in the bill.

Jaffe said he guessed the Port Authority "would rather have a memorandum of understanding" concerning the agreement.

"The agreement was worked out in November to placate objections from Koch and Marchi concerning the original legislation, which was passed by both houses of the New Jersey Legislature and the New York Assembly but stalled in the New York Senate. The agreement called for both projects to progress not more than six months apart and included a partial ban on Hoboken using the funds to lure New York businesses to that city's project."

"They apparently agreed to it, why are they so upset?" Jaffe asked.

A spokesman for Queens Borough President Donald R. Manes said yesterday that Koch and Manes were working together to get the New York Senate to pass the amended Assembly bill.

"I've heard up until recently the Senate would go along with the bill the Assembly passed a year ago," said the spokesman, Sam Samuels.

He said he hoped the bill scheduled for

preliminary drafting does not "open up a Pandora's box. We wouldn't like to see it go back and forth between the houses." Legislation passed authorizing the development of both projects has to be identical in both states.

Goldmark's comments came just after one of the project's last hurdles in New Jersey had been cleared.

Hoboken yesterday received title to the piers, which are slated to be part of the Port Authority's proposed \$500-million mixed-use waterfront development. Representing the federal government, which had taken over the piers from a German shipping line in 1917, was Peter Thomas, regional administrator of the General Services Administration. Thomas handed the deed over to Mayor Steve Cappiello in exchange for a check from the city's treasury department for \$1.5 million.

The Port Authority last week advanced the money to the city to allow for the purchase. In exchange for the interest-free rent advance, the Port Authority will not have to make in-lieu-of-tax payments on the property beginning next year.

Several members of the City Council have questioned whether the interest-free advance will give the Port Authority an "upper hand" in what is developed in Hoboken.

During the ceremony, which included Mayor Steve Cappiello, Port Authority

Chairman Alan Sagner and Sen. Bill Bradley, D-N.J., Rep. Mario Biaggi, D-N.Y., was made an honorary citizen of Hoboken for his work in getting the sale completed.

Biaggi called the sale "the best buy since we bought Manhattan from the Indians for \$24."

He said there is a rivalry "of the college kind" between New York and New Jersey, but the sale was an indication the two states can work together.

Minutes later, however, Goldmark indicated his displeasure with the way the legislation was being handled by the New York Senate.

"There is no sign that the program is moving," he said. "It is time to call a spade a spade. The bill being drafted is non-passable in the other three houses."

The Port Authority is reviewing its existing legislation, including the Marine Terminal Facilities and the Industrial Development acts, passed in 1940 and 1978, respectively, to see if there are ways to get the Hoboken project off the ground without the legislation currently stalled in the New York Senate.

In November, the Port Authority indicated that some portions of the development could begin under the existing legislation, and Goldmark said yesterday he hoped the entire project could be done that way.

## Two municipalities seek waterfront information and aid

By Mike Garrity

A special joint committee of Hoboken and Weehawken officials seeks information and aid for the two municipalities in planning transportation for the Hudson River waterfront.

Two members of the Weehawken Planning Board on the committee said yesterday the group has decided to ask the Hudson County Waterfront Advisory Commission to explain the state's plans for the waterfront area. They said the group is also interested in possible aid available from the state to develop access to the area.

"The state will have to be involved in some way," said Weehawken Planning Board member George McClary.

Hoboken has put on hold plans to improve roadways in its area which will benefit development on the Weehawken waterfront. Hartz Mountain Industries intends to build a mixed commercial and residential development on its property at the southern end of the Weehawken waterfront. The

area has limited access.

The Hoboken and Weehawken Planning Boards formed a special ad hoc group to evaluate problems in waterfront development.

McClary said both sides agreed that transportation was a key to building on the Hartz property. He and fellow Weehawken Planning Board member Mark Aiello said they were interested in the state's input.

Aiello said the group also wants to find out if the state has any money for municipal improvements in streets because of the development.

The group is particularly interested in a proposed Holland Tunnel to George Washington Bridge road that the state has discussed. Aiello said the group hoped to bring a member of the commission to its next meeting, which has not been scheduled.

The advisory board, formed by Gov. Thomas Kean in the fall, will advise the governor and the Legislature on how to develop the waterfront from Bayonne to the George Washington Bridge.

## Water department shifts workers in Hoboken

By James Kopchans 1/12/84

The Hoboken Water Department has re-assigned several employees and changed the hours of its meter readers.

According to William Van Wie, director of public works, Louis Aligo and Paul Lanzo have been reassigned to the sewerage plant and the water department office respectively. Meanwhile, Vincent DeLanzo and Frank Fleming, both of whom are still on the department's payroll, will be brought back to reading meters in their place.

Meanwhile, starting today, the city's meter readers will work from noon to 8 p.m. from Tuesday through Friday and from 9 a.m. to 5 p.m. on Saturdays to make sure that the men will have access to the meters.

Van Wie said that the change was necessary because too many bills had to be estimated because the readers had no access to the meters. He cautioned residents that they should ask all meter readers for proper identification before letting them into their homes to do their jobs.

## Hoboken council to discuss rebates

Discussions of whether or not to pass a tax abatement ordinance that would rectify statements previously given to homeowners will be part of the Hoboken City Council meeting tomorrow at 7 p.m.

The council members have been urged by city tax officials to pass the ordinance, which would affirm tax abatements given to homeowners who made

repairs on properties since 1979. The council never passed an ordinance allowing the abatements.

In other business, the council will hold a final hearing and vote on two bond issues, one to raise \$1 million for the rehabilitation of schools in the district and the other for \$250,000 to purchase two new street sweepers.

# Hoboken OKs loan to buy piers

By BRAD KELLY Staff Writer

HOBOKEN — The City Council yesterday approved by a 7-2 vote an ordinance authorizing the Port Authority to loan the city \$1.5 million so it can purchase Piers A, B and C from the federal government.

The loan would be interest-free and there is no time limit on when the money would have to be paid back. The Port Authority of New York and New Jersey will probably start receiving payments on the loan when revenues from its proposed waterfront development begin to come into the city, according to Sal Samperi, the authority's assistant director of economic development.

The piers, which were taken over by the government in 1917, are currently being leased to the Port Authority and are slated to become part of its \$500 million development project. The interest-free loan would enable the city to receive title to the piers next week

and will not place a financial burden on the city and its taxpayers, according to Councilman Thomas Kennedy, who along with six other council members approved the loan.

But Councilman Patrick Pasculli voted against the loan because he feared it would put the Port Authority in a greater bargaining position come development time.

Pasculli said that although he felt the city would eventually have to enter into the loan agreement in order to purchase the piers, he argued the current lease agreement between the city and the Port Authority should have been renegotiated first to give it "a little more independence."

The federal government has long followed a practice of leasing the piers to the city. The Port Authority, in turn, has leased the piers from the city beginning in 1952.

Pasculli said the city could have borrowed money

to begin payment on the \$1.5 million purchase price while it was renegotiating the lease.

"We're supposed to enter into lease agreement negotiations but we're already committed," Pasculli said.

The city and the Port Authority are expected to complete a new lease arrangement sometime next year. Under the current 50-year lease (with a 50-year option) the Port Authority pays the city \$70,000 each year in lieu of taxes.

Councilman Thomas Vezzetti, who also voted against the loan, argued it would make the city "obligated to them (the Port Authority)."

Semper dismissed such claims by saying the Port Authority and Hoboken have been working closely together on the development project "since day one" and described the relationship as a "partnership."

Councilman Anthony Romano agreed, saying "they (the Port Authority) have not increased their position

We're at least equal across the board."

City Business Administrator Edwin Chius said the argument to borrow money from a bank when the city can get it interest-free is "ridiculous" and added the waterfront development "is our only hope."

"The first project on the waterfront will be the successful one — that's the guy who's going to be filled up," Chius said.

Construction on the development project is scheduled to begin in 1985, according to Samperi. However, legislation authorizing it must once again pass both houses of the New Jersey Legislature and the New York Assembly and the New York Senate, where it was stalled in 1983.

According to Chius, one of the reasons the lease with the Port Authority has to be renegotiated is to get rid of a clause that states the piers can only be used for maritime use. The Port Authority project calls for mixed-use development.



# Hoboken OKs school bond issue

By BRAD KELLY  
Staff Writer

HOBOKEN—The City Council last night approved floating \$1 million worth of bonds to help the board of education meet capital improvement cost overruns at its seven schools.

The vote was 7-2, with council members Helen Macri, Mary Francione, Anthony H. Romano, Robert A. Ranieri, E. Norman Wilson Jr., Thomas Kennedy and Salvatore Cemelli in favor and Councilmen Thomas Vezzetti and Patrick Pasculli opposed.

Approximately \$600,000 will be

used to renovate the David Rue School, including \$140,000 to complete the work a construction company failed to finish last year.

The school board has filed suit against Deerpath Construction Co. of Union for failing to complete its \$1.4 million contract to repair the school, and city employees are now working to get the school ready for occupation in September. It has been closed for several years.

The city will be required to pay back one-third of the bonds over a period of years, and the state is expected to pick up the rest.

The bond issue was criticized by school board trustee Steve Block,

who presented information to the board of school estimate last week, which, according to Block, indicated that the board of education mismanaged the capital improvement program and was responsible for as much as \$800,000 in cost overruns.

The board of school estimate determined that Block's information was not specific enough to prove his allegations and recommended last week that the City Council approve the bond issue.

Block's information was not made public, but it is believed he felt the school board should have canceled its contract with Deerpath much

sooner than it did. Instead of bonds, Block said the school board should have asked the city to return \$500,000 of the \$1 million the board took out of its free balance to help the city cope with last year's financial crisis.

Because the city was able to allocate \$1 million less than expected for the school district under its 1983 budget, the school district qualified for less state aid — approximately \$700,000 less for 1984. The school board last week came up with a preliminary budget that is \$2.8 million greater than last year's, which in part is to help cope with that anticipated state aid shortfall.

# Stevens Cooperative School buys Memorial Day Nursery

Stevens Cooperative School has purchased the historic 160-year-old building at 220 Willow Ave. in Hoboken, that formerly housed the Memorial Day Nursery. The building will be the new location for Stevens, whose present facilities in St. Paul's Church in Hoboken are being sold.

Originally founded in 1949 by faculty of Stevens Tech as an alternative school for their children, demand for enrollment at the cooperative has been so great in the last two years, that the school (kindergarten through fourth grade) had already outgrown its present location when the move became necessary. The nursery school will remain on the campus of Stevens Tech.

Stevens Cooperative School is designed to meet the needs of parents who wish to actively

Stevens Cooperative School is designed to meet the needs of parents wishing to participate in their children's education

participate in their children's education. Costs are kept low by having parents contribute their time in every area from assisting the six full-time teachers in the classroom to performing maintenance work. Parents with special skills in arts and crafts are encouraged to share their knowledge and skills with the students, and all parents are required to serve on the various committees that run the school.

# Man hit with term paper rap

By SHEPARD BARBASH  
Staff Writer

The owner of a Hoboken research company yesterday was ordered jailed for five days and fined \$500 for defying a court order barring the sale of made-to-order term papers to be used for school credit.

John Magee of Collegiate Research Systems Inc., at 70 Hudson St., has been held twice before in contempt of court and fined by judges in New York for similar sales.

He was found in contempt again yesterday by Judge Gregory J. Castano in Hudson County Superior Court for selling a five-page paper about heroin to an undercover investigator from the Hudson County Prosecutor's Office last month.

The paper was sold for \$105 in defiance of a May 4 injunction by Judge Robert E. Tarleton, also of Hudson County Superior Court in Jersey City.

Tarleton yesterday scheduled a Feb. 15 trial on a civil action filed

last year by Prosecutor Harold J. Ruvoldt Jr. charging the company with violating state law by such sales.

Accusing Magee of "thumbing his nose at court orders," Castano said a New York judge had called his business "a sanctimonious charade" and "a cheating mill."

Shouldn't I come to the conclusion that Mr. Magee doesn't have too much respect for a court order?" he asked Magee's attorney, Edward Clark.

Magee was granted a two-week stay of the ruling during which he does not have to pay the fine or serve the jail term, pending an appeal.

Tarleton's injunction prohibited Magee and his company from preparing and/or selling term papers or other works to a customer they believed would submit the product for credit.

Magee had argued that the paper sold to the agent, who taped the transaction, did not constitute a term paper but merely "research materials." He said there were dif-

ferences distinguishing between the two.

Castano disagreed. Although the "paper" sold was of poor quality, it had a cover page, with title, bibliography and footnotes. It allowed room for typing in the author's name on the front.

It was not a starting point for a research paper but a finished product, he said.

Castano said Magee knew the customer's intention to use it for credit because:

- The customer (investigator Terence Hull) informed Magee that his teacher had told him to switch his paper topic from cocaine to heroin.

- He told Magee the teacher wanted a lot of footnotes.

- He expressed concern that someone else had bought the same paper.

- He called Dec. 27 and told Magee the paper was due the following day.

Hull was also asked to fill out a form asking him to list, among other things, the subject, number of pages, due date and level of sophistication of the paper.

There's no question that the paper was poor quality material, Castano said. If they, Collegiate Research, were left alone, they'd probably collapse under the weight of their poor work.

# Hoboken seeks clue on aid before drawing up budget

By James Kopchans

Although Hoboken Business Administrator Edwin Chius says

he could deliver a municipal budget by Jan. 16 as ordered by the city council, uncertainties regarding revenue sharing funds may force him to push back the date of introduction.

Chius said he has most of the city figures already but has yet to receive word on federal funds the city will receive. This amount is crucial to figuring how much must be raised through local taxes.

Also, the council must hold a public hearing on the use of the revenue sharing funds. Such a

hearing would require at least a 10-day advance notice and then another 10 days to evaluate the comments, making a Jan. 16 introduction all but impossible.

Some council members, most notably Thomas Vezzetti, have insisted that the budget be ready by Jan. 16.

Last year Hoboken was one of the last municipalities in the state to approve its budget.

Chius said he would be travelling to Trenton today to speak with state officials. He said he would try to find out the revenue sharing figure for the city.

# Hoboken owns its piers once again

By James Kopchans

After 67 years of waiting, the Port Authority piers in Hoboken are finally in the hands of the city.

In a 30-minute ceremony attended by federal, state and local officials, Mayor Steve Cappiello presented a check for \$1.5 million to federal General Services Administration representatives and received the deed to the property.

It was an act that seven previous administrations had

sought to do, but failed.

"Since 1917, mayors have attempted to bring back these piers to Hoboken," Cappiello said, and then, recalling that the piers were the embarkation point for the American Expeditionary Forces in World War I, he said, "A lot of history and a lot of emotions are tied up in this spot, both for Hoboken and the nation as a whole."

The money Cappiello presented yesterday was provided by the Port Authority which gave the city the money

as an advance on their rent on the property. At the ceremony, Alan Sagner, chairman of the Port Authority, called the transfer "a major event that will permit Hoboken to enter this new era in the use of our waterfronts."

The P.A. has plans to develop the piers in tandem with a project in Hunters Point in Queens. However, these two projects are at present stymied while the authority waits for enabling legislation in the New York State Senate.

Once permitted, the P.A. will work with the city in developing a waterfront proposal which will be offered to private investors. P.A. officials have said such a project could cost as much as \$500 million.

"We look forward to a productive partnership with the city of Hoboken as we work together on a project which will bring economic dividends to the people of this city, of Hudson County, and of the entire region," Sagner said.

Sen. Bill Bradley spoke of

the piers' potential in at the ceremony.

"Many times I have stood on top of the Palisades and looked down at the Hudson waterfront," he said. "At those times, I've said they are one of the most underutilized resources of this area. With this development and others like it, it will create incredible opportunities for new jobs and revenues for this county."

Gov. Thomas Kean was expected to attend, but cancelled

at the last moment because of pressing demands in Trenton. Rep. Frank Guarini, who shepherded legislation through the Congress in 1982 that paved the way for its eventual sale, also could not attend because he is on fact-finding tour in Asia.

However, Rep. Mario Biaggi of New York did attend and was honored by being named a citizen of Hoboken for the day. Biaggi worked closely with Guarini in having the legislation approved.

# Professor gets 60 days in bribe

By BRAD KELLY  
Staff Writer

The head of the engineering department at Stevens Tech was sentenced yesterday to serve 60 days in a federal prison for offering a U.S. Coast Guard official an illegal gratuity.

In Newark, U.S. District Court Judge Norma Holloway ordered Kenneth Derucher, 34, of Morristown, to voluntarily report on June 4 to whatever prison the federal Bureau of Prisons assigns.

Holloway recommended that Derucher serve his time at the Allenwood Federal Prison Camp in Pennsylvania.

Derucher pleaded guilty in December to offering Ralph T. Mancill, chief of the bridge modification branch of the Coast Guard, an illegal gratuity of \$3,000 in connection with a number of research contracts his company, Structural Technology and Research Corp. of Morristown, was negotiating with the Coast Guard between 1978 and 1980.

Stevens Tech President Dr. Kenneth C. Rogers issued a statement yesterday saying that "it would not be appropriate to take any disciplinary action in addition to the punishment determined by the courts."

"It seems Dr. Derucher must have exercised very poor judgment in entering into the land-purchase transaction with a government employee that ultimately led to his prosecution. But I do not believe this was an action involving moral turpitude," Rogers said.

He also praised Derucher for doing outstanding work in teaching and research since coming to

Stevens in 1980 and said he was told "prosecuting attorney's own experts have found the studies performed under a government contract in question led to new standards."

Rogers said Derucher will be taking an unpaid leave of absence when he serves his prison term.

Derucher faced a maximum sentence of two years in prison and a \$1,000 fine, but Holloway ordered him to serve 60 days in a federal prison and placed him on three years' suspended probation. She also ordered him to contribute 200 hours of community service in New Jersey.

# Cappiello backs board on Rue School overruns

By James Kopchans

Although he will be chairing an inquiry tonight by the Hoboken Board of School Estimate on cost overruns at the Rue School, Mayor Steve Cappiello said he doesn't believe the overruns were the result of mismanagement.

One school board member, Steve Block, has charged the school board as responsible in the nearly \$800,000 overruns at the \$1.7 million project, because it did not cancel its contract with a sub-contractor, Deerpath Construction, until it was too late.

At present, city employees are trying to finish the repairs started by Deerpath while the board pursues a suit against the company for damages allegedly caused by the Deerpath workers.

Among the problems that has caused the overruns is a warped gymnasium floor that needs replacement. Block has said the damage was caused by a burst water line that Deerpath was to fix.

However, Cappiello said he knew of nothing that would point to mismanagement by the board. Although he said he did not like to see the overrun, he

pointed to project such as the Justice Department complex in Trenton to illustrate that overruns do happen.

"It is something that cannot always be foreseen. You don't know what you will find especially when you pull things apart."

Cappiello serves as chairman of the estimate board which is composed of two representatives from the board of education and the city council. The board will speak to Block and other school and legal officials at its meeting tonight at 6 p.m. at the board headquarters, 1115 Clinton Street.

# PA weighs moving offices to Hoboken

By BRAD KELLY  
Staff Writer

The Port Authority may move some of its offices out of the World Trade Center and into Hoboken to guarantee the success of its proposed \$500 million waterfront project there — regardless of the outcome of legislation currently stalled in the New York State Senate.

Port Authority of New York and New Jersey officials, who asked not to be named, said such a move could insure the completion of the project under

existing Port Authority laws by effectively guaranteeing enough occupancy to make it attractive to private developers.

Peter C. Goldmark Jr., executive director for the Port Authority, said yesterday that the possibility is too premature to answer because the project's master plan has not been developed yet and he feels it is "a project with a strong market."

"Suppose we don't need our anchor," he said, referring to relocation. "Maybe we can have our main course and dessert" — meaning the private sector.

Port Authority Chairman Alan Sagner said the bistate agency is "abstractly" exploring the idea of relocation.

"We did move to Journal Square and are consolidating within the World Trade Center. It's always a possibility, but nothing specific," he said.

Although talks between New York Sen. John Marchi, R-Staton Island, the Port Authority and other New York officials concerning the stalled legislation are reported to be progressing, one Port Authority official says

occupying buildings on the Hoboken site is a way to make the project work without it.

The Port Authority is moving ahead with its Hoboken project, but its sister project in Queens, N.Y., remains stalled with the legislation, which has passed both houses of the New Jersey Legislature and the New York Assembly. Goldmark said he is hopeful the entire project can be done under existing Port Authority laws by "reconfiguring" the roles of the Port Authority and the private sector.

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## HOBOKEN

Continued from Page 1

He said it would be better to do the project under the legislation because that means should the private sector be weak or not there, the Port Authority could play a development role.

Goldmark also said the Port Authority still planned to invest approximately \$100 million in the Hoboken project. The money is slated for infrastructure work, renovations to Port Authority Piers A, B and C, and upgrades of the

PATH Terminal and the Erie Lackawanna Ferry Terminal for proposed "water-borne surface transportation" across the Hudson River, according to Sal Samperi, the authority's assistant director of economic development.

The Port Authority currently occupies 77,000 square feet of office space in the World Trade Center in Manhattan. As of Jan. 13, 1983, planning concept figures for the Hoboken project called for 1 million to 1.4 million square feet of office space.

Port Authority spokesman Tom Young said the average square-footage price for Port Authority space in the World Trade Center, if rented to the private sector, would be \$35.

Donald Eisen, New Jersey manager for the real estate brokerage firm of Cushman and Wakefield, estimated that rents for office space along the Hudson County waterfront range from \$18 to \$22 per square foot "on the low side," and \$25 to \$26 per square foot "on the high side." He said those estimates vary

with a number of factors, including the size of a development and the amount of square footage leased by a single tenant.

Eisen said the difference between what the Port Authority could be paying in Hoboken for space and what they can charge for space in the World Trade Center could be as much as \$10 per square foot.

He believed, however, that the Port Authority will never consider such a move because it would be politically impossible.



## Landlords jumped the gun on luxury rents in Hoboken

By Lisa Vives

Hoboken rent officials are ordering two local landlords to return more than \$17,000 in overcharges and making them roll back rents in apartments they said were wrongfully removed from controls.

Tenants at 1007 Willow Ave. were paying between \$700 and \$750 for luxury two-bedroom apartments. The rollback slashes their rents to less than \$200 per month.

According to a city official, Ruth Draper and Mary Ann Zahn, the owners, acted improperly when they "decontrolled" rents while renovations at the Willow Avenue building were going on.

Draper and Zahn reportedly had not obtained all necessary permits nor filed a final decontrol application when they raised rents for new tenants.

Draper and Zahn, acting as the 1007 Willow Ave. Association, denied they acted improperly and accused the city of not helping landlords.

Zahn said, "They had

nothing at all on procedures. We relied on a letter from the former rent board director. She said what we were doing was fine."

Draper said they decontrolled apartments based on a letter written by Edwin Chius, city business administrator, to another landlord.

"We had a letter written by Edward Chius to Alan Richards telling him it was OK to decontrol apartments as they were renovated. We assumed that was the policy. It wasn't like we were trying to break the laws."

Draper said that neither she nor her partner had worked with Joseph Santiago, the current rent control chief, on their application for substantial rehabilitation and decontrol.

"We've been treated very unjustly. This whole thing is ridiculous and absurd. We're definitely going to appeal," she added.

Kenyon Brown, a tenant, said he was abiding by the city's

See LANDLORDS — Page 25.

## Landlords jumped gun on charging luxury rent

Continued from Page 1. order which cut his rent from \$700 to \$189. But it wasn't the high rents that bothered him, he said.

"We knew what the rents were when we moved in last May and we can afford them," said Brown, who works at the Public Arts Fund in New York. Other tenants in the building include a lawyer, writer, bank officer and stock broker, he said.

"But basically we're sort of angry, paying luxury rents while we have chronic problems with heating, plumbing and leaks. The owners said to bear with them or move out. We felt we deserved more attention than

that," Brown said. "We only went to the rent board when we figured our rights might be violated. Money wasn't the issue," he insisted.

The plumbing problem was acknowledged by the owners who blamed it on shoddy work by a plumber they had employed. Draper said a new apartment had been offered to Brown but he turned it down.

Joseph Perillo, attorney for the owners, said he would request a prompt hearing on the final decontrol application which was filed last month. He also noted that lawsuits were pending against the eight tenants because none had paid their current rents.

## New Hoboken budget could mean tax cut

By Earl Morgan

Hoboken's \$22.9 million budget, introduced at last night's City Council meeting, could mean as much as a \$15 reduction in real estate taxes — if efforts to hold down the school budget, already \$2.5 million more than last year in its draft form, are successful.

In other business, the council last night voted for a \$1 million bond issue for capital improvements in the city's schools.

The new municipal budget is \$1.6 million more than last year's, said Edwin Chius, business administrator.

"Last year, the tax levy was \$8.7 million but this year it is only \$7.2 million. That's a \$1.5 million reduction."

Chius said if everything is "equal and depending on the ratables lost from tax appeals," taxpayers could realize a \$10 to \$15 reduction in their taxes. The current tax rate is \$183 per \$1,000 of assessed valuation.

But another factor is the county tax rate and the city's appropriation for the board of education, which, according to a source, is already \$2.5 million over last year's.

But, according to Board President Otto Hottendorf, at a meeting of the board scheduled for 6 p.m. today, the budget will be substantially reduced.

Councilman Robert Ranieri made a plea last night to school board officials and members of

the Board of School Estimate to do everything they can to hold the line on the school budget.

Mayor Steve Cappiello said the budget "represents a reduction in the size of our municipal budget in virtually every level of municipal government."

The mayor claimed the reduction was necessary because of a massive "cutback" in federal and state aid during the past five years.

The budget continues a hiring freeze that started in July.

That was a view that Councilman Thomas Vezzetti agreed with. "I think this budget is a good working document but it has to be cut further and we need to consolidate more services," he said.

Cappiello also warned that a planned property revaluation would result in extremely high property tax assessments for residential property.

Cappiello said he is asking the assessor to postpone the revaluation so it can be phased in with the city's waterfront development.

Ranieri, who is also a state assemblyman, said he will introduce legislation making the mayor's proposed action possible.

City Clerk Anthony J. Amoroso announced he is retiring from the position. Otto Hottendorf presented the council with the deed to the Sadie J. Leikau School that will be converted to housing.

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## Sunken drydocks, ferry snarl Hoboken pier cleanup

By James Kopchans

A \$380,000 dispute over responsibility for sunken drydocks and a sunken Circle Line ferry is fouling up the demolition of Hoboken's Fifth and Sixth Street Piers.

Cranes and other equipment belonging to the Great Lakes Dredge and Dock Co. stand waiting to remove the drydocks and ferry, but won't move until the dispute is resolved, according to Anthony DeNicola, director of revenue and finance for Hoboken.

Each day they wait costs the

general contractor, Don Jon Construction, over \$1,000, he said.

DeNicola has been trying to have the owner of the drydocks, Ampol Wrecking Co., of Jersey City, pay for their removal. However, the owner, Roland Ryba, has asked for a six month extension.

"The man has had more than enough warning about the drydocks. He's been told he had to move. Yet, he's done very little till now," DeNicola said.

Rather than wait for Ryba, DeNicola said the state may

order the contractor to remove them and then bill Hoboken. Representatives of the Army Corps of Engineers, which is overseeing the project, have estimated the cost at \$320,000.

Hoboken would have to pay the state for the drydock removal and then seek the money from Ampol through the courts. "I have already told the city's law department of the situation and they are studying it," DeNicola said.

As for the sunken ferry, DeNicola said that matter is involved in litigation. The owners of the ferry, the American

Maritime Academy, are contending that the ship sank as the result of a collision with a loose barge from a neighboring barge repair facility.

DeNicola said the state may also order the ferry's removal by the contractor. Such an operation is estimated at \$60,000, he said.

The removal of the Fifth and Sixth Street Piers is part of an overall drift removal project being done on the entire Hoboken waterfront. The project is expected to be completed later this year.

## Port Authority and Hoboken push for progress on piers

Marina may be the focus

By Robert Larkins

A marina may be a focus of some of the most direct Port Authority involvement in the Hoboken waterfront development project, said Alan Sagner, authority chairman.

Sagner said he was confident that the Hoboken development could become a reality even without new legislation, although it may take a different form than had been envisioned. He said he still hoped appropriate legislation could be passed through the New York Legislature, where it has been bogged down.

Originally the authority had discussed a \$150 million investment in a half-billion dollar mixed-use project.

See MARINA — Page 10.

## City may hire consultants

By James Kopchans

The Hoboken City Council will consider creating two consultant positions Wednesday.

One consultant would advise the council in dealings with the Port Authority and developers on the planned \$300 million waterfront project on the city's Port Authority piers. The other would be an adviser on city finances.

According to E. Norman Wilson Jr., chairman of the council's revenue and finance committee, the latter consultant would be answerable only to the council and would provide information and advice needed to

See CITY — Page 10.

## In Journal Square, P.A. has another problem



Scaffolding at the office tower of the PATH Transportation Center in Journal Square has caused some to wonder if safety hazards have been discovered at the facility.

By Barbara Demick

Extensive scaffolding has been erected around the 10-story office building in Jersey City's Journal Square Transportation Center.

But, the Port Authority of New York and New Jersey, which owns and maintains the complex, denies rumors that new structural flaws have been discovered in the area.

The lower level of the Transportation Center was the site of a major accident in August when a ceiling crashed to the floor, leaving two dead.

Port Authority spokesman Leon Katz said the scaffolding had been put up so that

work crews could inspect a dropped ceiling at the office building. The ceiling is similar to the plaster-concrete ceiling that fell in August.

The office building is set above a small concourse, so that its entrance as well as the entrances to other offices on the concourse are actually underneath. Katz explained that the scaffolding is a "precautionary measure" to insure that ceiling panels do not fall when the construction crews begin their work.

"We are taking every possible precaution," said Katz.

The collapse of a similar ceiling in

See PATH — Page 10.

## City may hire consultants

Continued from Page 1. make responsible decisions regarding the city's finances.

The Port Authority adviser has been discussed by the council for the past several months. With legislation proceeding to permit the P.A. to get involved in the project and with negotiations concluded on the sale of the piers to Hoboken for \$1.5 million, the council members decided that professional advice is needed.

Meanwhile, the financial consultant proposal came out of discussions on a controversial report on city finances prepared by the revenue and finance committee. That report criticized city directors and administrators for deliberately misleading the council on financial matters and not presenting enough information when requested.

"It seems every time we ask questions about a financial mat-

ter we can ask five or six questions and then we get distracted and we fail to ask the seventh question," said Wilson.

"Then, sure enough, we find out later that something passed us by and when we ask why the directors hadn't told us anything about it we get the answer, 'You never asked us.'"

"It seems you have to pull teeth to find out any information. There should be some cooperation."

As envisioned by the committee, the consultant would operate independently of city departments and would answer mainly to the council members as an adviser.

In other business, Business Administrator Edwin Chius is expected to present this year's municipal budget to the council for introduction. Several council members had requested that the budget be prepared early so that the council could work on it and have one approved early this year.

## Hoboken resurrects that supervisor's job

By James Kopchans

The Hoboken Board of Education has quietly posted a notice for applicants for a new supervisor's position — the same one that caused controversy in September.

According to the requirements posted on the board's bulletin board, the new supervisor would be in charge of all staff and administrator evaluations.

When the same position was

brought up in September, it was opposed by administration critics as being a reward for John Muciaccia, a parking authority commissioner who works in the Palisades Park school system.

The job, which pays \$36,000 a year, is still reportedly being earmarked for Muciaccia because of his friendship with Joseph Hottendorf, the parking authority executive director.

See HOBOKEN — Page 10.

## Hoboken pushes job again

Continued from Page 1.

Hottendorf's father, Otto, is president of the city school board.

Applications are required to possess a doctoral degree, academic training in planning, implementation, and evaluation; 10 years' experience in teaching in public schools; and academic or work experience in personnel evaluation with a state principal or supervision certificate.

Applications will be accepted through Jan. 20 with the

position to be filled at the February board meeting.

Meanwhile, the board has also posted notices for a principal's and vice principal's positions in the school system. Dr. George Maier, superintendent of schools, said the principal was being sought to replace Peter Vecchio, a school administrator who has been filling the position for 18 months.

Hiring a new principal would allow Vecchio to concentrate fully on his other responsibilities, Maier said.



## Hoboken tax abatements will take time to check

Hoboken assistant attorney Thomas Calligy said it's going to take time going over city ordinances to check whether tax abatements given to multi-family apartment house owners were done illegally.

Councilman E. Norman Wilson Jr. a member of the Revenue and Finance Committee, asked Calligy to make the check. Wilson said he believes there had been some abuse by owners.

Calligy said the council approved legislation granting up to \$4,000 in abatements in 1976 for landlords who did major repairs on buildings over 20 years old. In 1978 this was increased to

\$10,000, he said, but another amendment in 1979 excluded multi-family apartment houses.

He said he would have to go through the city's legislative code to determine if authorization had been given in subsequent ordinances to grant abatements to multi-family homes.

Calligy also will be going over exactly how many buildings have been granted abatements and how many of those have been multi-family units.

Calligy said he should be able to inform the council of his research at Wednesday's meeting, to begin at 7 p.m. in council chambers at City Hall.

At the meeting, Councilman

Thomas Vezzetti said he would try, again, to introduce an ordinance removing several city directors and consolidating departments. He has tried several times, but none of the other council members have agreed.

Meanwhile, supporters who want a Pathmark supermarket at the northern end of Washington Street may try again to have the council pass legislation changing the zoning code to permit the supermarket to be built.

Mayor Steve Cappiello has vetoed such legislation, and the council couldn't get six votes needed to overturn the veto.

## Delegation is pressing U.S. to cut Hoboken pier price

The entire New Jersey congressional delegation is pressing the federal General Services Administration to sell to Hoboken Piers A, B and C at a much lower cost than the \$3.2 million it is asking.

Rep. Frank J. Guarini of Jersey City, who rallied the delegation for the cause, said he believes the piers should be transferred to Hoboken without cost.

The piers are the key to a development proposal by the Port Authority. New York City Mayor Edward I. Koch has

sought assurances from the Port Authority that New York City jobs and tax rates would not be affected by the plan.

"Koch's stand, plus this very high \$3.2 million purchase price, is grossly unfair to the city of Hoboken," Guarini charged.

Guarini and Sen. Bill Bradley introduced in their respective houses Public Bill 97-268, which instructs the GSA to expedite the sale of the property to Hoboken giving full consideration to Hoboken's ability to pay.

"The legislation also calls

for special consideration to be given to determine fair market value to reflect the city's current economic problems and the effect that Hoboken has been deprived of tax revenue," Guarini said. "Since its (the property's) acquisition during World War I in 1917 by the United States, an estimated \$70 million has been lost in tax revenue."

Guarini prepared a letter signed by each member of the New Jersey delegation in which the GSA was told Hoboken suffers from a 16 percent unemployment rate and has suffered hardships because of federal ownership of the property.

## PBA suing Hoboken on arms training

By BRAD KELLY  
Staff Writer

A suit demanding that the city of Hoboken provide weapons training was filed in Hudson County Superior Court in Jersey City yesterday.

The suit, filed by the Schneider, Cohen and Solomon law firm of Jersey City on behalf of the Hoboken PBA, charges the city with endangering the lives of its patrolmen and residents by not permitting patrolmen to train with their firearms for the past two years.

Thomas Meehan, president of the PBA, said its contract with the city provides that its members be permitted to carry weapons after qualifying with the police department's training officer in the use of weapons.

Each patrolman is supposed to be reviewed every year in the use of weapons, according to Meehan.

But the PBA contends that contract has been violated by the city for the past two years because the city has not provided the use of a firing range. The lack of a firing range has not permitted its members to qualify with their firearms, the PBA says.

Before 1981, the PBA used a firing range at 810 Madison St., which was leased by the city and owned by Hudson County.

See PBA, Page 15

## Hoboken official wants leagues under city rule

The director of the Hoboken Health and Welfare Department is asking to take over four youth sports leagues now being run by the Police Athletic League. James Farina, the director, has asked Business Administrator Edwin Chius that his recreation department be placed in charge of the two football

leagues, baseball and one basketball league being run by the PAL at present. According to Farina, all the leagues have been having trouble raising funds and putting them under the department would help them receive more money for operations.

Also, Farina said, the

baseball and basketball leagues duplicates services.

James Giordano, public safety director who serves as director of the PAL, said he felt the takeover would be a good step.

"So long as the same people are running the leagues, I have no troubles with it," Giordano said.

## Hoboken, school board talk about repair program funds

By James Kopchans

The Hoboken City Council and the school board have started discussions this week on a promised \$1 million capital improvements bond issue for the schools.

The money was part of a \$1 million transfer this summer between the schools and council.

The money was transferred at the initiation of school board president Otto Hotendorf who offered the money to help the council cut its anticipated tax rate for this year.

Since the money, which represented most of the school surplus was to be used in capital improvements, the transfer was expected to be matched by a \$1 million bond issue next year.

However, several city officials have expressed some reservations about asking for

a bond issue in the city's present financial climate.

Also, several school officials have criticized the loss of the surplus, saying it would leave the district vulnerable next year to increased costs.

## PBA

Continued from Page 1  
Pistol Range.

But when it was discovered that one of the principal owners of the range was police Sgt. Karl Fauss, that contract had to be rescinded because of a possible conflict of interest, according to City Business Administrator Edwin Chius.

Since then the city has advertised for bids to enter into a contract with other local firing ranges, but has yet

to receive any except those submitted by the Hudson County Pistol Range. Chius said.

"We practice on our own time, but it means absolutely nothing (without qualification)," Meehan said.

According to Meehan, if a patrolman shoots and kills someone in the line of duty and is later questioned on his training, "he doesn't have it."

"This is an extremely dangerous situation," he said.

## Hoboken seeks opinion on illegal tax breaks

The Hoboken tax assessor is asking the state attorney general's office about improper tax abatements handed out by the city since 1979.

The assessor, Woodrow Monte, said he has asked the County Tax Ad-

ministrator Stanley Kosakowski to check with the state and to determine the consequences of the abatements.

According to Monte, without new legislation by the city council he will have to remove all abate-

ments granted to owners of multiple-dwelling buildings who have made repairs since 1979.

The city had given out the abatements to such owners of up to \$10,000 for each unit they renovated.

However, Tom Calligy, the city's assistant attorney, has said that the council never did pass needed legislation to permit the abatement.

## Tax breaks for Ranieri, others may be illegal

By BRAD KELLY  
Staff Writer

HOBOKEN—City Councilman Robert A. Ranieri is one of about 25 property owners who may lose four years of property tax abatements they were granted last year under a city ordinance that may be unlawful.

"If the City Council does not adopt a new ordinance, I will remove the abatements from the books," Tax Assessor Woodrow Monte said yesterday.

That would mean that most of the owners of 26 multi-family properties who were given abate-

ments last year would not receive the additional four-year reduction on their property assessments.

Several City Council members would like to see those abatements discontinued, hoping that additional abatements will put less of a burden on taxpayers next year.

If the council does not adopt a new ordinance allowing the abatements on multi-family dwellings, Monte said, about \$818,000 more in abatements will be added to the city's tax base when the current abatements are stopped.

See ABATEMENTS, Page 16

## Hoboken to ask more for economic development

By James Kopchans

Hoboken community development officials are hurrying their application for \$750,000 in federal improvement funds to take advantage of an extra \$40 million available in Washington.

The monies are to be applied for early next year, according to Randall M. Gottesman, an economic specialist for the

city's Community Development Agency.

If accepted, the money would be used as part of \$900,000 Public Works Project Grant being devised by CDA along with a new business group, the Hoboken Industrial Development Committee. The money would mainly be used to fix and upgrade roads and sewer lines along 14 blocks in the city's in-

dustrial section in the Fifth Ward.

Gottesman said most of the application has been done. However, he still needs letters of support from many of the businesses that are located within the industrial zone.

Mayor Steve Cappiello has already mailed letters to each of the firms asking the owners to submit the letters.

## Hoboken group plans forum on city problems

A Hoboken business design group is making plans to sponsor a city-wide forum on important issues in the city and their possible effect in the future.

Ed Lista, an official with Maxwell House coffee plant, Eileen Cappock, a local realtor, and Nicholas Damiano, owner of the McDonald's Restaurant, will serve as co-chairmembers for the forum, to be held some time next month.

The issues will include: waterfront, police protection, taxes, poor sewers, landlord-tenant relations, jobs and Hoboken industry.

By bringing together various individuals from the component parts which constitute a city such as Hoboken, we will be able to

## ABATEMENTS

Continued from Page 1

But based on last year's budget, that would only mean a decrease of about 7 cents in the current tax rate of \$183.29 per \$1,000 of assessed valuation. Monte argued.

The abatements in question were given out by the city tax assessor under an ordinance that allowed for abatements on both one- and two-family buildings and multi-family buildings.

In 1979, the Legislature amended abatement laws by placing one- and two-family buildings and multi-family buildings under separate state statutes.

Monte said it was up to the City Council to change its current ordinance to include only one- and two-family homes and to adopt a new ordinance to allow for the multi-family homes to be abated.

"I assumed the changes had been made," said Monte, who added that he was never told by the city law department that the changes had not been made.

It will now be the law department's chore to decide whether the state statutes invalidated the city's ordinance, whether the property owners affected will have to pay any back taxes, or whether a new ordinance, if passed, can be retroactive to 1979.

Ranieri, who received a \$20,000 tax abatement on his four-family home at 228 Hudson St. in 1981, said he would "cheerfully pay any back taxes that are due."

He said, however, that other homeowners who would be affected by a decision to discontinue their existing abatements may not be too happy.

"It was a bureaucratic mixup by the city fathers, we all share the responsibility. We have to have a human concern in this also," Ranieri said.

"But those people who were under the assumption their abatements were proper may be up in arms over this," he said.

## SHELTER

Continued from Page 1

Humphreys of Hudson County Superior Court in October, has to be followed. In a bitter fight, the city attempted to close the shelter. Humphreys ruled that the city was misusing its zoning powers but limited occupancy to 20.

Some of the homeless have been housed within the city, through a network made up of concerned citizens. Those who the shelter is not able to accommodate are either driven to the other shelters or are given money for transportation, he said.

The Union City shelter, which currently houses 25, is also limited to house 20 but has been given the flexibility to accommodate more in cases of emergency.

"We have never said no to anybody. In extremely cold weather, you become an unconditional shelter," said the Rev. Gerhardt Kugler, of the Union City church. "It's a social emergency room."

## For some no room at the shelter

By MARITES CHICHIOCO  
Staff Writer

Some of the homeless who knocked on the doors of a shelter in Hoboken seeking warmth during the bitterly cold Christmas weekend had to be turned away because there was "no room at the inn."

The St. John's Lutheran Church shelter on Bloomfield Street, which is mandated to house only 20, is being forced to send those who came after that limit was reached to other shelters.

The Rev. Geoffrey Curtiss said about 10 people a night have to be referred to the American Red Cross chapter in Jersey City, the St. John's Lutheran Church shelter in Union City, or across the Hudson River to New York City shelters.

"It's been difficult all year. We knew when we were forced to go from 30 to 20 (capacity) we would have a problem," Curtiss said.

Curtiss said the letter of the court order, handed down by Assignment Judge Burrell Ives

See SHELTER, Page 8

## Jobs were no-show

## Women fined for fraud

A former Hoboken school crossing guard was sentenced in Hudson County Superior Court yesterday to repay the \$1,600 she received for her "no-show" job and to perform 100 hours of community service.

Carmella Broderick was also sentenced to five years probation by Judge Lawrence Bilder.

Broderick pleaded guilty to fraud charges in October along with Carolina Corrizzi, 65, and

Corrizzi's daughter, Carol Ann DeSoma, 41, all of Hoboken.

Corrizzi, the crossing guard supervisor, arranged for her daughter to receive more than \$34,000 over 12 years through a no-show crossing guard job.

Bilder sentenced Corrizzi and DeSoma last month to five years probation, restitution and community service. —John O'Neil



# Gadfly spruces up

an eccentric, says new Hoboken councilman

By RANDY DIAMOND

EVERY CITY AND town seems to have its own gadfly who shows up at public meetings and questions officials endlessly about governmental matters.

Hoboken's gadfly is named Thomas Vezzetti. The 55-year-old Vezzetti has appeared at every public meeting in the city for longer than anyone can remember.

"I like asking questions," Vezzetti said. "It's second nature."

Practically everyone in the city of 42,000 knows who he is.

After all, it's hard to miss someone almost six feet tall, always unshaven, who wears bright red-striped pants and a dark blue shirt and carries with him two shopping bags as he walks down the streets of Hoboken.

But lately, Vezzetti has taken to wearing three-piece suits and has made a point of shaving. And no more shopping bags. "I'm still eccentric," Vezzetti said.

"But my constituents have said they wanted me to dress better, so I'm trying to do that."

For Tom Vezzetti is now a councilman.

It was a political upset that everyone in the city still seems to be talking about seven months after it happened.

Vezzetti beat incumbent City Council President Walter Cramer for the Second Ward Council seat by a vote of 1,085 to 781 last June in a runoff election in perhaps the biggest upset in Hoboken history.

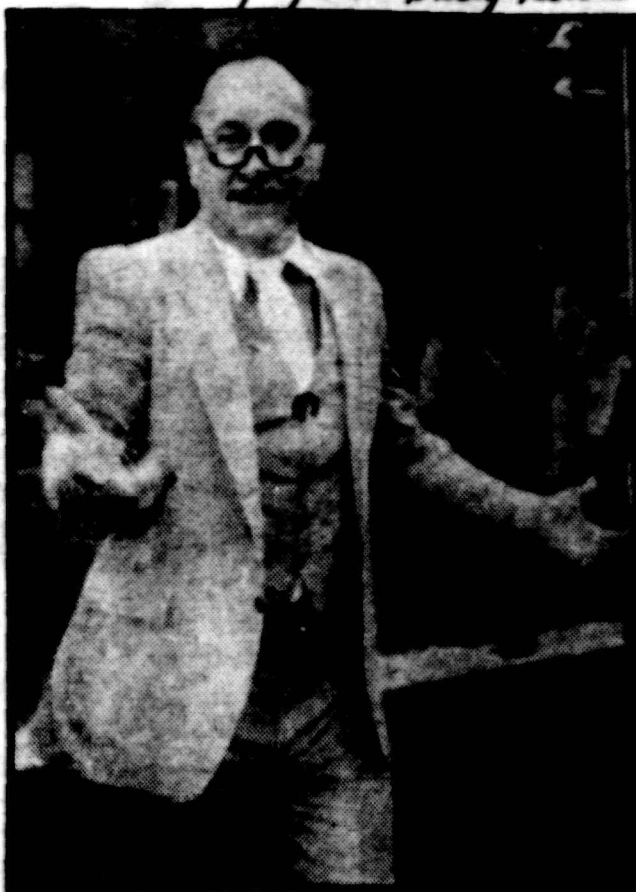
Hoboken, like other cities in heavily Democratic Hudson County, has been controlled by strong machine political organizations.

HOBOKEN MAYOR Steven Cappiello has solidly controlled the machine in the mile-square city for the last 10 years, and support by Cappiello for a seat on the City Council was usually ensured victory.

His supporters have always held at least seven of the nine seats on the City Council; and when Vezzetti announced he was running against the incumbent Cramer, a strong Cappiello ally, there was a lot of laughter in City Hall.

Vezzetti wasn't thought of as a politician. Besides his outlandish dress, he was best known, as the councilman himself put it, as "the illegitimate mother to a bunch of alcoholics."

Vezzetti had run Hoboken's Hotel Madison, a local watering hole with some rooms above it that he inherited from his father in the early 1950s. It



The new look of Councilman Thomas Vezzetti.

was not exactly a class establishment. Vezzetti catered to the alcoholics and bums in Hoboken, taking their Social Security or welfare checks at the beginning of the month and then providing them with food, drink, and shelter.

"I had to stay at the Madison most of the time, because if I left, one of the men might have smashed the window," he said. "They needed constant supervision."

The councilman sold the hotel in 1977 after becoming ill and then held several jobs with the Hudson County CETA program.

One of those jobs involved being a management analyst for two years. His assignment: Walk up and down the streets of Hoboken counting potholes.

"I guess you could say they were making fun of me by giving me that assignment," Vezzetti said. "But I didn't mind, as long as I could still go to the public meetings and question the officials."

After that, it was a two-year stint as security guard at Hoboken's Department of Public Works garage during the midnight to 8 a.m. shift, while trying to work on his doctorate degree. Vezzetti has been trying to finish work on that degree since 1976, and he said is determined to get it.

"I got my bachelor's and master's even though it took me 10 years for each," he said.

Vezzetti lost the garage job at the beginning of this year when 30 or so layoffs occurred. He said he felt his firing was political but that was not what compelled him to run against

Cramer. He said he would not have run if Cramer hadn't insulted him and the citizens of Hoboken.

Vezzetti was insulted because Cramer had him physically removed by police from several City Council meetings after Vezzetti went beyond the five-minute speaking limit or after he politically attacked the Council president in strong language.

And he said Cramer insulted the citizens when he purchased a house in Freehold, in central New Jersey, and moved down there while representing Hoboken.

Cramer admitted he had purchased the house and moved out of his Hoboken apartment, but he said his brother's house in Hoboken was his legal voting residence. And he said in the campaign the house in Freehold was just another residence.

But Vezzetti harped away at the theme that Cramer had moved out of Hoboken. Armed with a bullhorn, he walked up and down the length of 16-

block Washington St., Hoboken's main thoroughfare, announcing it for six straight months.

The rest is history. Cappiello thinks Vezzetti's election was a "political accident." He explained: "I would say the vote was more against Cramer because of the controversy about him moving out of town than it was for Vezzetti."

AND CAPIELLO SAID he thinks Vezzetti's presence on the Council has been destructive, with Vezzetti constantly criticizing fellow Council members and city officials, even calling them "crooks." Vezzetti said he tells it like he sees it.

How does Vezzetti like being on the Council?

"I can't even introduce a resolution," he said, "because no other councilman will second it."

Vezzetti has pushed for the elimination of patronage positions in the city government and the merger of several departments in an effort to lower Hoboken's tax rate of \$183 per thousand, the highest in New Jersey.

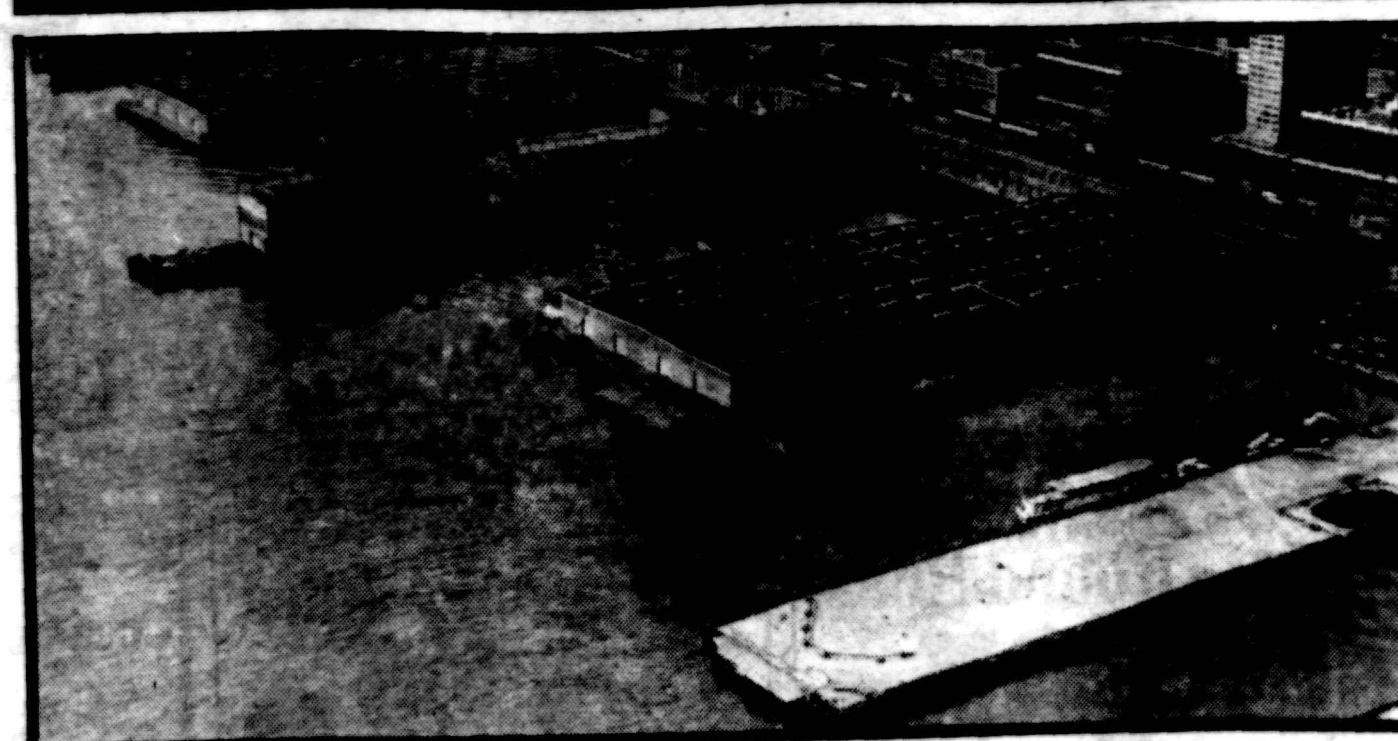
He has also tried to change Hoboken's rent-leveling law to give more protection to tenants as a renaissance in the city continues to displace low and moderate-income residents.

"There is only one solution," Vezzetti said. "I'm going to have to run for mayor in 1985."

Most politicians don't give Vezzetti much of a chance. But this time, no one is laughing.

# New Jersey

Daily News, Sunday, January 29, 1984



Recent air view by Port Authority shows little-used Hoboken piers recently turned over to city.

## Hoboken rebirth?

By FRANK McKEOWN

THE ONE-SQUARE-mile City of Hoboken, probably best known as the birthplace of Frank Sinatra and the site of the famed Clam Broth House, could become a commercial mecca rivaling some larger cities if plans for its development are realized.

Less than three weeks ago, about 50 acres of waterfront property, acquired by the federal government in World War I by appropriation from German interests, was returned to the city for the nominal fee of \$1.5 million.

This sum, which the city obtained from the Port Authority, is the seed from which improvements amounting to more than \$500 million are expected to grow—improvements that include a 700-unit condominium, a hotel with a convention center, and commercial office space of anywhere from 700,000 to 1 million square feet.

Also envisioned by city officials are a marina to accommodate 300 to 400 boats, a small retail shopping area of about 40,000 square feet, and a restaurant of about the same size.

Possession of the pier property,

from the ferry slips on the city's southern end up to Fourth St., was returned to the city's mayor, Steve Cappiello, in a ceremony on Jan. 11.

In accepting the property, the mayor noted, "This day marks a historic milestone in the life of our city, and paves the way for a rebirth of our waterfront for the benefit of all Hoboken residents and the city's economy."

Paul Rotondi, the chairman of the Mayor's Waterfront Advisory Committee, pointed out that the anticipated renovation of the pier area is expected to create 5,000 to 6,000 jobs during construction of the various structures, and possibly 8,000 permanent positions once the buildings are in operation and the businesses functioning.

"And this is not displacement," Rotondi hastened to point out. "This land was vacant."

As vacant, unused property, he said, the pier area was a drain on the city's financial resources which provided no remuneration through taxes.

The planned renovation will put a vast parcel of property back on the tax rolls, Rotondi noted.

Hoboken's waterfront, the site of

the filming of the Marion Brando classic, "On the Waterfront," was once a bustling, thriving business, according to Cappiello, and was a major port for bulk cargo.

"But today, bulk cargo is dead," the mayor pointed out. "Everything is containerization."

Because of the lack of adequate uplands behind the piers to accommodate the huge containers used in modern shipping practices, the piers fell into disuse, he added.

CAPPIELLO SAID the Port Authority authorized an expenditure of \$1 million for detailed developmental planning and environmental work for the waterfront site.

"Waterfront development will mean thousands of jobs that are sorely needed in our city, our county, and the surrounding areas," Cappiello contended.

The Port Authority is expected to spend \$100 million in the renovation process, and the remainder of an estimated \$500 million in improvements is expected to come from the private sector.



Old Port Authority photo shows busy shipping activity at Hoboken waterfront in 1931.

## Hoboken pier transfer today

By James Kopchans

Gov. Thomas Kean and Senators Bill Bradley and Frank Lautenberg are scheduled to be on hand during ceremonies today marking the return of the Port

Authority piers to Hoboken.

They will be joining Reps. Frank Guarini and New York Rep. Mario Biaggi in witnessing the transfer of the deed for the land, which the federal government has held since 1917.

Negotiations completed last month paved the way for the purchase of the piers from the federal Government Services Agency for \$1.5 million. The Hoboken Council approved the purchase at its meeting on Fri-

day. The ceremony today is scheduled for 2 p.m. at the second floor of the pier headhouse at Second and River streets.

At the ceremony, Mayor Steve Cappiello will turn over a check for \$1.5 million to the two representatives of the General Services Administration.

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THE JERSEY JOURNAL, WEDNESDAY, JANUARY 11, 1984

## Mayor, councilman exchange some words

By Rick Tosches

An inquiry last night by the Hoboken Board of School Estimate on cost overruns at the Rue School ended with a disagreement between Mayor and Board Chairman Steve Cappiello and Councilman Thomas Vezzetti after the councilman pledged to divulge litigation matters discussed in closed session.

About an hour after the 6

p.m. session commenced, Cappiello followed Vezzetti into the school board's conference room and announced the meeting was adjourned because the councilman "would not pledge to keep the information in the room of the closed session."

The litigation concerns allegations that the school board is responsible for nearly \$800,000 in overruns at the \$1.7 million project because it did not cancel

its contract with Deep Path Construction until it was too late.

Words between the two officials were then volleyed at each other as both, at times, appeared to be on the verge of grinning.

"The public has the right to know," said Vezzetti.

"We gave you the right to sit in on the meeting, but you have to learn the rules," Cappiello

responded. "I would have called the police."

"They (the Board of School Estimate) were trying to deprive me of public information," added Vezzetti. "Cappiello doesn't want me to go to the public with information. The public is being railroaded to financial bankruptcy by the board. They get companies who can't do the job."

"Fifteen people in the room

made the pledge (to keep all information under confidence until the litigation is complete)," said Cappiello. "He (Vezzetti) didn't."

The incident occurred after Vezzetti arrived at the school board and discovered the board was meeting in closed session in a second-floor office. He decided to enter the session.

Several minutes later, Cappiello came downstairs to announce the meeting was over.

In school board business, the board tabled a resolution to approve its preliminary 1984-1985 budget for submission to the Hudson County Superintendent of Schools Louis Accolla until it is able to discuss about \$2 million in reductions called for by the state.

Last year, the school board exceeded its budget cap by nearly \$1.2 million to necessitate the cuts.

"The budget cuts could im-

pact on personnel," said Trustee John Pope.

"We have no answer but to cut the budget," said Trustee Steve Block. "If we have to cut a lot of money, it is going to affect the teachers. When it (the budget) gets cut, who gets cut?"

The proposed budget tabled last night was for \$24.8 million, while the maximum amount permitted by the state is \$22.8 million.

The board has scheduled a meeting on the matter for Jan. 19 at 8 p.m. in the board conference room.

The board also rescinded a contract with the Hoboken Teachers Association approved at last month's meeting and approved a new contract providing for 8.25 percent in pay raises.

John Lugo, brother-in-law of board Trustee Zelma Lugo, was hired as a law enforcement officer for the school system at an \$8,827 per year salary.

## Chius determined on budget

By James Kopchans

Hoboken Business Administrator Edwin Chius is determined to get the new municipal budget before the city council on Jan. 16, no matter what form it will be in.

Chius said he has gotten preliminary figures regarding the amount of revenue sharing aid for the city and will be using those numbers to finish the budget and hand it into the council.

The council is scheduled to meet in caucus tonight and will hold their regularly scheduled on Jan. 18. Both meetings are scheduled for 7 p.m. in the council chambers in City Hall.

Chius said he would have almost all the information needed by the council for their budget workshops. Several members of the council had been calling for the budget to be introduced as early as possible.

Last year, Hoboken was the last community in Hudson County to pass a budget. The

budget had to finally be prepared by the state, which caused an increase of about \$36 in the city's property tax rate.

Also at the caucus tonight, the council members are expected to discuss the findings of their revenue and finance committee on the financial operations of the city. The report, which was released on Friday, charged that a lack of cohesiveness and response by city officials had caused major problems with the city's finances.



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## Revaluation

Hoboken officials are acting like they just discovered revaluation can be costly to taxpayers.

They're making promises to try to find ways to soften the blow that will hit some property owners squarely in the pocketbook.

But the city knew in 1981, when it was ordered by the county Board of Taxation to revalue, that increases in the market values of property had far outpaced assessed values. After all, properties hadn't been reassessed since 1974, the very beginning of the brownstone revival in the city.

The new-found concern of Mayor Steve Cappelletto and the city council turns out to be too little too late.

There are no existing programs that allow the phasing in of true market values, which in some cases are three and four times more than the assessed values.

The only relief Hoboken officials may offer taxpayers is an individual payment plan system that would allow those residents, who are hit the hardest by revaluation, to pay the increases over a period of time.

Jersey City can learn a valuable lesson from the Hoboken dilemma. As in Hoboken, Jersey City is under a county order to revalue by 1986. Jersey City has had its own brownstone revival and properties are assessed in some cases at less than 50 percent of market value.

Jersey City officials should be reassessing wherever possible before they undertake a complete revaluation program to meet the county deadline.

Politically astute officials know the ills of an overdue revaluation program. That's why they continue to delay it. So officials should prepare for revaluation before unleashing it to minimize the damage.

## St. Mary Hospital board elects four

Four new members have been elected to the St. Mary Hospital Board of Trustees in Hoboken, it was announced by Sister Grace Frances Strauber, president of the hospital.

Elliott S. Braswell, president and chief executive officer of Braswell and Hoboken Shipyards, Inc.; John P. Trombley, founder, chairman and president of Hudson Associates, a packaging company; Bruce A. Smith, administrator of St. Anthony Community Hospital in Warwick, N.Y.; and Robert A. Hand, senior vice president of finance and operations of the Stevens Institute of Technology, will serve three-year terms.

In making the announcement, Sister Grace Frances noted that the new members are "prominent community leaders whose judgement, knowledge and skill in wide ranging business and civic activities will be of immeasurable benefit to St. Mary."

Braswell established Braswell Shipyards at a waterfront location in Caihoy, South Carolina and soon expanded to a larger site in Charleston.

In the spring of 1983, his organization purchased the former Bethlehem Steel Corporation Hoboken Shipyard with facilities in Hoboken and Bayonne. One dry dock can accommodate vessels up to 1,082 feet long and 138 feet wide. Work has begun on the USS Kalamazoo in Hoboken on a government contract in excess of \$14 million.

Trombley founded Hudson Associates in 1978, shortly after receiving his M.B.A. from Fordham University. Headquartered in Hoboken, the company staff a midwest office in Toledo, Ohio.

The packaging company executive was formerly with Owens-Illinois Plastic Products Division and J. Rabinowitz & Sons, packaging distributors, both of New York.

Trombley is stewardship chairman of All Saints Episcopal Church and co-chairman of the 1983 Hoboken House Tour. He lives with his wife Jane and two children in a 19th century house they restored in Hoboken.

Administrator of St. Anthony Community Hospital since 1981, Smith previously was associate director of Champlain Valley Physicians Hospital Medical Center in Plattsburgh, N.Y., and assistant administrator at Mansfield General Hospital in Mansfield, Ohio.

Hand has been with the Stevens Institute of Technology for 35 years, having served previously in such positions as treasurer, controller and bursar. He continues in the post of treasurer. Hand is a member of the National Association of College and University Business Officers and of the Eastern Association of the organization.

Born in Summit, Hand lives with his wife Josephine and five children in Hoboken.



Elliott S. Braswell  
Shipyards president

Bruce A. Smith  
Hospital administrator



Robert A. Hand  
Stevens vicep

John P. Trombley  
Packaging executive

## Hoboken signs up 1,000 pupils for free breakfast

By James Kopchans

The Hoboken school system will start a pilot program today, feeding approximately 1,000 elementary school students breakfast daily.

The program, partially funded through state aid grants, will be run at the Wallace and Connors schools until the end of the school year, said Otto Hottendorf, school board president.

"Studies have found that many students may find they have difficulties learning in school because they did not receive a proper breakfast to start the day," Hottendorf said.

Both schools will carefully monitor the

program to determine if it can be beneficial to the district as a whole.

If proven so, Hottendorf said the program would probably be expanded to the city's six elementary schools.

Approximately 500 students have signed up for the breakfasts in each school, according to Hottendorf. They were already enrolled in the school's free lunch program.

Hottendorf said income guidelines for the breakfasts would be the same used for the school lunch programs. A child from a family earning less than \$8,500 a year is eligible for free lunches, while a child whose family earns up to \$12,000 a year is eligible for

## Hoboken jobless office must move

By Ronald Leir

The New Jersey Unemployment Claims Office in Hoboken has lost its lease and must vacate its space at 86 River St. by the end of this month, a state Labor Department spokesman said. Where the office will go is still undecided, he said.

Hoboken Mayor and Freeholder Steve Cappelletto told fellow freeholders at yesterday's public caucus that the state "asked me to intervene for them because there's a potential to relocate them into the county CET building on Adams Street in Hoboken."

Cappelletto said that "because of CET's diminishing role, there is space for the state people in the building."

He said that a separate entrance for the state office would have to be provided on the side of the Adams Street building and that the landlord would want to renegotiate the lease on the building if the state became a new tenant.

Cappelletto recommended that the freeholders turn over the matter to county counsel Joseph V. Kealy to handle such negotiations but at the suggestion of Freeholder Samuel D. Kaye, of Bayonne, the board referred the matter to its CET committee, headed by Freeholder Joseph Simunovich, of West New York.

Reached in Hoboken, Robert

Gillen, CET operations officer, confirmed that, "We do have space available and we'd welcome (the state) aboard because under the New Jersey Job Training Program Act, they're the only source of validating claims applicants for the program."

Gillen said that the state tenancy at 71 Adams St. would eliminate the need to bus prospective claimants over to the River Street Unemployment Office, would "save a lot of paperwork for us," and would likely "reduce the amount of rent we pay" because CET would be sub-leasing part of their space to the state.

There are nearly 90 CET employees in the building now and the state would be bringing "approximately 30," he said.

How much the county currently pays for the rent couldn't be readily learned yesterday.

"It would be a hell of a good marriage for us," Gillen declared.

But Ralph Schrom, a press aide for the Labor Department, said yesterday in Trenton that, "We haven't settled on 71 Adams St. A preliminary investigation we've made says it would probably work out but we're still looking at two other locations in Hoboken."

He declined to name those locations.

"By Monday, we'll know better where we're going," he said.

Schrom said the River Street landlord, Riverview Realty Association, is "terminating our lease because he intends to refurbish the building and put it to another use."

Added Schrom: "We want to

stay in Hoboken — it's a city on the rebound."

If for some reason the Hoboken Unemployment Office, one of 40 claims offices in the state, hasn't moved by Jan. 31, "we will be prepared to reschedule our clients for our Jersey City and Union City offices," said Schrom.

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## Hoboken OKs pier purchase from the feds

By James Kopchans

By a 7-to-2 vote, the Hoboken City Council has approved a \$1.5 million purchase agreement of the Port Authority piers from the federal government.

Before a small audience that included six executives from the Port Authority, the council cast their votes. Meanwhile, an official ceremony has been planned for Wednesday at 2 p.m. at the piers where officials from the Port Authority will hand over a \$1.5 million check to the city to finance the acquisition.

In other business, the council voted to table a \$1 million bond issue to fix up the city's schools until the city's school estimate board can conduct an investigation into charges that many of the renovations at the Rue School were mismanaged. The school estimate board has scheduled a meeting for Tuesday at 6 p.m. to discuss the situation.

Under the terms of the purchase, the Port Authority will make the \$1.5 million available to the city to pay the cost of the piers at no interest for the city. Eventual repayment of the principal will be made out of the city's portion of rents received from a planned \$500 million waterfront development.

The purchase agreement was opposed by Councilmen Thomas Vezzetti and Pat

Pasculli. Vezzetti cautioned the council about accepting an agreement without the specific obligations of the city being spelled out, while Pasculli said he would rather the city renegotiate the current lease on the property with the Port Authority before entering into any agreement involving the authority.

However, both Councilmen Robert Ranieri and Anthony Romano argued that having the piers in the city's hands would give the city a stronger, rather than weaker hand in future negotiations.

On Wednesday, when the deed to the property is handed over to the city, it will mark the first time since 1917 that the city has exercised any control over the property. The piers have been under federal jurisdiction since 1917 when they were confiscated from the old German-American steamship lines.

Concerning the bond issue, the council voted to hold it up on Wednesday because of allegations by school board member Steve Block that much of the work was poorly done on Rue School and badly mismanaged.

About \$600,000 of the \$1 million bond is slated to go towards cost overruns on the school, largely caused by flooding in the school's gymnasium from an improperly installed pipe.

## Architects vie for contract to develop Hoboken piers

A selection committee of the Port Authority is reviewing proposals from seven "world class" architectural firms seeking a \$500,000 contract to design and oversee development of a large section of Hoboken waterfront.

The development site is 46 acres encompassing three cargo piers and will undergo \$100 million improvements by the P.A. before private developers can bid for various commercial and residential projects. The

total cost of the project is estimated at \$500 million.

P.A. officials expect to select the architectural firm by March 1. That company would be expected to submit a comprehensive proposal around Aug. 1. Construction would begin next year after the developers are chosen.

The selected architectural planning firm would be responsible for formulating a development scheme, design guidelines, construction criteria, en-

vironmental constraints and cost estimates.

"The plan will give a rough physical sense of what the property can support," said Salvatore Semperi, the P.A.'s assistant director of waterfront development. "That will form the basis of going to private developers who will bid on actually building the plan and who will be the Port Authority's partner."

See ARCHITECTS — Page 20.

## Architects competing for pier project contract

Continued from Page 1, 1/23/84

Semperi described the competing architectural design firms as "world class." Among them is the Princeton firm of Geddes, Brecher, Qualls, Cunningham, which drew the original plan for the development of Liberty State Park in Jersey City. The firm submitted a joint proposal with the firm of Raymond, Parish, Pine Weiner of Tarrytown, N.Y.

The Grad Partnership of Newark, which has been associated with numerous projects in the state, including the Meadowlands Arena and the Pegasus restaurant, submitted a proposal with Anderson, Notter, Finegold Inc., of Boston.

The Gruzen Partnership of Newark, known for its Harbor-side Terminal conversion in Jersey City and work at the Gateway National Recreation Area in Sandy Hook, made a joint proposal with Beyer, Blinder, Belle of New York.

Other firms include the New York firms of Cooper Eckstut Associates, which planned the foreign trade zone in Mount Olive and Battery Park City in Manhattan, and the firm of Conklin Rossant, which has been involved in work on Ellis Island

and waterfront parks in New York.

Moshe Safdie & Associates of Boston also submitted a proposal. The firm's previous projects include the Old Port in Montreal.

Wallace Roberts & Todd of Philadelphia, the firm that drew the revised master plan for Liberty State Park issued last year, also submitted a proposal. The firm has also drawn plans for Lincoln Harbor, the Hartz Mountain project in Weehawken.

Two other New York firms, I.M. Pei & Partners and Davis Brody Associates, decided not to submit proposals because they hope to compete for the P.A.'s project at Hunters Point, Queens.

The New Jersey Legislature has passed bills authorizing the P.A. to begin the projects to revitalize the Hoboken and Queens waterfronts, but the New York Assembly has yet to approve the bills.

Peter C. Goldmark, executive director of the P.A., said he believes the Hoboken project can go ahead without legislative approval in New York on the basis of the bi-state agency's jurisdiction over the targeted areas under existing laws.

## Pasculli asks delay in tax reassessments

Hoboken Councilman Pat Pasculli now wants a moratorium placed on the city's next tax assessments because of hardships being placed on homeowners in the sixth ward.

In a letter to E. Norman Wilson Jr., chairman of the council's revenue and finance committee, Pasculli said that he sought the moratorium because of the wide number of complaints that residents in his ward have given him regarding their new assessments.

"To take a jump of properties averaging 27 percent of true value to 100 percent of true value is a big hardship for many

people," Pasculli said. "I'd rather see it done in a series of jumps that could cushion the blows."

If the assessments say, Pasculli said many of the homeowners just won't be able to pay their tax bills because of the jump. As an example he said that one homeowner whose home had been assessed at \$23,000 suddenly received an assessment of over \$80,000 meaning a tax bill of over \$4,000 for this year, much higher than last year.

"And if it's happening in my ward, I'm sure it's happening all over the city."

## Hoboken HOPES to hold hearing

By James Kopchans

The board of directors of the Hoboken HOPES program has set a special hearing for Monday to look into charges of political manipulations involving employees at the HOPES-run Head Start program in the city.

Representatives of the staff of the Head Start center spoke to the City Council on Wednesday, complaining of arbitrary and unjustified changes in personnel and policy at the center, apparently brought about by political pressure, they said.

The representatives focused their complaints on the center's former administrative assistant, Sue Spinella, who lost her job on Jan. 13 after six years at the center.

Maryanne Palceski said Mrs. Spinella lost her job when

the position was written out of the budget.

However, the representatives said Wednesday said the job is now being done by a new employee with a different title possessing the same qualifications as Mrs. Spinella.

"It's clear we have to come to the bottom of this," E. Norman Wilson Jr., executive director of HOPES, said yesterday. "If true, then this would be evidence of politics, which have always been removed from the center throughout its history."

The center's administrators are involved in contract negotiations with the teachers and non-instructional personnel at the center at 117 Jefferson Street. Because of these negotiations, Mrs. Palceski said she could not speak about the charges.



## Waterfront Plans Gain in Hoboken

By TOM JACKMAN

**A** FORMIDABLE hurdle in this city's struggle to build a \$60 million waterfront complex was formally cleared last week when the Federal Government signed over to it, for \$1.5 million, the property rights to three abandoned piers.

The ceremony — it was attended by Senator Bill Bradley and Alan Sager, chairman of the Port Authority of New York and New Jersey, as well as Mayor Steve Cappelletto — was held in a nearby deserted structure at the head of Pier A.

The money for the purchase came from the Port Authority, which paid the \$1.5 million as an advance against eventual revenues from the project.

Negotiations for the rights to the land centered only around a suitable price for the transfer, since Federal legislation mandating it was signed by President Reagan in 1982. Representative Mario Biaggi, Democrat of New York City, who was instrumental in getting the legislation passed, also attended the signing.

The Port Authority has been instrumental as well, and it was an authority check that completed the transaction. The agency authorized the expenditure last month, according to Katie McKay, an assistant to Peter C. Goldmark Jr., the authority's executive director.

"If there were no agency such as the Port Authority," Mayor Cappelletto said, "these piers would still be the property of the Federal Government."

Mr. Biaggi, who was made an honorary citizen of Hoboken by

Mayor Cappelletto for his role in the transfer, called the purchase "the best buy since we bought Manhattan."

The authority's commissioners also have authorized developers to submit a master plan for the waterfront complex, which is to have a 670-unit condominium, a 400-room hotel and 600,000 square feet of office space, all surrounding a 370-slip marina.

The proposals are due tomorrow.

However, for the Port Authority to deepen its involvement, it needs new authorizing legislation, a hurdle that seems to get higher every time Hoboken makes a run at it.

Such legislation was passed by the New Jersey Legislature in 1982, but the end of 1983 marked the second straight year in which the New York Legislature failed to advance the necessary bill to Governor Cuomo's office. Mr. Cuomo has often proclaimed his support for the measure.

Authorization for the Port Authority's involvement must be approved by both states before the development project can proceed. So for the third year, the bill returns to square one in the New York Assembly.

Salvatore J. Samperi, the Port Authority's assistant director of economic development, said, with a frustrated laugh, "We're going to keep trying."

The bill calls for two projects in New Jersey and two in New York, but the only one designated in the original legislation was Hoboken's. The offices of Mayor Koch of New York City and State Senator John J. Marchi, Republican of Staten Island and head of the Senate's Finance Committee, then expressed reservations over New York's not getting its fair share.

An agreement reached last Novem-

ber between Mayor Koch, Governor Cuomo and the Port Authority seemed to resolve these differences, but last week David Jaffe, Senator Marchi's counsel, said that a new bill had to be written.

"We will try and draft a bill that will be acceptable to everybody, probably by the end of the month," Mr. Jaffe said. "There certainly has to be a new one."

"The Senator is willing to go along on this. It's just a question of how it's implemented."

Mr. Jaffe said that the new legislation "is going to try and take care of the basic bill, the amendments passed by the New York Assembly and the agreement reached by the Mayor, the Governor and the Port Authority."

Port Authority officials were not pleased to learn of Senator Marchi's new intent, pointing out that the New York Assembly had passed a bill identical to one approved by New Jersey, and that new additions to the legislation would have to be returned to the New Jersey Legislature, further extending the process.

At the ceremony, Mr. Goldmark expressed vehement opposition to Mr. Jaffe's proposal, saying "it's simply not fair for this [the Hoboken] project to be held hostage to whatever desires exist in the [New York] Senate for letting the New York projects advance."

"There is no sign that they're trying to move this program," Mr. Goldmark said, adding that Mr. Jaffe's move for a new bill "is to choose a course which will make it no bill."

Meantime, the Port Authority has prepared a report detailing what steps it could take under the existing legislation if the current bill is not passed. Mr. Samperi said that this was "on the back burner at the moment," pending New York's actions, and that plans were proceeding smoothly.



Mayor Steve Cappelletto of Hoboken, seated at left, as he received property rights to three abandoned piers from Peter Thomas, regional director of the General Services Administration. Also at the ceremony were Representative Mario Biaggi of New York, standing at left; Senator Bill Bradley, center, and Carroll Jones of the G.S.A.

But if the New York legislative stalemate continues, a decision may have to be made soon to proceed without its approval, with the proposed New York projects stalled as well.

"I think there's enough pressure for them to want to be involved," Mayor Cappelletto said. "If we don't work together, we both go down together."

## No new cops will be added in cities with state aid

By James Kopchains and Peter Weiss

Neither Jersey City nor Hoboken plans to use its share of a state allocation for Police and Fire Department salaries to hire more cops and firefighters.

The \$940,000 being received by Jersey City in special public safety aid will be used to maintain current personnel and service levels in the police and fire departments.

Although Hoboken has already added the \$85,000 they expect to receive from the state for police and fire salaries, city officials said the money will only be used to retain the officers already there and not to hire any more.

Hoboken Business Administrator Edwin Chius said that the budget now in the city council's hands contains a line item listing the state money.

The cities are receiving the money as part of a \$7 million package of aid to 26 cities by the state to help meet increases in police and fire salaries.

Hoboken police and fire union officials have urged the city to consider hiring additional personnel to handle the increase in demand being placed on the

departments' services.

The special aid package evolved from the needs of two cities, Newark and Paterson, in particular. Paterson would have had to lay off people because it lost a \$1.3 million arbitration, while Newark was faced with a budget shortfall last year.

Although Jersey City did not face any crisis last year, when the special aid concept was expanded to include 1984 municipal budgets, "we joined the effort and played a key role" in getting the funds, said city spokesman Thomas Golodik.

The \$940,000 is excluded from the normal Cap limitations on municipal budgets, which limit increases to 5 percent a year.

Under the terms of the legislation granting special aid to municipalities, they have the option of using the money to avert layoffs or to increase manpower or services, according to Barry Skokowski, director of the Division of Local Government Services.

Jersey City "faced the potential for layoffs" of police and firemen without the special aid, according to Golodik. "The \$940,000 allows us to maintain current levels of staffing."

## Hoboken ed board tables budget

By BRAD KELLY Staff Writer

**HOBOKEN**—The board of education last night tabled a resolution to adopt its 1984-85 budget, which is \$2.8 million more than last year's, because it exceeded the state cap by \$1.2 million.

The proposed budget would have meant the amount to be raised through taxation would have been \$7.7 million.

The board was considering a budget totaling \$24.1 million but,

according to the state cap, the highest the budget can be is \$22.4 million.

If the board approves the budget at the maximum state-permitted level, that will mean \$6.4 million will have to be raised through taxation. That figure is \$1.3 million more than was raised last year.

One of the reasons the board is requesting such an increase is that it expects to lose approximately \$700,000 in state aid because it transferred \$1 million from its free bal-

ance to its operating budget to help the city cope with its financial crisis last year.

Several residents criticized the board for transferring that \$1 million when, they said, the board knew that state aid would be cut because of the move.

Board Vice-President John Pope said the board transferred the money to help minimize last year's tax increase, with the understanding that the city would float \$1 million worth of bonds to pay for cost

overruns in the district's capital improvement program for its seven schools.

The City Council has delayed taking action on that bond issue pending an investigation into allegations by board Trustee Steve Block that the board mismanaged its capital improvement program.

Block called the preliminary budget a "catastrophe."

"We've got to take budgeting seriously. This is an embarrassment," he declared.

## Cappelletto adjourns private meeting

By BRAD KELLY Staff Writer

**HOBOKEN**—A private caucus of the board of school estimate was adjourned by Mayor Steve Cappelletto last night after Councilman Thomas Vezzetti threatened to go public with what was discussed.

Cappelletto told the press that Vezzetti, who is not a member of the board, had been told he could remain at the meeting if he did not release details of what was discussed.

Board Trustee Steve Block had requested that the meeting be private so he could give the board information that he says shows that the board

of education mismanaged its capital improvement program, including work on the David Rue School.

The board has filed suit against Deerpath Construction Co. of Union, charging that the company did not complete its \$1.4-million contract to renovate the school and did poor work on a number of renovations. Block and members of the board of school estimate did not want Block's findings to be made public at this time because the case is in litigation.

"You are just here to harm the school board," Cappelletto told Vezzetti after the adjournment. "We gave you the right to sit in on the

meeting if you agreed not to go to the press. Sorry, Tom, you have to learn the rules."

"You do not want me to go to the press, because you have all your lackeys up there," Vezzetti shouted back, pointing to the room where the meeting was held.

Vezzetti said he would have released details of the meeting because he wanted to bring to light "the irregularities of the school board system."

"You're trying to deprive me of information," Mr. Cappelletto, he shouted.

Cappelletto walked up to him, threw his chest out and replied, "My name is Steve."

## Hoboken holds on bond issue

By BRAD KELLY Staff Writer

**HOBOKEN**—The City Council has set an investigation into allegations that the board of education has mismanaged capital improvements of its schools before it decides whether or not to approve the floating of \$1 million worth of bonds for school renovations.

The council yesterday tabled the \$1-million bond ordinance which would allow for capital improvements to continue on the city's seven public schools.

Trustee Steve Block says the board is responsible for a total of approximately \$800,000 in cost overruns that have occurred at the David Rue School and has suggested the board did not cancel a contract with Deerpath Construction Co. of Union as early as it should have.

The board has filed suit against

the company, charging that it failed to complete its \$1.4 million contract to renovate the Rue School and that some of the work was insufficient.

Approximately \$140,000 to \$160,000 of unfinished work left by Deerpath is being completed by city employees in an effort to get the school open by September.

Block is expected to present information at next week's board of school estimate meeting, which according to Block, indicates the board of education has mismanaged

its capital improvement program.

Block said he would like to see an independent study made on the program and is afraid the board of school estimate will only ask the "culprits" for their views on the allegations.

Based on its findings, the board of school estimate is expected to make a recommendation on the bond issue to the City Council.

Instead of floating \$1 million worth of bonds, Block said he would

have liked the City Council to give back to the school board approximately \$500,000. This figure represents half the amount it asked the school board to transfer from its surplus budget into its operating budget to allow the city to appropriate \$1 million less for the school district in its 1983 budget.

According to Block, if the city returns the \$500,000 to the school board's operating budget rather than float the bonds, it would restore some of the expected loss in state aid.

Bernard Steinfeld, deputy assistant commissioner of finance for the state Department of Education, said last month that the school board stands to lose almost \$700,000 in state aid if its 1984-85 budget, because of the \$1 million it agreed to take out of its surplus budget to help the city cope with its 1983 financial crisis.

## P.A. pier plan gets a push

**ALBANY, N.Y. (UPI)** — Senate Minority Leader Manfred Ohrenstein introduced legislation to allow the Port Authority of New York and New Jersey to move ahead on revitalization projects in Hoboken, N.J., and the New York City borough of Queens.

Ohrenstein, a Manhattan Democrat, said Monday his move was intended to "break the legislative logjam" over granting the Port Authority the

power to go through with its plans.

A \$600 million residential-commercial waterfront project in Hunter's Point, Queens, would be matched by a similar commercial project in Hoboken. Each state would get an additional revitalization project at sites not yet determined.

Gov. Mario Cuomo and New Jersey Gov. Thomas Kean announced agreement on the plan last year, and the New Jersey Legislature has already passed legislation to implement the agreement.

The New York Assembly approved the plan last year, but it did not win Senate passage.

In recent weeks, Senate Majority Leader Warren Anderson and Senate Finance Chairman John Marchi have suggested a sports complex could be built in Queens instead.

But Ohrenstein said, "After the laborious efforts that have taken place thus far, renegot-

iating the deal defies credibility."

The revitalization projects were to be part of a major transformation of the Port Authority, including creation of a Bank for Regional Development to be financed by surplus Port Authority revenue.

Asked about Ohrenstein's move, Cuomo was noncommittal, saying he hoped the matter could be worked out among all sides soon.

## Census analysis shows NJ is 6.7% Hispanic

By WINNIE BONELLI Staff Writer

New Jersey has always been a melting pot with a mixed population, says Dr. Charles Stansfield, author of the recently published book "New Jersey: A Geography."

Using 1980 Census statistics, Stansfield notes that the statewide pattern of New Jersey residents of Spanish origin, 6.7 percent of the total, indicates that older cities that have traditionally been reception centers for immigrants are playing that role for Hispanics.

Hudson County's Hispanic population is 26 percent, with its heaviest concentration in Union City, where 35,525 or 64 percent of the inhabitants are of Spanish origin. In this group is reputed to be the largest concentration of Cuban-Americans north of Florida.

Second by only one percent is West New York, with 24,735 residents or 63 percent of the population. The next highest proportion of Hispanics is in Hoboken, where 17,074 Spanish-speaking residents represent 40 percent of the population.

Perth Amboy and Passaic each are more than one-third Hispanic, while that group composes more than a quarter of the populations of Paterson, Elizabeth and Dover.

Another major minority group is blacks who represent 12.5 percent of the state population. County proportions range from Essex County's 37 percent to Sussex County's 0.6 percent. The only Bergen of Hudson County with at least a one-third black population is Englewood, where 9,629 blacks represent 41 percent of that city's residents.

Asians, who make up only 1.4 percent of the state's population, are the largest minority in some communities. Fort Lee, for example, has 2,359 Asians or almost 10 percent of the population. Asians also form the largest local minority in six other Bergen towns: Palisades Park, Paramus, Tenafly, Upper Saddle River, Washington Township and Wyckoff.

Contributing to this factor, Stansfield concludes, is that the Asians' education and income levels surpass those of other minorities and that their relatively small numbers may induce less concern over potential "out-numbering" among suburban whites, resulting in a lower rate of discrimination.

Stansfield says, "This, in turn, may well produce less of a threat in racially sensitive areas."

In some cases, he attributes the Asians'

## Union City, WNY, Hoboken have heaviest Spanish populations in Hudson County

presence to sponsorship of refugees by churches and similar organizations.

"I believe this is also a reflection of negatives for other minority groups as well as positives (higher education and income) for Asians, Black and Spanish-origin New Jerseyans may lack both the requisite income levels and non-threatening 'low profile' of the Asians that combine to counter the more blatant, if illegal, forms of house discrimination," Stansfield said.

Population figures are only a small facet of this 245-page book — published by Westview Press and selling for \$18 — which Stansfield, a professor of geography and anthropology at Glassboro State College, uses to develop three themes depicting the state.

The first is New Jersey cultural diversion, derived from an amalgam of various ethnic, national and racial groups. Second is the observation of the state's orientation to the neighboring metropolitan centers of New York and Philadelphia. Last is the economic influence brought by the state's accessibility to major metropolitan centers and its well-developed corridor function.

"How New Jersey controls suburban sprawl, environmental deterioration and the internal competition among agricultural, suburban, industrial and recreational uses of land and water resources offers a model for the rest of the United States. Because I firmly believe that wherever the United States is heading, New Jersey could get there first," predicts Stansfield.

Written in straight-forward terms, the book has enough nostalgia and contemporary facts to keep readers interested. The text is accentuated by visual aids ranging from charts showing trends in employment by major industry categories to a map of ski resorts, listing the number of slopes and tows.



## Ranieri's 1st bill would aid Hoboken

By BRAD KELLY  
Staff Writer

HOBOKEN—City Councilman Robert A. Ranieri apparently has not forgotten the home folks in his second role as an assemblyman.

His first bill as a state legislator provides for a delay on revaluations for second-class cities with a population of 40,000 or more who are in the midst of a renaissance and waterfront development. His Assembly colleagues are expected to consider it next week.

There's not a whole lot who would qualify. It seems to be specifically geared for one town, said Carl Golden, press secretary to Gov. Thomas H. Kean.

But Ranieri, D-33rd, said the bill will include any city with the same plight as Hoboken's. He gave Atlantic City as an example, saying Casino development has created high property values there.

City Business Administrator Edwin Chius admitted yesterday, however, that the bill would probably be watered down to just second-class cities with a population of 40,000 or more.

Kean has the power to veto such legislation and has done so with a bill allowing an extension on Newark's current revaluation moratorium.

Golden said whether Kean would veto Ranieri's legislation, which is expected to be brought to the Assembly floor for a first reading next week, depends on their argument.

Ranieri and other City Council members contend the city's 10-year renaissance and the Port Authority of New York and New Jersey's proposed waterfront project has made the recent sale price of houses in Hoboken "unrealistically high."

Approximately 90 homes, assessed at \$10,000 in 1979, now carry assessments of \$65,000 to \$80,000. Although the revaluations will drop the city's tax rate of \$183.29 per \$1,000 of assessed valuation to about \$42.50 per \$1,000, most residential home owners will be paying a greater sum in property taxes.

In 1981, the Hudson County Board of Taxation ordered the city to conduct a revaluation and the City Council complied when it subsequently authorized \$200,000 to be paid to an appraisal firm to begin the job.

Chius criticized the council for going ahead with the revaluation because, he argued, it could have delayed complying with the order for several years.

But Councilman E. Norman Wilson Jr. said the council was never advised that the revaluation could be delayed.

The burden of the revaluation is being placed on the home owners' shoulders because the residential market is very active while the market for industrial and commercial properties, which are usually assessed at a higher rate, is fixed, according to Stanley Kosakowski, Hudson County tax administrator.

"They were aware of that," he said, referring to the City Council.

Councilman Thomas Vezzetti indicated he viewed the proposed legislation as a purely political move.

"They're putting off the revaluation for two years so they can win the 1985 election," he said referring to the ticket of Mayor Steve Cappiello, and Councilmembers-at-large Thomas Kennedy, Helen Maeri and Ranieri, who are up for re-election in the spring of next year.

## Hoboken Council attacks city brass

By James Kopchains

A Hoboken City Council committee has released a scathing report on city finances, accusing administrators of gross neglect and a lack of coordination in running their departments.

The Revenue and Finance Committee, headed by Councilman E. Norman Wilson Jr. and with members Thomas Kennedy and Mary Francone, gave the report to the council at Friday's meeting.

The committee charged that city administrators showed "a total lack of leadership, no coordination of activities, no game plan or goals and absolutely no follow-up on actions once initiated."

In response, Business Administrator Edwin Chius said the council also had to take the blame for many of the problems, since it knew the situation and failed to act.

Wilson said the committee decided to investigate after finding discrepancies in a list of salary increases to city employees made last year.

On that list was information that a large number of workers received salary increments before the new contracts were to take effect on Jan. 1, 1983; that employees holding provisional jobs received salary increases with permanent workers; and that between January and June of last year employees were being hired without the council's knowledge despite a city-wide financial crisis.

He also said in the report

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## Hoboken Council attacks city brass

Continued from Page 1.

that the council was misled into believing all top salaried officials received 7½ percent increases last year, when the figure was higher.

Chius said there was no deception and that all increments were made after January as part of each worker's contract. Although provisional workers got the increase, he said, this was the way it had always been done since a large number of employees are listed as provisional while they are waiting for certification as permanent.

As for the number of employees being hired, Chius said it was not a great number and that it wasn't the practice of the city to inform the council of every employee hired.

Chius said the salaries of the top salaried officials were known to the council. "If they passed it, they only had themselves to blame," he said there were several stories in the press at the time informing the public of the salary increases, and the council approved them.

The report said the committee found procedures to be lax and unmotivated.

For example, the report said the city had a poor record in collecting back taxes and delinquent water bills as well as park-

ing fines due to a lack of personnel and poor management. It said that a boatclub was allowed to operate on the city-owned Fifth Street Pier while holding a liquor license as an example of lax management.

The committee recommended a full reorganization of the departments, including consolidations.

"All human services could be put in one department known as Human Resources. Public Works could be responsible for all maintenance of streets, parks, sewers, buildings, vehicles, etc. Public Safety could be absorbed either by the Law Department or the mayor's office since each department has a professional chief in charge," the report said.

The report, looking at the school system, found several areas needed improvement, including administration, where it said many persons were drawing extremely high salaries.

Also needing improvement was education quality, where, it said, the city still had a long way to go to meet state standards.

Councilman Thomas Vezzetti said the report included recommendations he has made in the past. Vezzetti has been a supporter of efforts towards department consolidation since he was elected in June.

## Hoboken increases tax values

By BRAD KELLY  
Staff Writer

HOBOKEN—The city assessor has good news and bad news for the majority of homeowners in Hoboken.

The good news is that the tax rate is estimated to drop from \$183.29 per \$1,000 of assessed valuation to about \$42.50 per \$1,000 of assessed valuation this year.

The bad news that homeowners will probably be paying more in property taxes because all properties have been brought to their market value.

More than a quarter of the city's homeowners are expected to receive their new property assessments today and tomorrow. Some have jumped from \$7,500 and \$10,000 to \$65,000 and \$80,000, according to James Mulroy, president of Landmark Appraisal Co. of Perth Amboy, which did the city's revaluation.

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## TAX

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According to Woodrow Monte, the city tax assessor, any property that was assessed below 23 percent of its new market value will cost its owner more in property taxes this year.

Mulroy said that about 90 two-story homes on Willow Terrace which sold for \$10,000 in 1970 have been reassessed at between \$65,000 to \$80,000, well below the 23-percent figure.

He said the homes are "90 years old plus" and only 12½ feet wide.

He said a three-family brownstone on Park Avenue, assessed at \$140,000, was reassessed at more than \$200,000.

"In 1972, brownstones were selling in Hoboken for \$16,000 to \$20,000. Today at \$200,000, they're still a bargain," Mulroy said, referring to recent sales prices of \$600,000 for brownstones in Brooklyn, N.Y.

He estimated that approximately \$400 million more in ratables will come into the city because of the revaluation, most of that coming from residential properties.

According to City Business Administrator Edwin Chius, industrial and commercial properties have always been assessed at a higher rate than residential properties, and their owners will probably be paying fewer property taxes this year. He also said industrial property values have not increased as much as residential properties over the years.

The revaluation was ordered by the Hudson County Board of Taxation in 1981 after the ratio of current assessed property value to true market value rose well above 90 percent.

According to Monte, the revaluation will make the payment of property taxes more equitable. "Everyone will be paying their fair share," he said.

## Vezzetti enters bid for mayor

By BRAD KELLY  
Staff Writer

HOBOKEN—City Councilman Thomas Vezzetti unofficially has kicked off his campaign for the 1985 mayoral election. The outspoken councilman already is selling tickets to his March Thomas Vezzetti Civic Association dinner, and he said yesterday the money will be used, in part, to fund his campaign.

Vezzetti, who was elected last spring to represent the 2nd Ward, said he has been forced into running for mayor.

"I was hoping to endorse a councilperson, but they're not doing their job. I have to run. I don't see any councilmember with my qualifications," he said yesterday.

Vezzetti is the first to announce his intentions publicly. Rumors persist that Mayor Steve Cappiello will seek another term and Councilmen Thomas Kennedy, E. Norman Wilson Jr. and Robert A. Ranieri will challenge that decision, but none of these reports has been confirmed.

## March fund-raiser planned by Hoboken's 2nd Ward councilman

Vezzetti blasted the council for backing a two-year moratorium on the city's revaluation of property assessments, calling it a purely political move to get Cappiello through the May 1985 election. He also criticized what he said are unnecessary jobs in the housing authority, the board of education and City Hall.

"There are no checks and balances here—the taxpayers of this city are being raped," Vezzetti said.

Vezzetti said he hopes to get from 200 to 300 people at his March civic association fund-raiser. He said the money raised will go toward his mayoral campaign and the June primary for the Hudson County Board of Freeholders to get Cappiello out. "Cappiello is a former freeholder chairman."

Vezzetti said he believes he can get the votes of the young as well as the minority vote because "the young people will not close their minds... unlike my generation who have accepted the philosophy that politicians are omnipotent." Vezzetti also favors an end to rent decontrol, which he said is pushing the minorities out of Hoboken.

As for the city's tax rate, currently \$183.29 per \$1,000 of assessed valuation, Vezzetti was on the streets yesterday with his familiar bullhorn, urging city residents to "beg" their representatives to bring the tax rate down in the 1984 budget.

## Chius wants to heat up new firehouse plan

By James Kopchains

Although it's been on the back burner for nearly two years, Hoboken Business Administrator Edwin Chius still holds out hope for a new fire headquarters at Second and Jefferson streets.

Chius said yesterday he planned to bring the firehouse meet to the council's attention after it completes work on the municipal budget.

"I've included in the capital improvements portion of the budget, but it will be up to the council whether it's done."

Chius said he had hoped to bring the matter up to the council last summer, but refrained because "after last year's budget disaster there was no chance that the money could be found for the firehouse."

A feasibility study by Storch Engineers of Florham Park, in October, 1982 recommended the city close its present station at

Observer Highway and move to the Jefferson Street house, which would be expanded to nearly double its present size.

Total cost \$989,000 by Storch; and \$1,187,000 for space for an additional pumper and hook and ladder trucks.

The money would have to be bonded, which Chius said might be difficult to pass, especially since the council's passed a \$1 million school repair bond earlier this month.

The plan has the support of Fire Chief James Houn and Public Safety Director James Giordano. However, when the plan was given to the council last year, it was opposed by Fourth Ward Councilman Louis Francone. Francone's ward contains both firehouses.

Francone's wife, Mary, who now serves as councilwoman for the Fourth Ward, has not taken any position yet.

Should the Observer

Highway station be closed it would leave the city with three active firehouses, the other two being on Eighth and Clinton streets and 14th and Washington street, respectively. Chius said the Observer station is considered structurally unsound and costs the city more money than the others because of the high cost of heating the drafty building.

Both Chius and Giordano said yesterday they did not believe the city will have to put a firehouse near developments on the city's southern waterfront.

"What we will need is increased manpower, but I don't see any future need for additional equipment just because of the developments," Chius said. "There will be a need to replace old equipment with new," but that's to be expected.

"If the buildings are higher than a certain limit, what good are the hooks-and-ladders or pumps?" Chius said.

"At least 90 percent of the buildings in anything built on the waterfront will be fireproof, so there shouldn't be a great increase in the need for fire protection because of the development," Giordano said. "I believe that we can reach the site in plenty of time from the firehouses we have now."

## Revaluation delay to hurt city: Assessor

By BRAD KELLY  
Staff Writer

HOBOKEN—The city's tax assessor warned yesterday that a two-year moratorium on property revaluation could be a disaster for taxpayers by driving the tax rate up by more than \$61 per \$1,000 of assessed valuation next year.

Tax Assessor Woodrow Monte's warning came in response to Councilman Robert Ranieri's announcement Wednesday that

his first bill as a state assemblyman would call for a delay in revaluating property for second-class cities with a population of 40,000 or more that are in the midst of a renaissance and waterfront development. The bill is expected to get its first reading next week on the Assembly floor.

The City Council is supporting a delay, with a majority of its members expressing the view that the city's 10-year-old renaissance and proposed waterfront development has made recent sales of homes

unrealistically high. As a result, the majority argues, some longtime residents who own similar type houses would be unfairly assessed under a revaluation.

Monte said yesterday that he is concerned about the further financial burden on taxpayers that a delay would cause. He said that, if the revaluation is put off, the current tax rate of \$183.29 per \$1,000 of assessed valuation could climb to \$202 per \$1,000 of assessed valuation this year and to more than \$244 per \$1,000 of assessed

valuation next year. "I can't understand this action... (the council) knowing the city is in its present predicament because they failed to revalue four years ago, during which time the tax rate went from \$94.19 (per \$1,000) in 1979 to the current rate," Monte said. If the council can cut the amount to be raised through taxation for the budget this year by 6 percent, he said, the estimated revaluation on the tax rate figure of about \$42 per \$1,000 will drop to \$36 per \$1,000 of assessed valuation.

## Hoboken City Council to introduce \$22.9 million budget

By James Kopchains

The Hoboken City Council is set to officially introduce its 1984 municipal budget on Wednesday, renewing the controversy that has surrounded municipal spending in the city.

Details of the new budget were given to the nine council members at their Jan. 18

meeting. The new budget, at \$22.9 million, is \$1.6 million more than last year.

Meanwhile, the Hoboken Environment Committee has scheduled a public hearing for Jan. 31 with City Business Administrator Edwin Chius to discuss the details of the budget. The meeting is scheduled for 8

p.m. at Ascension Hall, adjacent to St. Mary Hospital, Third and Clinton streets.

Interest in this year's budget has been high, especially after last year's budget troubles, which eventually saddled homeowners with a \$36 jump in the city's property tax rate.

Also, this year is the first

one under a new revaluation of all city properties in the city. Homeowners are fearful that the new assessments may mean a higher tax bill for their properties.

Chius has maintained that the new budget will mean a \$10-to-\$15 decrease in the tax rate

alone. However, troubles surrounding school finances and county budget could affect this. The city's school board has already rejected one preliminary budget and is working on another to cope with the expected loss of about \$700,000 in state school aid.

Once introduced, the council has 45 days to schedule a public hearing and vote on it. Also scheduled for Wednesday's meeting is a resolution authorizing city officials to execute a federal UDAG grant agreement for \$315,000 with the Caparra Homes Corp.



# Waterfront plans set neighbors at odds

By BRAD KELLY  
Staff Writer

When the Port Authority decided in 1979 to begin developing the waterfront areas bordering the New York Harbor, it set its sights on a 51-acre strip of shoreline in the small city of Hoboken.

## News Analysis

The Port Authority of New York and New Jersey plans to invest more than \$100 million into its first attempt at a mixed-use waterfront development project that modestly calls for 1 million square feet of office space and 75,000 square feet of commercial space to be built along 3,150 feet of waterfront.

Those plans are proceeding, but in recent months Hoboken and its proposed development have been overshadowed by the politics of some of New York City's big guns.

## New York 'in its selfishness' is hurting its image, helping Hoboken's, Cappiello says

Powerful politicians concerned about the Port Authority's sister project slated for Queens, N.Y., have thrown a blanket of confusion over the Hoboken project and a veil of doubt on future Port Authority bistrate regional development plans.

A Port Authority spokesman is quick to point out there is "genuine bistrate cooperation" on a number of the agency's projects, including the industrial development program legislation passed in 1979 that put an industrial park in The Bronx, N.Y., and has promised a garbage-burning plant in Essex County.

It seems that when it comes to cooperation, however, waterfront developments may be a thornier issue. As the same spokesman said, "there is a big rivalry on the east and west sides of the Hudson River."

The current problems stemming from the Hoboken and Queens projects have involved the following formidable figures:

- Deputy Mayor Kenneth Lipper of New York City is a major critic of the current waterfront legislation because the Queens development is

not detailed. He stalled the Port Authority last year until the terms of a memorandum of understanding that included a partial ban on Hoboken's project. He is still involved in current legislation negotiations, and his primary concern is the economic revitalization of New York City.

- New York City Mayor Edward I. Koch also wants more specifics on the Queens project put in the legislation. He was instrumental in creating the memorandum of understanding that specifies Hunters Point in Queens as the specific New York site, sets up a specific in-lieu-of-tax-payment structure and provides that both projects will not start more than six months apart.

As mayor, Koch has control over various city planning and zoning boards which must approve early

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## WATERFRONT

Continued from Page 1

aspects of the development. According to one spokesman, "There is a long list of ways projects can be encumbered."

- New York State Sen. John Marchi, R-Statens Island, is currently working with the Port Authority in drafting a new version of the legislation. He wants definite guarantees the Queens project will get done. He is considered by many to be the No. 2 man in the New York Senate behind Majority Leader Warren Anderson, R-Binghamton. Anderson looks to Marchi for guidance on development projects for the New York area, according to sources.

Marchi's Staten Island was originally considered for the waterfront development site, but later dropped by New York City officials. His spokesman contends, "That's not a big issue with him."

- Queens Borough President Donald R. Manes is upset with Marchi for holding up the legislation and fearful that Queens may never find an agency like the Port Authority willing to invest \$100 million in the project if the deal falls through. He is a member of the New York City board of estimate and has power to table development resolutions pertaining to Staten Island, which he has recently done.

- New York Gov. Mario M. Cuomo has the power to veto Port Authority Board of Commissioners meetings, but has indicated he will not stand in the way if the Port Authority decides to develop the Hoboken project without the Queens project.

- New Jersey Gov. Thomas H. Kean also has veto power and threatened to use it to block \$15

million in Port Authority funds for the proposed Staten Island naval base in response to Marchi's objections to the waterfront legislation.

- Top officials of the Port Authority feel the Hoboken project can be completed under existing Port Authority laws. They intend to do this if the waterfront legislation drafted by Marchi makes it unpassable in the New Jersey Legislature. The agency still plans to invest \$100 million into the project, but there is some doubt as to whether the private sector can fulfill a larger role in the development if the Port Authority goes solo.

Some officials have said the bistrate agency may move some of its offices out of the World Trade Center and into the Hoboken project, guaranteeing occupancy for prospective developers and insuring the success of the project.

Several officials see the current New York objections as normal "stone walls" and do not see any serious threat to future regional development. Other officials, however, say it is still too early to tell, and point out that two more waterfront projects are included in the legislation currently stalled in the New York Senate.

- Hoboken Mayor Steve Cappiello has made it his goal to get the waterfront development under way before leaving office. At first he pleaded with Koch to reconsider his objection to the legislation. But now he feels New York City "in its selfishness" is hurting its image and helping Hoboken's.

He feels that the waterfront will be developed and that the Port Authority will play a role in that development.

## Hoboken schools in budget bind

By James Kopchals

Hoboken schools now face serious money troubles due to the transfer of \$1 million in their budget last year.

As a result, the board may be forced to make personnel cuts next school year.

The \$1 million cut down city property tax increases last year.

Now it's come back to haunt them. Already, the state has dropped about \$745,000 in education aid for the 1984-85 school budget and now the system will have to cope with a stifling budget cap—just as school administrators had warned.

Last August, both Dr. George Maier, superintendent of schools, and Tony Curko, its auditor, had warned board members that allowing the city to remove \$1 million of the municipal share of the 1983-84 school budget would mean a major drop in state aid along with a budget cap much too small to meet rising expenses.

Last month, Bernard Steinfeldt, deputy finance commissioner for the state Education Department, said the board was losing about \$700,000 in state aid for the next school year budget, which will begin July 1.

Curko said yesterday the actual figure was closer to \$745,000. Although the actual amount was determined through a complicated financial aid formula, Curko said the loss could be foreseen when the board approved the transfer.

The school budget is composed mainly of state aid revenues coupled with municipal taxes. In the current budget, Curko said these two elements totaled roughly \$16.7 million, of which the municipal portion was \$6,133,000.

When the transfer was approved, the city effectively took \$1 million away from the \$6.133

million, which the board replaced with \$1 million of its own from its free balance.

The free balance accounts consisted mainly of surplus funds. School officials had been building the accounts to help pay for repairs to the city's schools. Although the city is planning to approve a \$1 million bond issue to cover this repair work, Curko said the bonds will have no effect on the school system's financial situation.

By lowering the municipal portion, Curko said the school board dropped the actual size of

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## Hoboken school system facing budget crunch

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the budget from \$16.7 million to \$15.7 million. He said the free balance money had no effect on budget figure.

It is the \$15.7 million figure that state education officials are using to compute the increase allowed for the next school budget.

"We will have to spend \$16.7 million to run the schools this year, but the state is treating us as if we are spending only \$15.7 million," Curko said.

As a result, Curko said the total amount the board will have with a budget cap is \$16,935,000, meaning it will only be able to increase its budget roughly \$235,000.

Without the transfer, Curko estimated the budget cap would have been about \$1,075,000 higher or \$18,010,000.

Once the cap is set, Curko said, the state then bases its state aid on the new figure. As a result, the lower budget cap will mean the loss of the \$745,000 in state aid.

Maier said yesterday that the board will be asked to consider appealing for a cap increase with the state as the system had done in 1978. Without the lifting of the cap, Maier said the only other alternative was to initiate cuts in both personnel and services in the next school year.

"When your budget is made up of about 80 percent in salaries you cannot realistically expect that enough cuts can be made in the other 20 percent," Dr. Maier said.

Maier said some of the money could come out of the funds earmarked for school repairs, but said that the schools and other facilities are in such poor condition that he hesitated to use the money.

Meanwhile, Steve Block, a member of the board, has asked the city council to return \$500,000 of the \$1 million transferred to help the board cope with the loss of state aid. Block made the request as an alternative to the \$1 million bond issue being pondered by the council members.

## School layoffs feared

By BRAD KELLY

HOBOKEN—The board of education may have to lay off a total of 21 teachers to reduce its preliminary 1984-85 budget by \$1.4 million, according to board of education Auditor Anthony Curko.

School Trustee Steve Block said yesterday that the proposed layoffs will further worsen an already "questionable" level of education in the city's schools.

He said the city's schools have experienced at least "minimal growth" in test scores over the past several years because of a low teacher-to-student ratio. A reduction in the number of teachers, coupled with an increase in class size, could stifle that growth, Block argued.

Last month, the board of education introduced a preliminary 1984-85 budget that was \$2.8 million more than last

year's and \$1.2 million over the state cap. It has since submitted to Louis C. Accolla, Hudson County superintendent of schools, a budget of \$22.4 million, reflecting the \$1.2-million reduction to be met by the layoffs of from 10 to 21 teachers, according to Curko.

The auditor said the school board will lose a little more than \$1 million in state aid for the 1984-85 school year — \$750,000 from an agreement to bail the city out of its financial crisis last year.

The school board agreed last year to transfer \$1 million from its 1983-84 operating budget and its 1984-85 surplus in the same budget category to allow the city to appropriate \$1 million less for the school district in its 1983 budget.

Because the amount to be allocated for the school district under the city's 1983 budget was cut from \$6 million to \$5 million, the school district qualifies for less state aid.

Dr. George Maier, city superintendent of schools, blamed the City Council for the board's budget problems. He said the board of education has lost approximately \$6 million in state aid over the past six years because during that period the council has cut the amount to be allocated to the board's budget. He said the school district had begun pulling itself up by the bootstraps. "I'd hate to see it fail," the superintendent said.

Block criticized the board's plan for reducing the budget because it did not include other personnel cuts. "We're saddled with questionable political people... it's an outrage... it's nothing new," he said.

Block said cuts should start in the school board's business office with the consolidation of the positions of board secretary (\$38,900) and business manager (\$38,000) into a state-certified business administrator position.

## Hoboken tenant group wants action

By James Kopchals

The Hoboken tenants group ALTO wants to see action from state officials looking into tenant-landlord problems in Hoboken.

Juan Garcia, one of ALTO's top officials, said the group has started a petition drive aimed at Gov. Thomas Kean to have him appoint a commission on the problems.

"If Ronald Reagan can appoint a commission to study everything, so can Gov. Kean," Garcia said yesterday. "Hoboken represents a unique situation that can help the state cope with its housing crisis. All

the things that afflict certain areas of cities in the state are present in Hoboken on a city-wide basis. Evictions, displacements, rehabilitation, harassment, they are happening all over Hoboken."

According to Garcia, state officials had promised ALTO (Alliance of Tenant Organizations) to research legal and political remedies to the harassment he claims are being suffered by tenants from landlords who wish to evict them to attract higher rent paying tenants.

The drive, which started this weekend, has about 500 signatures, Garcia said. The

goal is 5,000 signatures by March 1 to be hand-delivered to Kean in Trenton.

"It's been so easy to get the signatures," Teodolfo Diaz, one of the organizers of the drive, said. "People are angry in the streets. They want action, not words."

Diaz is to appear before the city's rent leveling board tonight to oppose an application by the owners of his apartment building at 803 Willow Ave. to raise rents through substantial rehabilitation.

Garcia had led ALTO members on a sit-in protest at the governor's office in November to protest the state's

hesitancy in involving itself in the Hoboken situation. However, this protest only led to meetings with the state's public advocate's office and office of Hispanic Affairs, despite promises by Kean's staff of stronger action.

"What good is it when they send down someone here who tells us he can't change anything? What good is he to me?" Garcia said.

## Hoboken postpones tax-exemption bill

By BRAD KELLY

Staff Writer

HOBOKEN—The City Council last night tabled an ordinance granting five-year tax exemptions on nonresidential buildings converted to apartment buildings.

Its sponsor, Councilman-at-large Robert A. Ranieri, said he wanted the ordinance to be reviewed by the council's revenue and finance committee.

According to Ranieri, the exemptions would be an incentive for owners of underused properties to convert them into apartments and ease the city's current housing shortage.

Speaking before the council, Patricia Tuohy, owner of several rest-

aurant buildings in Hoboken, said the ordinance would only create housing for the rich. She said anyone converting would have to charge monthly rents of \$1,000 just to break even.

Tuohy accused Ranieri of setting a double standard and noted that he was in favor of restoring rent control several months ago.

"He was concerned about speculators, now he wants to help speculators," she said.

Councilman Thomas Vezzetti of the 2nd Ward said the city does not need any more abatements. He accused Ranieri of being responsible for more abatements than any other member of the council.

## First Hoboken loan made

Maxwell's Cafe and Restaurant on Washington Street in Hoboken has been named the first business concern to receive a loan from the newly formed Hoboken Commercial and Industrial Loan Program.

The restaurant's owners received approval for a \$30,600 loan from the program's board of directors to help plan and build an all-weather extension to its dining area, according to Randall Gottesman, an officer with the program.

Under the new program, Hoboken businessmen are eligible for loans at one-half the federal discount rate (which works out to 4 1/2 percent) provided they attain private financing for the bulk of the project.

Gottesman said Maxwell's will be receiving financing from the Hudson United Bank for the remainder of funding on the project, which is estimated at \$62,000. Once completed, he said the extension would add another 650 square feet of dining space.

## Cops nab curious city councilman

By James Kopchals

Hoboken Councilman Thomas Vezzetti was arrested yesterday by the city's Public Safety Director James Giordano after he reportedly crashed into a closed meeting of the council's Public Safety Committee.

The meeting was reportedly being held with members of the city's police and fire unions to discuss cuts in ranks in both departments to save money. This was not confirmed by Giordano, who said vaguely the meeting involved "contractual matters."

Vezzetti last week damaged the door of Revenue and Finance Director Anthony Di Nicola because of another meeting behind closed doors, which he tried to enter to stop because in his view that meeting was illegal.

As a councilman, Vezzetti said he has the right to sit in on any committee meeting but cannot vote on the issues discussed. He said Giordano and Helen Macri, the council president, who were present at the meeting, first refused him admission.

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## Cops nab councilman

Continued from Page 1

tance and then had him arrested when he protested.

Giordano called Vezzetti's conduct "disgraceful."

"He just came charging through the door and disrupted the meeting. He was loud and he was abusive," Giordano said he called for policemen from the headquarters downstairs to remove Vezzetti and book him for disturbing the peace.

Giordano would not discuss the reason for the meeting, but did confirm that representatives from both the Police Benevolent Association and the Firemen's Mutual Benevolent Association were there, as well as the three members of the Public Safety Committee and Mrs. Macri.

According to sources, the council members are seriously considering ordering a cutback in the number of superiors in both departments to cut down the budget.

## Developer's lawyer: Project still on

By BRAD KELLY

Staff Writer

HOBOKEN—The first phase of a proposed \$700-million mixed-use waterfront development has the financial backing to stand "on its own two feet" if Resorts International Inc. wishes to step back, an attorney for the developer said yesterday.

Steve Norton, vice-president of Resorts International Inc., said Wednesday that the development's proponent, George A. Costa of Hoboken, was not a partner of the firm. Costa's name has been used in connection with Resorts Interna-

tional on proposals, drawings and stationery.

But according to Robert F. Gallo, an attorney for Costa, Resorts International officials "above Mr. Norton" gave Costa the authorization to add the firm's name to the proposal.

"It is true there are not any formal agreements or partnerships entered into between Mr. Costa or Resorts. But representatives of Resorts were aware that this proposal was prepared, presented and reflected Resorts as a potential developer of the project with Mr. Costa," Gallo said.

Norton could not be reached for comment yesterday.

Gallo said the proposal calls for a \$700-million development to be built at the Erie-Lackawanna Terminal, the city's Piers A, B and C and Pier 7 between Fifth and Sixth streets. The piers have been leased to the Port Authority of New York and New Jersey. He added that the most feasible aspect of the project would be a \$100-million first phase, which would include:

- A high-rise hotel atop the terminal
- Commercial and office space

within the terminal.

- Thirty-two luxury townhouses to be built on a state-owned pier, south of the terminal

The terminal is owned by NJ Transit, and Gallo said yesterday there have been no discussions about lease agreements or the form the project would take.

The proposal was presented yesterday by Gallo and representatives of Mayo Lynch and Associates of Hoboken to several area officials, including Mayor Steve Cappiello and North Bergen Mayor Anthony DiVincent.



# 2/3/84 HD Firm denies backing Hoboken pier project

By BRAD KELLY  
Staff Writer

HOBOKEN—Plans for a \$700-million waterfront development are scheduled to be presented at a public forum tonight by a man who has listed Resorts International Inc. as a partner. But officials of Resorts International said yesterday that they have nothing to do with the project, or with its proponent, George A. Costa of Hoboken.

And city officials said yesterday that the S.S. Victoria, a boat restaurant docked at the foot of Newark Street and owned by Costa, has been operating without a certificate of occupancy since Nov. 15. A required lease agreement with the state for the operation of the restaurant has not been submitted to the city's planning board.

Costa's proposal calls for a \$700-million mixed-use development at Piers A, B and C at Fifth and Sixth streets. The piers are being leased by the city to the Port Authority of New York and New Jersey, which plans to develop the site. A Port Authority spokesman said yesterday that the agency will review proposals from a number of developers and will pick a developer it believes has a solid background and financial support. In Costa's plan, a monorail system would connect the piers with a proposed 33-story hotel atop the Erie-Lackawanna Terminal.

According to Steve Norton, vice-president of Resorts International Inc., the firm is not currently looking into Costa's proposed development and has not heard from him for the past three months, although he presented his plan to the firm 18 months ago.

"He is not our partner, and there is no contractual agreement with him. We are not working for or with him," Norton said this week from his office in Atlantic City.

Norton said Costa came to Resorts International looking for financial backing and may have been "banking on us to be a substantial part of it (the development)."

"It was a project with a great deal of merit, but we do not have the time to concentrate on it," he said.

According to Norton, Resorts International is currently involved with two major projects in Atlantic City and would have no time to take on any project in Hoboken for the next several years.

An attorney for Costa, Ralph T. Gallo, reportedly told city officials at a presentation last week that the developer was negotiating with the state Department of Transportation for a long-term lease at the terminal.

See PIER, Page 24

## PIER

Continued from Page 1

Officials for New Jersey Transit Corp., which will be responsible for negotiating lease agreements with the developer, said yesterday that no such discussions have taken place.

One high-ranking NJ Transit official who did not wish to be identified said a proposal has been submitted to the agency and that it contains a letterhead connecting Costa with Resorts International.

"We're under the impression Resorts International is involved," the official said.

In August, Costa's restaurant, the S.S. Victoria, was granted a 90-day temporary certificate of occupancy by city Building Inspector Alfred Arezzo. Arezzo, however, failed to

turn the certificate over to the planning board for its approval.

George Pappas, attorney for the planning board, said he discussed the matter with Arezzo and was told by the building inspector that the certificate was expiring and that the S.S. Victoria was moving to Hackensack.

Costa's daughter Kelly, vice-president of S.S. Victoria Inc., said yesterday that the restaurant was not moving to Hackensack and would stay in Hoboken. It has been operating without a certificate of occupancy since Nov. 15, according to city officials.

Costa is the brother-in-law of John J. Brunetti, owner of the Hialeah Racetrack in Hialeah, Fla.

## 2/10/84 Why hire a law firm for 4 workers?'

Hoboken Mayor Steve Cappiello has asked for an investigation into the recent hiring of a law firm and a public relations consultant by the Hudson County Utilities Authority. Cappiello suggested there was no need by the HCUA for either one.

"What's the purpose of hiring a law firm at \$85 an hour for three or four employees?" Cappiello asked county freeholders at their meeting yesterday. "How many hours will the law firm be working? What is the cost? Where will the money come from?" A suggestion by Cappiello to send a letter to HCUA Executive Director Joseph LeFante was approved by all the freeholders. The letter will ask LeFante to explain the need for the new appointments.

## P.A. frustrated on snarled Hoboken project

By James Kopchans

"I wonder if the Pyramids took so long."

That's how one Port Authority official described the long and frustrating road it has taken for a \$500-million development it plans on the Hoboken waterfront.

Since the first announcement in September, 1982, the project has moved in fits and starts going through both New York and New Jersey legislatures.

However slow, the project has steadily progressed to where it can be seen actually taking shape.

Originally proposing a major waterfront project that included two projects in New York and two in New Jersey, the Port Authority has seen this whittled, through political pressures, to just two developments: Hoboken and a sister project in Hunters Point, Queens.

And unless action starts soon in the New York State Senate, Hoboken may soon be an only child.

This month, city and PA officials are expected to name a development consulting firm for the project on the 55-acre Port Authority piers. Once selected, this firm will be contracted to prepare a master plan for the site.

"We'll then show this plan to private developers. Basically, the one that submits a plan closest to what we have in mind will get the nod," Thomas Ahern, the Hoboken planning director, said. Ahern expects the master plan to be completed in August.

A preliminary proposal made by the Port Authority has called for a mixed bag of commercial and residential property on the site.

- 670 residential units.
- 20,000 square feet of retail convenience stores.
- 40,000 square feet of retail specialty stores.
- One to 1.45 million square feet of office space.
- 400-room hotel with 30,000 square feet of conference space.
- 15,000 square feet of restaurant space.
- A marina with 370 boat slips.
- 7 acres of open space.

The rewards to a private developer appear to be huge, at least on paper. With the Port Authority willing to finance up to one-quarter the project's cost, the developer will be able to count on a stable source of revenue throughout the construction of the project.

With the Port Authority involved, the developer could also count on funding by banks because of the authority's high credit rating.

And the project's prospects are inducement enough to bring developers rallying around the P.A. flag. Situated within walking distance of PATH and with train and bus connections throughout Northern New Jersey, this site provides one of the most sought-after commodities in the metropolitan region — transportation accessibility.

In announcing the Hoboken project, New Jersey Gov. Thomas Kean said the project

would "demonstrate the viability of the Hudson waterfront."

"I consider the revitalization of this area one of the most important priorities of my administration."

Still, despite all the support, the project has not waited through as the authority and Hoboken had hoped.

Why? For one thing, the project has rested too long on the legislation in both states' legislatures. To make two people in any room agree on anything can be difficult. To make two states agree expands this difficulty tremendously.

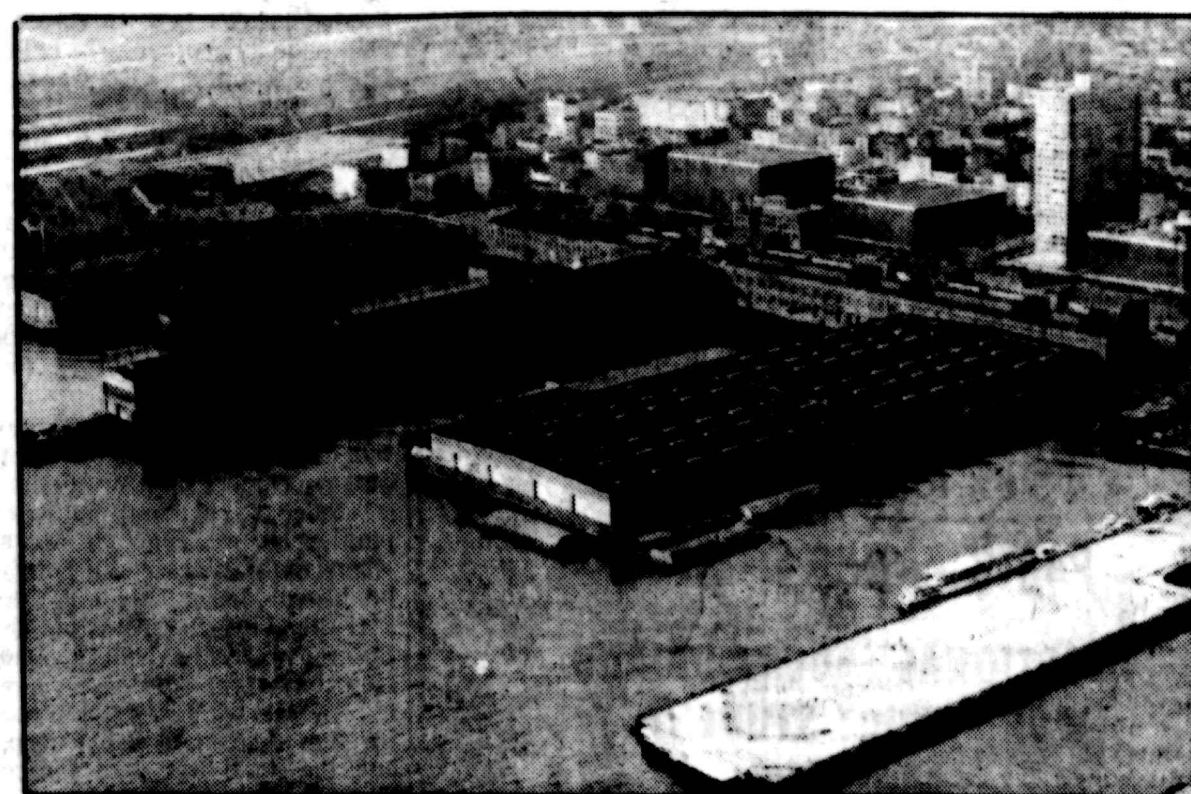
The bill allowing the Port Authority to become directly involved with the project did have an easy time passing the New Jersey legislature, largely because it received support from top Democratic and Republican leaders.

However, in New York, it has been a different story.

There, Democrats on the local level, led by New York City Mayor Edward Koch, have opposed it despite its support by New York Gov. Mario Cuomo and Queens Borough President Donald Manes. The concern there has been for Manhattan businesses.

Sandwiched between both Hoboken and Hunters Point, Manhattan officials, understandably, fear that their businesses will soon be deserting the high rents of Manhattan to the rents offered at these two projects.

Koch has eventually come to terms on the projects, but only after agreeing in October to a "memo of agreement" with the



Hoboken piers A (upper left), B and C (opposite Grogan Towers), are slated for development by the Port Authority. At lower right is the Fifth Street Pier, for which there are also plans.

Port Authority and Cuomo that guarantees certain points.

The memo guaranteed that the P.A. would build the Queens project and assured Koch that the authority take no steps to lure established businesses from Manhattan. The P.A. acceded to almost every one of Koch's demands except the most important — starting the Hoboken site work at the same time as the Queens project.

With millions already tied up in studies of the Hoboken site, the authority is at least two

years ahead in Hoboken over Hunters Point. To wait until Queens could catch up could ruin all cost estimates made by the authority as well as give an advantage to other developers planning similar projects in Jersey City and Weehawken.

While Koch was being appeased, the P.A. found itself faced with opposition by Republican senators in the New York Senate. Sen. John Marchi of Staten Island has emerged as a major opponent, demanding that more guarantees be written into

the legislation concerning the Hunters Point project.

With all this facing them in the future, it's easy to see the Port Authority officials comparing their project with the building of the Pyramids. However, since the Pyramids were built by all-powerful pharaohs, it is doubtful they met any political opposition in their days.

Still, they took decades to build. Can the Port Authority look forward to the same?

## NY Dems try to speed up Hoboken, Queens projects

By BRAD KELLY  
Staff Writer

Democrats in the New York Senate have introduced legislation authorizing the Port Authority to proceed with its waterfront developments in Hoboken and Queens, N.Y., in an attempt to override the "obstructionist roles" they say state Sen. John Marchi of Staten Island and Senate Majority Leader Warren Anderson, both Re-

publicans, have taken on the issue.

Some predict that the legislation will never get out of the Senate Finance Committee, which is chaired by Marchi.

But Senate Minority Leader Manfred Ohrenstein, D-Manhattan, threatened yesterday to send the legislation directly to the Senate floor for a vote if Marchi refused to consider it. Such action would require 31 votes, and since 26 Democrats would be expected to vote in

favor of it, the five Republicans representing New York City would be put in a "difficult position," he said.

"How can someone vote against a \$600-million project that will bring jobs to Queens?" he asked.

The Port Authority of New York and New Jersey is going ahead with its project in Hoboken, but many New York City officials and representatives fear that if Marchi stalls

the legislation too long, the Queens project will fall through.

Two bills have been introduced by Ohrenstein, Deputy Minority Leader Emanuel R. Gold of Queens, and two other Democratic senators representing New York City. The first bill has already passed both houses of the New Jersey Legislature and the New York Assembly. The second bill is the New York Assembly's amended version of the original bill.

which is not expected to face any objections from by New Jersey legislators.

Gold yesterday called Marchi an "official intermeddler" who shouldn't "stick his nose" in Queens' business.

The Port Authority and Marchi are discussing the points of a new bill that Marchi wants to introduce, and those talks have been described by both sides as "useful" and

"progressing towards an agreement."

The Port Authority believes the Hoboken project can be completed without the legislation, but would rather operate under the legislation because it gives the bistate agency a bigger role in waterfront development. Under existing Port Authority regulations, the agency would have to rely more on the private sector for development.

## 2/4/84 Another N.Y. senator OKs P.A.'s Hoboken pier project

By James Kopchans

One obstacle has been cleared, another remains in the way of legislation to permit construction by the Port Authority and Hoboken of a \$500 million development on the city's southern waterfront.

New York State Sen. John Marchi, chairman of the Senate's Finance Committee, said his problems with the bill now in his committee have been resolved and he will vote for it when it comes up.

However, Marchi's political ally, Senate Majority Leader Warren Anderson, has withheld

## Staten Island's Marchi drops opposition, but Majority Leader Anderson still at odds

his support while awaiting word on the feasibility of a major sports complex at Hunters Point, Queens, where a sister project to the Hoboken site is being planned.

Marchi reportedly reached agreement on the legislation Thursday after meeting with the Port Authority. To appease

Marchi, the P.A. has reportedly agreed to request a letter from New York Gov. Mario Cuomo, saying he would veto any site being proposed for the New York waterfront project other than Hunters Point.

The P.A. plan has received approval in the New Jersey Legislature and in the New York

Assembly. However, Marchi had used his influence in the finance committee to stall the bill.

On Monday, Sen. Manfred Ohrenstein, a Democrat and the New York Senate's minority leader, introduced a bill to proceed with the Hunters Point project. The bill was seen by

observers as just a prod to get action on the P.A. bill.

Yesterday, Charles Dumas, an aide to Anderson, said the agreement with Marchi did not apply to Anderson.

"He (Anderson) has not been a party to the discussion taking place between Sen. Marchi and the Port Authority.

We do not believe any agreement reached in that discussion has anything to do with Sen. Anderson," Dumas said.

"There seems to be a 'panicky' situation regarding this bill. There is no panic; all discussion can be done on a slow and careful basis. We should remember that once the bill is passed and we lose Hunters Point, it's gone and lost forever. It would be a shame to make such a decision without careful thought," he said.

Anderson has said he sup-

Continued from Page 1.

ported a plan to build a major sports complex at Hunters Point. Dumas said Anderson and his staff met with New York City Mayor Edward Koch on Wednesday to discuss its feasibility.

Regarding Ohrenstein's

legislation, Dumas said "Ohrenstein cannot bring that bill to the floor just because he wishes it. All he can do is issue press releases, which he does a lot."

In Hoboken, Mayor Steve Cappiello said yesterday that he

was happy to hear the news and that he had expected it. "I am optimistic. I have always been optimistic. I could not understand how any person could be opposed to a project that could bring so many benefits to the metropolitan region."





## First Elevated Cable Road in U.S.

By Jim Hans

The first elevated cable railroad in the United States was built in Hoboken, almost a hundred years ago, when construction began on an historic trestle by the North Hudson Railway Co. in January 1884.

Preceded by the opening of the Brooklyn Bridge in 1883, and followed by the unveiling of the Statue of Liberty in October 1886, the trestle was opened to traffic in the spring of 1886.

Ranging from fifteen to nearly one hundred feet high, the trestle was a structure worthy of comparison to those two wonders of the age.

### Cars drawn by endless cable

Cable cars took passengers from the Hoboken ferry terminal up to the Palisade Avenue station in the Jersey City Heights where transfer was made to horse-drawn cars. The cars were drawn by means of an endless steel cable, which itself was kept in motion by powerful stationary steam engines on top of the hill.

According to Harper's Weekly of Sept. 5, 1886, "No construction company was needed to float the Hoboken elevated road enterprise. The company raised the money on bonds issued for the purpose, and all of them were sold before the work was fairly started."

The mile-long monster structure sloped down into Hoboken over roof tops between Paterson Avenue and Ferry Street (now called Observer Highway). At Paterson Avenue and Monroe Street it angled slightly and followed Ferry Street down, passing overhead

the old No. 2 fire truck station at Newark Street and the Delaware, Lackawanna and Western R.R. tracks, down to the trolley terminal at Hudson Place.

Electric street cars came to Hoboken in 1892 and supplanted the cable cars on the trestle, which was then reinforced. This resulted in trolley poles being placed in the center of the viaduct and feed wires attached to either side. Shortly after this change was made, a man was killed by the poles. According to the April 26, 1922, Hudson Dispatch, he was Gus Uhte, a conductor. When Uhte's car stopped, he forgot about the poles and leaning his head and shoulders out of a rear window, was struck on the head as the car started.

The trestle was designed and constructed under the supervision of Thomas Henry McCann, a civil engineer of the Hoboken Shore Railroad. McCann also designed and constructed the "White Line Trolley", which carried passengers from Hoboken to Rutherford.

## Cable Road

continued from page 1

the passengers, so straw was sprinkled on the floor to keep the feet warm.)

As president of the North Hudson Railway Co., Bonn devoted the best part of his life to the surface and elevated railways and soon has seven lines radiating in every direction from the Hoboken ferry.

"As early as 1864 cars were run by steam on one of the lines," according to William H. Shaw in his "History of Essex and Hudson Counties, New Jersey", "but, this was of necessity abandoned, on account of the steepness of the hill and for other reasons. In 1864, a steam elevator was built, the first one in this country, by which the cars, with horses attached, were taken up the hill in one minute. This formerly consumed seven or eight minutes, with four horses along the side of the hill."

This hoist to carry street cars, carriages and horses up to the Heights of Jersey City attracted world-wide notice and was called the mechanical wonder of Hoboken.

Seen in the 1886 engraving accompanying this article, beside the Hoboken elevated, is the old Lackawanna Railroad roundhouse on the south side of the trestle. The train passing underneath belongs to the West Shore Railroad and is coming from its main station, which also served as a waiting room for passengers to

the Hudson River.

According to White, "The scheme was the invention of John B. Stawson, an omnibus operator in New Orleans. While organizing the First Street Railway in that city, he recognized the need for a cheap style car."

New York City car manufacturer John Stephenson produced this first, small city car on Stawson's plan in 1860. We can only surmise, at this time, that it was John Bonn's foresight to start the first horse car line in New Jersey with one of these new cars. In April of 1857, we know that he brought his wife to this country from Germany and took up his residence in Weehawken, but later moved to Hoboken.

The other photograph in John White's picture book is of a much larger, open car produced in 1863 for the West Hoboken and Jersey City Heights Line. (Jersey City would later drop the "Heights" and the town of West Hoboken became Union City.) This heavy iron, horse vehicle had a running board the entire length of the car. According to John White: "It is said to be the first summer car equipped with roller-spring side curtains that could be raised or lowered like a window blind."

John Bonn was also the originator of an elevator lift that was built uptown at Nineteenth Street near the Weehawken-Hoboken border in 1860. On Oct. 23, 1891, Bonn, with others, made the first trip. The Weehawken elevators were formally opened to the public on April 28, 1892. Bonn had

died Nov. 15, 1891.

In his life time, he was chiefly influential in bringing out the "German-American Encyclopedia," a work of eleven volumes, and the first of the kind in the United States. His eldest son, Hilric John Bonn followed in his father's footsteps and graduated with the degree of mechanical engineer from Stevens Institute at Hoboken in 1878.

When the trestle came into the possession of the Public Service Railway Co. in 1903 it was overhauled and re-enforced throughout for the big and heavier cars that operated at that time and to carry probably twenty times the traffic of the first cable cars.

Trolley troubles affected Hoboken early in 1904, culminating in near riots at the terminal below the trestle because of delays in service. (In pre-PATH days)

It was not uncommon for 4,000 persons to be waiting at Hoboken terminal for trolleys. Patrons stormed cars and forced operators to change routes. Hoboken had threatened to repeal an ordinance giving trolley companies a franchise and the legislature threatened a probe. Brooklyn-born superintendent Wheatley was asked to resign and McCann made other changes which improved service and restored order.

Over 150 new trolley cars were ordered by Colonel Hine, new superintendent of the Public Service and two-thirds of that number were in service by May.

Later in 1905, Councillor E.A.S. Lewis, of the Hobo-

ken Board of Health, asked the police and the Public Service Corp. to help enforce the sanitary code, particularly in prohibiting spitting in the street cars. He held that the entire sanitary code needed revision on the lines of the model codes then in force in Glasgow and Berlin.

Early in 1911, in a letter presented to the Mayor and Council, John J. Fallon, city corporation attorney, stated that "there was the consensus of public opinion that the Public Service Street Railway Co., operating throughout the city of Hoboken, was exacting and unreasonable for charging the traveling public a fare of five cents within the limits of the city."

Noted in the 1914 City Council minutes were complaints of "the neglect and failure of the Public Service Railway Co. to furnish and maintain suitable and proper waiting rooms upon the elevated railway structure at Henderson Street, Willow Avenue, and Washington Street, so as to furnish the patrons with proper accommodations and protection from the severity of the cold and rainy weather."

Despite all the complaints and controversy, however, the demise of the street car was a sorry chapter in the sad saga of vanishing Americans—although Hoboken, in true fashion, held on longer than most cities.

The great trestle, torn down in 1949 when Public Service replaced trolley cars with buses.

## Teachers union eyes cuts

A representative for the Hoboken teachers union said yesterday he has to study the new budget proposed by the school board before deciding the union's response.

The new \$23.4 million budget includes a \$1.2 million cut in teacher salaries—an expected loss of about 21 teachers next school year.

Gerald Lange, field representative for the New Jersey Education Association, said he wanted to scan the budget to determine whether there was any need for the teacher layoffs.

He said he has been in contact with the Hoboken union's president, Mary Petrowski, and will meet in the next few days with the teachers.

## Developer eyes Edgewater-Hoboken rail link

2/17/84 H.D.  
20 minutes to PATH

By TOM DIPIAZZA  
Staff Writer

EDGEWATER—The developer of 722 waterfront housing units is considering rail service that could take residents to the Hoboken PATH terminal in 20 minutes.

James Demetrakis, an attorney representing the developer of the Ford plant conversion, met with the president of the New York, Susquehanna & Western Railway Corp. on Wednesday. Walter Rich, president and chief executive officer of the railroad, said yesterday that those discussions included the use of a tunnel owned by the railroad to serve passengers living or working in Edgewater.

Demetrakis represents Edgewater Associates, whose waterfront projects include the conversion of the former automotive plant to 722 housing units and an adjacent eight building office and hotel complex. The tunnel opening is a few hundred yards from the development sites.

The tunnel is about two miles long and ends in North Bergen at the Turnpike's Vince Lombardi Service Center, according to Rich. He said a passenger train could head west through the tunnel and then transfer to a southern line. That route would take a train to the Croton Yard in Jersey City. From there the train could head toward the Hoboken terminal and the PATH trains into Manhattan. The 10-mile rail trip would take about 20 minutes, Rich said.

"It just seems to me to be a good way to move people," Rich said. "How many places can you find

with a beautiful view of the skyline where you can walk out your front door and grab a train that will take you to Hoboken?"

Demetrakis could not be reached for comment yesterday. The principal owner of Edgewater Associates, New York City-based developer Leonard Litwin, has received a building permit to begin work at the plant. The 1.8-million square feet of office space he is proposing is currently being presented to the borough planning board.

Rich said he recommended that a shuttle service be established using Budd cars, which have a capacity of 60. Each car has a diesel engine and can run separately or coupled together during peak use periods. A few modifications would be needed to establish the service, he said.

"The tracks are basically in place right now," Rich said. A rail connection would have to be constructed at the Jersey City yard to transfer the train to a New Jersey Transit Corp. line into Hoboken, he said. Some work also would be needed on the tracks in the tunnel.

Rich said the tunnel was built at the turn of the century. At one time, it was heavily used for the transportation of coal, he said. The railroad currently provides five freight runs a week to a handful of industrial concerns of the waterfront. While both passenger and freight service could be provided, Rich said the demand for freight service is dwindling.

"By the time those units are constructed, we'll probably be out of Edgewater," he said.

Rich said his railroad could play a role in running the service, but that it would only be profitable if it were subsidized, probably by the developer.

"What I'm suggesting is that the developer has to be a key participant since he is going to get the biggest benefit," Rich said.

Rich speculated that the service could be extended to other waterfront developments and current Edgewater residents. If the rail service is established, it could take the burden of transportation in Edgewater off River Road, where improvements and widening are planned to accommodate the waterfront development.

## Business wins OK on bonds to expand

The state Economic Development Authority has approved granted preliminary approval to \$1.9 million in industrial development bonds to a pair of Hoboken businessmen.

The authority approved the bonds on Tuesday, but delayed final approval until all papers could be drawn up and other details completed. Final approval is expected at the next EDA meeting on March 8.

The businessmen, Patrick Dell'Aquila and Anthony Terrigno, had requested the bonds to help finance a \$2.5 million expansion of their women's apparel business. The project includes the purchase of

property at 320-332 Jefferson St., 511-515 Madison St. and 716-732 Madison St., and the renovation of buildings there for warehousing and manufacturing.

Under the state industrial development bond program, the bonds authorized are offered to banks and lending institutions on behalf of the applicant. The bank may purchase the bonds, which are tax-exempt, and use the money saved to offer a lower interest rate on a business loan to the applicant.

Besides granting preliminary approval, the EDA board agreed to grant final approval on a guaranteeing 50 percent of the bonds or about \$975,000 of the bonds.

## Cappiello hits environmental 'double standard'

By FRANCES ANN BURNS  
Staff Writer

Hoboken Mayor Steve Cappiello says the double standard set by environmental agencies for New Jersey and New York is "an old story."

"We've made these complaints before," he said.

"New York City is just too important to this country, in their eyes anyway."

In reports published yesterday, environmental groups in both states charged that the federal Environmental Protection Agency allows New York City to proceed with development while it continues to dump as much as 150 million gallons of untreated sewage into

the Hudson River every day.

"One of these days the someone in the federal government is going to ban building entirely on Manhattan Island," Jersey City Mayor Gerald McCann said. "There's simply too many people on that little island. When that happens, Hudson County is going to become the new Manhattan."

Hoboken did its own study of water quality in the Hudson River a few years ago, Cappiello said. He said the study showed that the percentage of fecal coliform bacteria in the water was several times higher on the New York side of the river than on the New Jersey side.

See ENVIRONMENT, Page 11

## ENVIRONMENT

Continued from Page 1

Cappiello said he thought what he termed New Jersey's relatively high standards on water quality would work to its advantage with developers.

"Those who would want to invest so heavily in the waterfront area would want to make sure that the water that runs by is going to be clean," he said.

Last year, the EPA ordered 19 sewage treatment plants in the New York Harbor area to upgrade to secondary treatment, which removes a greater percentage of both dissolved oxygen and solid wastes. Several plants in New York City, and those in North Bergen, West New York, Hoboken, Jersey City, Bayonne and Edgewater were covered by the order.

New York's sewage treatment is not expected to be upgraded until the 1990s, the report said.

The municipalities had applied under a clause of the Federal Clean Water Act which allows plants dumping into marine waters to be exempt from the secondary treatment requirement under certain conditions.

In January, officials responsible for the plants in this area announced that they planned to appeal the EPA's decision again.

In this state, the state Department of Environmental Protection will not allow a municipality to install new sewer hookups unless its sewage treatment is up to a certain standard, thus effectively barring new developers. In Hudson County, North Bergen only recently was allowed to install new hookups.

## Board opts for court on rent ruling

The Hoboken Rent Leveling Board has decided to take its ruling on a rent increase application to state Appellate Court rather than hear the application again.

The state Appellate Court has agreed to hold back a Superior Court judge's order to the board to hold a new hearing on a substantial rehabilitation application filed by the owners of an apartment house at 816 Willow Ave.

Superior Court Judge James W. Taylor had ordered the new hearing in October after the board had refused in June to hear any new applications on the property.

The owners, The Willow Corp., had filed for substantial rehabilitation status in December of 1982. The board rejected the application and agreed with tenants in the building that work performed was sub-standard, according to board attorney Barry Sarkisian.

The landlords filed a new application in June, but had the board refused to hear it because it contained the costs listed that had been listed on the original application, Joseph Santiago, the board administrator, said.

Joseph Perillo, attorney for the landlords, said they chose not to oppose the stay, and would

stand a better chance in the Appellate Court than before the local board.

Perillo said the owners decided to file the original appeal before Taylor because they believe he had acted arbitrarily in refusing to accept the cost figures presented in the application.

Under the city's rent control ordinance, a landlord may file for substantial rehabilitation status when the cost of renovations equals the assessed value of the building. With substantial rehabilitation, the landlord may lift the building off rent control for 13 months.



## Real Hobokenites being driven out'

"To the victor go the spoils," the adage says, and it's obvious in Hoboken that the winners are the wealthy and low income families, with the victims being the middle-class residents.

Daily I gaze upon new specialty shops being erected in this city. They include boutiques in which I can't afford to shop (\$10 for a simple dress in not within my budget), stores that sell imported jams, jellies and lace, of which I have no need.

With all of this new construction, I don't see any factories being built that would improve the tax base or any middle-income housing that would ease the housing crunch of the hard-working, long-time Hoboken resident.

Rather, I see dozens of specialty restaurants being constructed where there is no available parking, and hundreds upon hundreds of low income units being made available to the poor. And not just the Hoboken poor, the out of town poor as well.

And with this, I also see the departure of many of my longtime friends whose families unlike my own are not lucky enough to live in a home which they own, due to the tripling of their rents.

And for people like my parents who might seem like the fortunate middle class, there is also a tough burden to bear. How would you like to be informed that the house you purchased for \$10,000 over 20 years ago on the GI Bill is now worth over \$100,000? And it doesn't even have tenants or a spacious yard or good heating in the winter time.

So where is the justice, Mayor Cappiello, for those people who have been the backbone of the city for so many years and never asked for a dime from public assistance?

I believe the answer is clear. The lucky middle income families with homes can stay and perhaps get a second or a third job to pay their taxes and those unlucky enough not to have a home can leave and try to make a new life in another community where they really don't want to live.

But somehow, Mr. Mayor, I feel sure that there will always be room for more and more New Yorkers who want to move into Hoboken and take homes away from the longtime residents and the restaurants, specialty stores and coffee houses.

Check your voting records, Mr.

Mayor, and see just how many of your chosen New Yorkers are registered to vote. Not many, I can tell you. Then ask them who the mayor of Hoboken is and you will receive that blank stare, just as I have. — A REAL HOBOKEN RESIDENT

### What ferries?

J. Owen Grundy's piece on the proposed reactivation of the Hoboken ferries is an interesting idea, but one fraught with a number of minus factors, all carefully skated around. I happen to be both a railroad and maritime buff and have done my homework on the subject of ferries, something Mr. Grundy has not, it seems.

First, just as one cannot run a railroad without rolling stock, where are the vessels going to come from? As the old Hoboken boats — the most modern of which was built in 1904 and is presently a static restaurant — the Binghamton. The old Hoboken ferry and the equally defunct Jersey Central Lines were both dependencies of railroads which are now bankrupt and in the case of CNJ, totally inactive in the Jersey City area. I suppose Mr. Grundy did not see the photo of the abandoned signal tower near Liberty Park!

As a bare minimum, one would need at least 2 boats to operate a Ferry service. This would cost somewhere in the dockyard of 10 millions smackers, and the time machine cannot operate in reverse to keep costs down, attractive though this chimerical idea may be!

The last runs of both the Hoboken and CNJ Ferries was in 1967. None of the boats are extant in anything approaching running order. The idea is nostalgic but rather impractical. — K. CHRIS HAMEL, Jersey City

## 'Troubleshooter' for \$4,500

## Hoboken council hires consultant

By BRAD KELLY  
Staff Writer

HOBOKEN—The City Council last night voted 6-to-3 to hire a budget consultant at \$4,500 for three months, despite dissenting council members who said the job was a waste of money.

According to Councilman Thomas Kennedy, who voted in favor of the position, the consultant will act as "troubleshooter" for the council by reviewing the 1984 city and school budgets and investigating uncollected water bills and property taxes.

Other members voting for the

measure were Robert A. Ranieri, Mary Francione, E. Norman Wilson Jr., Salvatore Cernelli and council President Helen Macri. Those opposing it were Thomas Vezzetti and Patrick Pasculli. Councilman Anthony Romano was absent.

Filling the position will be Joseph P. Lisa, an accountant and city resident. He will be employed on a three-month trial basis, Kennedy said.

According to Wilson, the consultant will ask the questions necessary to get answers from what he has called an uncooperative administration.

"He'll do everything for us we can't do. As you know, most of us here have other jobs," Kennedy said.

Pasculli said he could not vote in favor of the measure because the city recently asked the school board for a hiring freeze and is currently on a hiring freeze itself.

He said that the council should use fiscal restraint. "We cannot run out and hire a consultant every time we have a problem. Otherwise the public might as well pick consultants to run the city and not city councilmen."

Vezzetti objected loudly to the

position and insulted nearly every council member present. He said he would not vote for the position unless the position of director of revenue and finance were eliminated and accused Macri of "selling her vote to (Mayor Steve) Cappiello" for Anthony DeNicola being appointed as director. He then assailed Wilson and Kennedy for "playing games with Macri" and not aggressively pursuing the city's uncollected taxes.

At the end of his tirade Vezzetti asked for Macri's resignation, accusing her of holding secret meetings and being derelict in her duties.

## THANKS

'I smile that my students had such a positive experience in Hoboken' — Feinsod

After having designed and implemented a curriculum on the teaching of empathetic behavior using the play "On the Waterfront," I decided to test one of my suggested activities which included a field trip to the original sites in Hoboken, including Pier C, the Church of Saints Peter and Paul, Elysian Park and the alleys above which still remain some tenement housing.

The success of the trip depended upon a knowledgeable guide who could exude patience and exuberance with 33 eighth graders visiting from Linden on a 17-degree day. Detective Leo Serrano, who also serves as a liaison to the New Jersey Motion Picture Industry, made our first visit to Hoboken memorable, fun-filled and educational. In addition to touring with us, he also located Tom Hanley who, as a Hoboken youngster, portrayed the part of the 15-year-old tenement kid who raised pigeons in idolizing Terry Malloy. Mr. Hanley provided my students with a slice of Hoboken life as it was. To complement this, Detective Serrano prepared packets with information on the history of Hoboken and a several page critique of "On the Waterfront."

At the conclusion of the trip the Hoboken Board of Education graciously treated us to lunch, through Mr. Serrano's efforts, at the Wallace School. People do not always perform

their jobs as expected but I feel obligated to publicly compliment Mr. Serrano for making such a special day for my kids.

Unfortunately, the piece of Middle America that we saw at Pier C is sinking, along with the shack reminiscent of the Yacht Club and the inevitable annihilation of the Holland-American Export Lines building. Industrialists are becoming predators, about to destroy not only the pier area but the very heart of Hoboken, which will be out priced by the newly discovered riches of condominiums. As one of my students, Steven Rediger, wrote to Mr. Serrano (without my influence) after the trip: "It's a shame that some of the places are ruined. I wish they were kept nice so that other people could see them. The church, alleyway and the dock tell the story by themselves."

I smile that my students had such a positive experience in Hoboken and I hope that the people of Hoboken fight to preserve some of these landmarks.

## Hoboken starts heavier reading of water meters

By James Kopchans

Angered by the amount of uncollected revenues from the city's water department, Hoboken Public Works Director William Van Wie is focusing his attention on the city's water meter readers.

Van Wie has already replaced the meter supervisor, Charles Florio, with George Husted, a laboratory technician at the city's sewer treatment plant, and has ordered him to take steps to increase the number of actual readings from meters in the city.

In addition, Van Wie and Water and Sewer Supervisor Roy Haack have ordered a replacement program for meters in the city which will replace old and broken meters with new ones.

Meanwhile, hours for meter readings have been changed from 9 a.m. to 5 p.m., Monday to Friday, to a new schedule designed to catch people at home so that their meters can be

read. The readers will be working from moon to 8 p.m., Tuesday to Friday and 9 a.m. to 5 p.m. on Saturdays.

According to Haack, only about 42 percent of the city's 4,800 meters were being read on a regular basis. "This meant that many gallons were being used with no money being collected," he said.

Van Wie blamed the problem on two points. One, that many meters could be read because the residents weren't home, and the other because the readers were not making enough effort to read the meters.

As a result, he said that many residents were receiving estimated bills for several quarters cheating both the city and the residents because accurate readings were not available, he said.

Van Wie said the changes came about after an investigation by he and Haack in November of water bills. They said they had been informed of the situation through complaints received by his office.

### Alliance seeks audit on budget

A Hoboken community group has already obtained over 2,000 signatures and is aiming for 5,000 on their petitions to the state to conduct an audit on this year's Hoboken municipal budget.

The Hoboken Neighborhood Alliance has been collecting petitions for over a month in order to force the city council to approach the budget with a consideration for the city's taxpayers, according to Alliance officials.

The group has set its next meeting for Feb. 29 at 7:30 p.m. at the All Saints Episcopal Church, Seventh and Washington streets. A fundraiser to defray mailing and media costs has been set for March 4 at 5 p.m. at the Trilogy Lounge, 11th Street and Park Avenue.

## Hoboken to vote on exemptions

By BRAD KELLY  
Staff Writer

HOBOKEN—The City Council tomorrow expected to decide whether tax exemptions are the key to unlocking the city's housing shortage.

The majority of the council has become wary of tax exemptions and tax abatements since the tax rate hit \$188.39 per \$1,000 of assessed valuation last year. But Councilman Robert A. Ranieri has sponsored an ordinance allowing for five-year tax exemptions on non-residential buildings that are converted to apartments. That ordinance is up for a vote tomorrow night.

Ranieri said the proposed tax exemptions are necessary to "entice people who have underused business properties to develop them into apartment structures."

See EXEMPTIONS, Page F1

### EXEMPTIONS

Continued from Page 1

He argued the city has a shortage of dwelling units and at the same time has a number of industrial and commercial properties with empty space. He said improvements on a converted building would be tax-exempt and not added to a building's assessment until five years after completion of those improvements.

But after five years, the assessments would be increased to reflect the improvements, he added. City Business Administrator

Edwin Chius yesterday criticized Ranieri's ordinance. He said the council in December canceled several five-year tax exemptions on multi-family dwellings after it was discovered those exemptions had been given out under an obsolete ordinance.

"It's inconsistent with recent policy of the City Council," Chius said. "They did not allow people with three-family homes (tax exemptions) ... why help them (businessmen) out if we don't even help our own?" he asked.

Chius admitted the ordinance would spur development of residential housing in the city.

But while the ordinance would ease the demand for luxury housing, it still does not address the shortage of low-to-moderate-income housing.

Substantial rehabilitations of many of the city's multi-family buildings are forcing out those tenants who were once paying \$150 to \$200 per month but must now pay \$600 to \$700 per month, a number of city officials have said during debate on the city's housing situation.

A woman and her four children were locked out of their substantially rehabilitated apartment at 70 Willow Ave. last week. The woman, who is on welfare, had been looking

for a new apartment in the city since August, when she was told the rents at her place would be increased to \$750 per month.

Out of 16,821 residential units in Hoboken, approximately 3,000 are set aside for low to moderate income. But there is a two-year waiting list for the 1,200 units of public housing. A similar situation exists for the 1,600 units owned by Applied Housing Associates.

Only 64 low-to-moderate-income housing units are planned for the future, 94 of which should be ready for occupancy within the next few months.

## Hoboken proposes tough rent rules

Continued from Page 1

buildings from rent control for 13 months to make up the costs involved in rehabilitation.

Under the committee's recommendations, the cost of repairs must exceed 40 percent of the state's Building Valuation Data Report Table value as issued by the Department of Community Affairs. At present, rehabilitation is based on the assessed value of the building.

The state table is used to determine whether a rehabilitated building falls under the new BOCA housing code, Ranieri said. It is a fluctuating figure that more accurately reflects current market value, he said.

Also, a landlord must have in hand a certificate of completion issued by the city's building inspector. Landlords must complete their work before qualifying.

The amendments require that if tenants in the rehabilitated structure do not vacate voluntarily, they can be evicted only in cases of misconduct. This will mean the landlord will have to make his own deals with the tenants if he wants to apply, rather than going ahead with a "tenant-be-damned" attitude, Ranieri said.

He said Mrs. Macri opposed this point, arguing that rehabilitation be allowed while tenants still live in the building, but basing new rents on a sliding scale of rent increases over three years while leaving in provisions for the landlord to settle with the tenant the terms of vacating.

The amendments also call for the creation of a new position of hearing examiner. These would be part-time and filled by attorneys, Ranieri said. They would hear applications and give decisions within 45 days of ap-

plying. "The hearing examiners would be the court of jurisdiction while the rent control board would be the court of appeals," he said.

The amendments also would allow owners who live in their buildings with one or two rental

units to increase rents by 50 percent should their units be voluntarily vacated or the tenants there evicted because of misconduct.

All other landlords would be entitled to the present 25 percent increase for vacated apartments, Ranieri said.

## Consultant hired to help develop Hoboken's budget

The Hoboken Council hired a consultant last night to help the panel develop the 1984 municipal budget.

Consultant Joseph Lisa of Bayonne was hired for a three-month term at a total salary of \$4,500. He has previously worked with the city auditor, according to the council.

sweepers are mechanically unreliable and have been able to keep a portion of the city streets clean over the past eight months.

The council settled a dispute over a bill for garbage removal dating back to 1982. The LaFera

Company of Newark had been seeking \$90,000 in payments for trash removal between February and May of 1982. The council last night ratified a negotiated agreement in which the company will accept \$45,000 to settle the bill.

88 2/1/84

## Hoboken Scouts to hold rally

For the first time in over 25 years, Hoboken Boy Scout Troop 6 and Cub Scout Pack 6 will be sponsoring a merit badge rally for all boys in the county, whether scouts or not.

The rally is scheduled for this Saturday from 9 a.m. to 2 p.m. at the Hoboken Elks Club,

1005-1007 Washington St., according to Gil Morales, scoutmaster of Troop 6.

During the rally, scouts will be introduced to different merit badge subjects, including fingerprinting, first aid, computers, citizenship and com-

munity, law, art, model building and design. Each topic will be covered in a 20-minute lecture which will be repeated three times during the rally. Scouts are free to choose topics.

"This is something that Hoboken really needs," Morales said. "It's something which

hasn't been done since the late 1950s or early 1960s. It's well over due."

Morales credited Rev. Geoffrey Curtiss of All Saints Episcopal Parish and officials of the Hoboken Elks with helping in arranging the rally.



# This year and next will see changes in Hoboken

By Steve Cappiello  
Mayor of Hoboken

This year and next will see great changes in the city of Hoboken. Decades of declining industrial and commercial tax rates, the worsening job picture, combined with inflation and the lack of resources to repair our sewers and other infrastructures have taken a toll on the city's ability to hold down

tax rates and provide services. This administration is proceeding with increasing success to reverse these trends, to provide increased services while holding down the tax rate. Our Assemblyman and Councilman at Large Robert Ranieri has been working to get the state-mandated revaluation postponed for two years, and to have the railroad tax funds released. The first will ease the

burden of runaway real estate prices on long term residents. The second action could free up over one million dollars of funds owed to the city. The waterfront will be producing more and more revenues for the city as development begins. As early as fall of this year, the city could be reviewing solid, revenue producing, proposals for waterfront development.

The city is renewing its efforts at retaining and expanding its more traditional tax rates and employment base in the industrial sections of town. The Community Development Agency has a major initiative in rebuilding roads in the industrial area. This will produce over 177 new jobs and increase plant expansions. The city, through the use of Urban Development Action Grants has lent or is lending

over \$2 million to industrial and commercial businesses combined. These projects are producing or retaining 600 full time jobs and creating new revenues for the city. The city of Hoboken is encouraging both small and large business to expand and locate in Hoboken by providing lower cost financing through assistance in industrial revenue bond, Small Business Administration

programs and direct loans using both the state and community development funds. Two or three projects being financed by the Community Development Agency are expected to be announced around the time that this publication is distributed.

Waterfront development requires substantial public support, as federal and state programs receive less funding. The city is working closely with the Port Authority to ensure development. A major waterfront development planing study financed by the Port Authority which will be completed by fall, 1984, is already under way. The exact nature of Hoboken's waterfront development will be finalized within the next six months. We can safely estimate that at least 2,000 permanent new jobs will be created. In addition, thousands of construction jobs will also be created. The city's revenues will increase substantially from this development, and will translate into significant tax reductions for the community, as well.

In 1981 I appointed the Waterfront Advisory Committee, chaired by Paul C. Rotondi, to assist the city in assuring that this development complements existing neighborhoods and businesses, without jeopardizing the city's existing character or its economic well being. This committee has performed extraordinarily well, holding public discussions, reviewing the development concepts and reporting its recommendation and those of the citizen at large to the city.

Two projects connected to the waterfront development are already under construction. The development of the Erie Lackawanna Pedestrian Plaza and the Army Corps of Engineers Harbor Drift Removal Project. The plaza will return the site back into its original use as a public place, with a beautiful vista of the river and New York City. This park, to be completed by the summer of 1984, will be the city's first park on the river's edge. The Harbor Drift Project will remove sources of dangerous piers and floating debris in an effort to beautify and improve the river's ecology. Both of these projects should spur additional private investment.

The city is aggressively pursuing a federal public works grant to fund improvements on a network of industrial roads in Hoboken's northwestern sector. This project will not only retain over 1,500 manufacturing jobs in the area, but promises of at least 200 additional jobs by major manufacturers will provide many Hoboken families with a stable source of income in the near future. This project is expected to trigger several additional industrial expansions as industry begins to see the improvements built.

This month, a new locally-operated low interest loan program is being initiated. It will provide long-term loans to promising small businesses and industries at approximately 4 1/2 percent interest, creating additional jobs, tax revenues and private investment.

In addition, the city will provide low interest loans and technical assistance to support any reasonable commercial development or renovation efforts along First Street.

We expect to be doing additional projects like First Street within the city's other commercial areas. Washington Street, 14th Street, and First Street will witness new public investments in their streets, sidewalks, and related amenities, while encouraging additional private investment. Many new full- and part-time jobs will be created from increased neighborhood retail activity as well.

At the north end of town, by the Weehawken cove, the city is loaning \$1.7 million to a developer. He, in turn, is restoring a vacant 200,000 square foot building back into productive uses. At least 400 new permanent jobs will be created and the city will be receiving additional taxes from the project.

The repayment of that loan will go toward additional economic development activities just as the repayments in an earlier loan to Universal Folding Box are being used on the Road Improvement Project cited earlier in this statement.

With new initiatives in the area of economic development beginning to take shape, the city has not reduced its efforts in housing and neighborhood preservation and social services. Even in the face of Ronald Reagan's continuous cutting of funds for cities, the city, through the Community Development Agency, funds the operating expenses of our senior citizen programs, day care centers and other social service programs.

Our most recent housing project, Caparra Homes, illustrates our innovative methods for continuing to provide housing for the poor in times of federal cutbacks. Using a residential Urban Development Action Grant to subsidize the cost of building two-family homes in the Fourth Ward, this project will build 20 new two-family townhouses, containing 40 individual units.

## Senate OKs Hoboken bill

A measure to postpone revaluation in Hoboken for two years has cleared its final legislative hurdle, passing the state Senate overwhelmingly.

Assemblyman Robert A. Ranieri, D-33rd, who sponsored the measure in the Assembly, said he expects to meet with W. Cary Edwards, counsel to Gov. Thomas H. Kean, on Monday. Ranieri, who also serves on the Hoboken City Council, said he expects Kean to sign the bill, which passed Thursday night. The measure passed the Assembly in January.

Ranieri has said that Hoboken's renaissance and proposed Port Authority of New York and New Jersey construction project has made the recent sale prices of houses "unrealistically high." Although revaluation would bring the city's tax rate down to approximately \$45 per \$1,000 of assessed valuation from the current \$183.29, most homeowners would pay more taxes because their homes would be assessed at true market value, he said.

Some homes, assessed 10 years ago at \$10,000, would have been reassessed at \$80,000.

## Rent control changes ripped

By BRAD KELLY  
Staff Writer

HOBOKEN—New amendments to the city's rent control ordinance would stall much-needed residential construction, an owner of several multi-family dwellings said yesterday.

Tim Tuohy and his wife, Patricia, have rehabilitated several buildings in Hoboken. He said the proposed changes are "punitive" to homeowners wishing to renovate multi-family dwellings.

Those changes, proposed by the City Council's administrative committee, would virtually do away with rent decontrol for substantially rehabilitated residential buildings.

Under the amendments, any multi-family homeowner seeking to become free of rent control for 13 months, will first have to invest at least 40 percent of the cost of constructing that same building today into upgrading the existing building.

In other words, if a homeowner is

renovating a building that is assessed at a true market value of \$100,000, but would cost \$250,000 to replace today, he must invest 40 percent of \$250,000 — or \$100,000 — to qualify for rent decontrol.

But if a tenant does not want to leave a building that is being renovated, his rent cannot be raised, according to City Councilman Robert A. Ranieri, who along with Councilmembers Thomas Vezzetti and Helen Macri worked on the amendments.

The only way that tenant can be asked to leave is if he has not paid rent or has damaged the property, Ranieri said.

Ranieri said he hoped those two requirements would encourage homeowners to choose the path of another proposed amendment — renovating a building for less than 40 percent of the proposed required amount and passing the cost of those improvements directly to the tenant.

See RENT, Page 8

## RENT

Continued from Page 1

The thrust of the new amendments is the same as that of amendments defeated by the City Council last year that would have eliminated rent decontrol entirely.

Homeowners argued those amendments would discourage building improvements and pave the way for slumlords.

Ranieri argued that they are designed to stop \$200 monthly rents from increasing to \$600-\$800.

The new amendments would also create the position of a hearing commissioner who would create a set of guidelines for the quality of rehabilitation and approve applications for this type of project.

Mayor Steve Cappiello said yesterday he questions the need for creation of another policymaking position in the city.

Under the amendments, two and three-unit homes could be eligible for a one-time 50 percent decontrol of rents on vacant apartments that are substantially rehabilitated. Occupied units would fall under the same requirements as multi-family dwellings.

2/17/84 H.D.

## 'Open Sesame' didn't work, so Vezzetti used his fist

By James Kopchains

Hoboken Councilman Thomas Vezzetti couldn't just stand by a closed door as members of the council held what he considered an illegal meeting.

So he broke the door.

It happened about 11 a.m. yesterday as members of the city

council's revenue and finance committee met behind closed doors in the office of Revenue and Finance Director Anthony DeNicola.

After being denied access since he is not a committee member, Vezzetti started banging on DeNicola's door, demanding entrance.

In the course of his

banging, Vezzetti cracked the frame holding the door's glass panel.

"They had no right holding that meeting. They are discussing the budget in secret meetings without any advertising. If it wasn't for me, no one would know anything about these meetings," Vezzetti

said yesterday.

Under state law, meetings of council committees are exempt from provisions of the state Sunshine Law if as the number of council members

in attendance do not constitute a quorum of the council.

DeNicola asked for a carpenter from the city's public works department for the cracked door.

## Vezzetti is arrested at meeting

By BRAD KELLY  
Staff Writer

HOBOKEN—City Councilman Thomas Vezzetti was arrested yesterday and charged with obstructing a governmental function when he walked in on the council public safety committee's meeting and refused to leave, police said yesterday.

Police said that at 2:55 p.m., the 55-year-old Vezzetti, listed as living at 100 14th St., entered a closed meeting of the committee, the public

safety director and police and fire union leaders and refused to leave when asked twice by Public Safety Director James Giordano. Giordano then ordered Capt. Patrick Oloro to arrest Vezzetti and take him from his office, according to police. Vezzetti was given a summons to appear in Municipal Court on Monday in lieu of a warrant for his arrest, police said.

Vezzetti said yesterday he was going to file suit against Giordano, charging him with aggravated assault. Vezzetti said he was "pulled" out of Giordano's chair by Giordano when he

refused to get up and then "pushed" out of the office by the director.

He accused Council President Helen Macri of holding an illegal meeting. He said he should have been allowed to stay because the council's recently hired consultant, Joseph Lisa, was there.

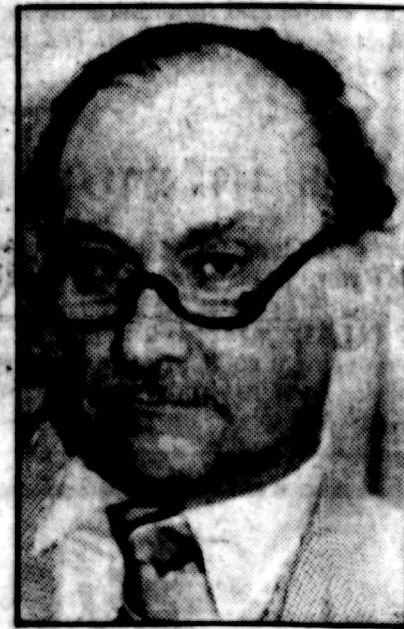
The other two council committee members at the meeting were Patrick Pasculli and Salvatore Cemelli.

"Patty (Pasculli) opened the door for me ... but Helen did nothing to protect me ... Sal wouldn't stick up for me," Vezzetti said.

## Turnabout is fair play in Hoboken



The Hudson County freeholders sworn in in 1979, above, were, like their predecessors and successors, often the targets of heckling by Thomas Vezzetti, right, who attended almost all of their sessions. Last night eight of the nine current freeholders showed up at a meeting of the Hoboken City Council, of which Vezzetti is now a member, and subjected him to the same rambling hyperbole he had often directed at them. (Related story on Page 11.)



## Board clears way for new apartments

The Hoboken Planning Board has cleared the way for a \$6-million, 112-unit apartment building on Newark Avenue.

The building, the Jefferson Trust Renaissance Residence, was given preliminary site plan approval at the board's meeting on Tuesday. The board had originally turned down an earlier application because the application did not contain the required number of parking

spaces for the project.

As planned by architect Dean Marchetto, the building will front on Newark Avenue between Willow Avenue and Clinton Streets. This is behind the former Jefferson Trust Bank building on First Street.

Marchetto said the developers, West Bank Development Corp., have set a date in September for the start of construction.

## HOPES investigation into firing continues

By James Kopchains

Officials of the Hoboken anti-poverty group, HOPES Inc., are continuing their investigation into charges that political pressure were used in firing an administrator from a Head Start day care center run by the organization.

E. Norman Wilson Jr., executive director of HOPES (Hoboken Office to Prevent Economic Stress), yesterday held interviews with administrators and staff members

of the center. No details of the talks were available yesterday.

Staff members complain to the City Council on Jan. 18 about the treatment of the center's former administrative assistant, Sue Spinella, who lost her job on Jan. 13, when the position was written out of the budget.

Wilson, a member of the council, and HOPES board of directors met on Jan. 23 to discuss the situation. Wilson's meeting yesterday was a continuation of this hearing.

## Hoboken panel refuses to hear Riverwalk plan

By James Kopchains

The Hoboken Planning Board has turned down a request by the sponsor of a \$700 million waterfront plan to present the plan's details.

According to Ralph Seligman, board consultant, the request by George Costa, who hopes to develop Riverwalk project, was turned down because the board does not hear presentations by groups that do not own clear title to their property sites.

Costa wants to build a three-stage mixed-use development on the city's waterfront. The first

stage, to be built at the New Jersey Transit railroad terminal and old ferry slips, would be centered around a 33-story hotel and convention complex over the railroad terminal.

Costa has been developing the plans with the hope of setting financing for the project by Resorts International of Atlantic City. However, Resorts officials said that there is no partnership agreement.

Costa has already made a presentation of the plans to NJT officials on using their property for the development. He is still waiting for an answer.

## Board will study bid in Hoboken

The Hoboken Zoning Board of Adjustment will consider an application by a Bricktown developer to build a seven-family apartment house and garage on Madison Street at its meeting tomorrow at 7:30 p.m. at City Hall.

Nunzio Pascale, of Bricktown, has applied for permission to build the house at 53 Madison Street.

In other business, the board will consider an application by L. Steven Albignese to build a fast food pasta restaurant at 500 Grand St. and another from the Office of the Future Inc., of Guttenberg, which wants to put in a professional business at 801 Washington St.

## Agency helped save 95G for Hobokenites

The Hoboken Department of Consumer Affairs has reported it saved consumers approximately \$94,514 in actual money or in services restored through its active participation last year.

Audrey Borg, the department's director, said that approximately 450 cases were brought to her attention last year and that 96 percent were eventually resolved. The others have been recommended for litigation in civil and Small Claims Court, Mrs. Borg said.

Most of the cases throughout the year concerned automobile repair, home repair, return of rent security, mail order mix-ups, and appliance breakdowns, she said.

Meanwhile, Mrs. Borg said the week of April 23-29 has been designated as National Consumer Week and the Hoboken Department will make a concerted effort to educate the consumer on their rights and the means of complaining.



### Boston Carriage House

Trellised stucco upper story was added by the architect Graham Gund for more light and space.



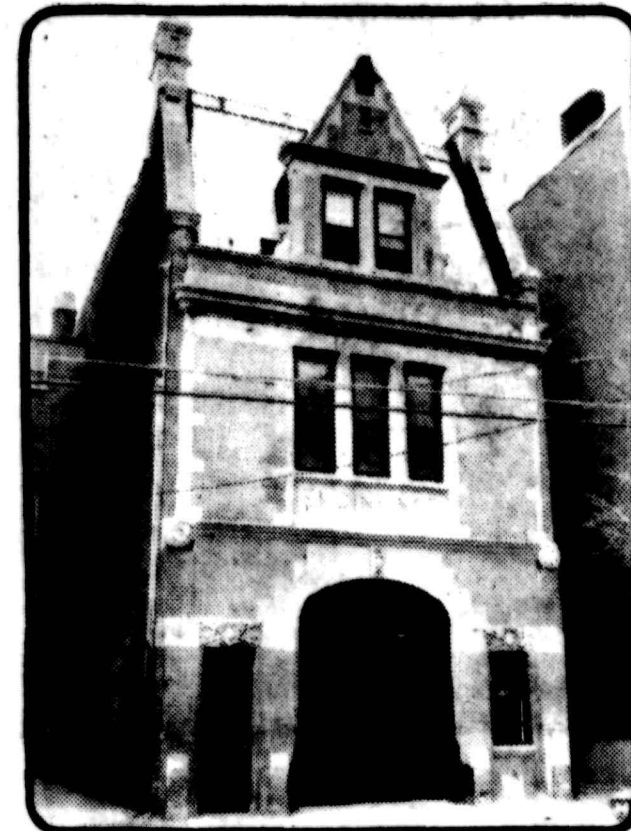
### Brooklyn Cottage

Containing only one room, this century-old brick cottage is concealed behind another house.



### Hoboken Firehouse

The facade looks much as it did in 1898, but the building was gutted inside to create three apartments.



By CAROL VOGEL

**C**ERTAIN kinds of people, with a nose for the arcane and the knack of making even the most daunting spaces charming, always seem to stumble on unusual places to live. Remaining relics of an earlier age, carriage houses, back houses and firehouses, are seized upon by these courageous spirits, who prefer to cope with crumbling walls and unstable floorboards rather than face less interesting, spic-and-span spaces.

Virginia and Edward Bauer are one example of this adventurous breed. They did not choose their Hoboken, N.J., home because Frank Sinatra's father had worked as a fireman there, although they do admit it added to the charm. Nor was the fact that the building had recently been named a historic landmark a crucial reason for their move. "After living in a quirky old Victorian house in the suburbs we wanted something closer to New

York that was equally interesting," Mrs. Bauer said. Interesting it certainly is. The Bauers are among the first tenants to live in the recently renovated firehouse. From the street the building looks exactly as it did when it was built in 1898: "Engine Number 5" is etched over a central arched doorway. Were it not for well-dressed people entering and leaving there would be no clue that this is a three-apartment building.

Lynda and Ray Barber, for instance, weren't even looking when they heard about a tiny back house, a one-room cottage, in Clinton Hill in Brooklyn that could easily have been transplanted from the English countryside. The cottage, one block away from their apartment, is now a studio where Mrs. Barber, a writer, works and where the couple entertain and occasionally spend the night.

Not everyone finds such places so easily. When Margaret Deutsch was looking for a place to live in Boston she saw a for-sale sign on a carriage house. Real-estate agents, however, refused to show it to her. "That was in

1890, before people had really begun to convert these odd kinds of buildings," she said. After a good deal of negotiation Mrs. Deutsch did buy the carriage house. For 14 years it was a simple one-bedroom apartment where she and her husband, Ira, lived.

As all three couples have learned, odd buildings are guaranteed to have odd design problems. Light is perhaps the worst of them. Firehouses and carriage houses, after all, were never meant to be anything other than utilitarian. In the Bauers' case, their apartment, which takes up about two-thirds of the firehouse's first floor, had originally been the garage and stable. "There were no windows in the stable at all," said Mr. Bauer, who is a recruiter for International Business Machines. "And where the garage was were only three very tiny windows."

The landlord gave the tenants carte blanche to design the apartments to their own specifications. Because the building had not been touched since its days as a working firehouse it had to be gutted.

The Bauers' first design decision involved adding three windows to the stable area, which became their bedroom. In doing so they discovered that the existing ceiling was a false one. They found and kept the old wooden beams. In the main living space, where the garage had been, the Bauers chose to leave the old tin ceiling. To bring more light into the room they enlarged the small windows and added a sliding glass door opening onto the courtyard.

A courtyard was practically the only view the Deutsches had until they decided to add onto their 1916 carriage house. When the couple bought it, the house was a small one-story structure. Their initial reason for renovating was to add a second bedroom, but when the couple hired Graham Gund, a Boston architect, to design it, Mr. Gund's thoughts were far more inventive. "What began as a simple addition ended up as something drastically different," said Mrs. Deutsch, who works for the architectural firm of CBT/Childs Bert.

Continued on Page C8

# The New York Times

## THE Home

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SECTION

THURSDAY, MARCH 1, 1984

## Adventurous City Dwellers Make Odd Spaces Livable



Virginia Bauer in her living room in the firehouse. Bookshelf at left once held drying racks for hoses.

## Hoboken trustee wants business office cuts

By Rick Tosches

Hoboken Board of Education trustee Steve Block last night criticized the city's school budget and suggested where cuts should be made to avoid teacher layoffs. Block told members of the Hoboken Neighborhood Alliance at a meeting in All Saints Church that the school district's business office is overstaffed as compared to other districts the equivalent size of Hoboken.

He suggested the school board cut its proposed \$23.4 million budget by \$1 million by reducing the size of the business office. Block said there is no need for three business officers and suggested two employees be cut to save about \$90,000 a year. Block also recommended the following cuts: three clerks to save \$50,000, two supervisors to save \$90,000, three attendance officers to save

\$60,000, one bus driver to save \$17,000, and five matrons to save \$58,000. "This would be an alternative to laying off teachers," he said. "If they had to lay off, I hope they would prefer not to lay off teachers."

Block estimated that if the budget, which was introduced early last month, remained in tact, it would force about 14 to 21 teacher layoffs. "I think if the Hoboken Board of Education is committed to excellence, it would cut the budget. What it (budget) means is that we're going to have to lay off teachers in Hoboken in a system where the board isn't concerned with the quality of education."

Block was the lone board member to vote against the budget.

He also suggested that class sizes be reduced. "The fewer children in the classrooms, the better the education," Block said.

## Ranieri would alter arbitrators' powers

Assemblyman Robert Ranieri said he and Senator Frank Graves of Passaic will be joining in sponsoring state legislation that would give state arbitrators more leeway in deciding salary negotiations.

Ranieri said he will be proposing a bill in the Assembly on March 17 that would allow state arbitrators appointed by the Public Employees Relations Commission (PERC) to choose a middle ground in arbitration decision regarding municipal salaries.

At present, Ranieri said PERC rules allow arbitrators to choose only one side or the other in arbitration. He said Graves has already sponsored a similar

bill in the state senate. Ranieri said the bill was the first of three bills he is considering proposing regarding PERC arbitrators. The other two would designate a municipality's prime consideration in arbitration procedures to be proving that they cannot afford any salary increases.

At present, Ranieri said the inability to afford increases is treated as only one of several considerations that the municipality must prove to an arbitrator.

The other bill being considered would limit arbitration awards to only those amounts that would not force the city to go over the state budget cap.

## New Hoboken loan program spurs hope

By James Kopchans

During the mid-1970s, while residential properties began to increase in value in Hoboken, the city's industrial sections con-

tinued taking a turn for the worse.

Starting in the early 1980s, industry in Hoboken had been steadily regressing with the deterioration of pier traffic and the cutbacks in railroad service into the Erie-Lackawanna Terminal. Attracted to other sites, many industries that had helped to build Hoboken found themselves moving on.

Now Hoboken wants to bring them back.

By using community block grant funding, the Hoboken Community Development Agency has started a new loan program designed to encourage Hoboken

businesses to expand as well as attract new business to the city.

Titled the Hoboken Commercial and Industrial Loan Program, the city is pledged to help companies in order to rebuild Hoboken's industrial and commercial image again.

With a starting budget of about \$500,000, the program is ready to give out its first loans this month to businessmen desiring to build in Hoboken. According to Thomas Ahern, the city's planning director, the committee overseeing the program will make its first loan decision later this month.

Under the program, businesses with budgets running from \$25,000 to \$250,000 are eligible for the program loans. According to Ahern, the program is expected to fund between 30 and 45 percent of a project's cost provided the company meets the program's requirements.

In making the loan, Ahern said the program lends the money to businesses at one-half the federal discount rate, which now stands at 8½ percent.

To qualify for a loan, a company must either be expanding a current Hoboken business or wish to relocate in the city. Other requirements are that at least three employees (two unrelated) commit to staying in Hoboken for at least three years, and put up at least five percent equity participation.

"In essence, we are trying to help firms that want to invest in Hoboken, but can't because of the high cost of their project," Ahern said.

## Hoboken Housing Authority to alter tenant selection list

By James Kopchans

Starting next month there will be a new system of selecting tenants for Hoboken Housing Authority projects.

The authority's board of commissioners is expected to approve a federally-mandated change in the tenant selection

waiting list next month that would classify applicants under income rather than on a "first come, first served" basis.

According to Dominick Gallo, the authority's executive director, staff members worked more than eight months clearing up records and rearranging them to federal specifications.

Under the new system, there will be six categories for those families seeking apartments: \$0 to \$3,300; \$3,301 to \$5,779; \$5,780 to \$10,169; \$10,170 to \$13,559; \$13,560 to \$16,949; \$16,950 to \$20,339; and \$20,340 to \$22,250.

Each will include sub-categories for those seeking apartments of one-to-four bedrooms, Gallo said.

In the system, Gallo said, apartments will be designated for each grouping. When an apartment becomes vacant, it will become available to the next name in the classification.

At present, names are placed chronologically, based on the date and time their applications were first filed.

The authority will still follow chronological order for each classification.

Gallo said the authority is accepting no new applications for apartments and now has 350 names on the waiting list. He said tenants have been vacating apartments at a rate of only two a month.

The next meeting of the authority is scheduled for March 8 at 6 p.m. at the authority's headquarters, 400 Harrison St.

## 8 Hoboken buildings 'historic'

The Hoboken Historic District Commission received notification from the State Office of New Jersey Heritage that eight Hoboken properties have been listed on the New Jersey Register of Historic Places.

Glara Walter, secretary of the Hoboken Historical Commission, said that six firehouses, some of them still in use, and others that have been converted into houses, received such recognition from the state.

Six of the firehouses are located at 1313 Washington St., 201 Jefferson St., 501 Observer Highway, 212 Park Ave., 412

Grand St., and 804 Clinton St. The Assembly of the Exempt Fireman's Building, 213 Bloomfield Ave., and the Firemen Monument located at the Church Square Park have been listed as well.

"It is very important that the architectural and monumental history in Hoboken is being protected," Mrs. Walter said. "If someone wants to demolish the buildings from now on, they have to ask the state commission and get an approval to do so. But this will be difficult."

The state will submit the name of the properties to the National Office of Historical Places in the weeks ahead.

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## Hoboken shelter must decide on remaining open

By James Kopchans

Now that spring is only two weeks away, organizers of an overnight shelter in Hoboken will be meeting to decide whether to continue the shelter during the warm months.

Claire Niccoletti, director, said yesterday she will meet with its organizers before deciding whether to keep the shelter open after the end of March.

Last year, the shelter closed in March after remaining open for approximately two months. However, the effort then was still chaotic because of a lack of volunteers. This year, the shelter's volunteer force has remained stable and at present numbers about 100 according to

Ms. Niccoletti.

She said she was concerned that once the warm weather came many of the volunteers may not be able to be counted on. Also, she said it would depend on the amount of funding the shelter will receive for the coming months.

The shelter is housed in the basement of St. John's Lutheran Church, 300 Bloomfield St., and provides overnight accommodations for 20 individuals.

The shelter had been under pressure last year from city inspectors who cited it for numerous violations. However, the pressure was lifted after a compromise was reached in court.



## Adventurous City Dwellers Make Oddities Livable

Continued From Page C1

man Tseckares & Casendino. Because the carriage house was dark, Mr. Gund suggested his clients add another story to the building and move all the main rooms upstairs, leaving the first floor for the two bedrooms.

Since the carriage house is fairly small, 22 by 24 feet, the new story had to be a compact space carefully designed to include the living, dining, and kitchen area in one room. Everything has a place of its own: a modular unit with a fireplace facing the living area and storage closets on the kitchen side keeps the two spaces separate. To get the maximum amount of light the architect placed windows on three sides of the room and used round and square skylights.

Renovating in a historic district, Mr. Gund had to design an exterior compatible with the neighborhood. His solution was to use traditional

### Lack of light was a major problem.

materials, such as stucco and slate, but in a modern way, to relate the carriage house to the neighboring buildings.

Instead of plain stucco for the new story, Mr. Gund created the image of a garden wall by applying a stained-wood trellis over the stucco. "The exterior is supposed to have a light, whimsical feeling," he said. He also designed a slate mansard roof, gabled on all four sides.

Lynda and Ray Barber made no structural changes in the exterior of their 100-year-old cottage. From the outside the little rosy brick building with its mullioned windows is reminiscent of an English village house. Certainly a rare find in Brooklyn, especially for \$85 a month. Because of the existence of a north skylight, the Barbers believe that the first owner was a painter who built the cottage as a studio behind the main house.

"Although it always looked like a picture postcard, the cottage was badly in need of repair," Mrs. Barber said. "Nothing worked." Fortunately, Mrs. Barber's father delights in projects of this kind and volunteered to fix it himself. They estimate it took only about \$500 worth of materials to put the cottage in order.

The Barbers have furnished the 11-by-18-foot single room in casual fashion. Under the ceiling, which rises 18 feet high at the peak, is a mix of furniture, some scavenged, some found on the street. Flowered chintz brightens what might otherwise be a dark little room.

The Bauers' Hoboken firehouse was furnished with antiques from their former home, and though space was not a problem it took a bit of imagination to make it work. The main area is 26 by 40 feet and incorporates the living, dining and kitchen areas in one loftlike space. On the wall directly across from the kitchen is a recessed bookshelf. "This was the hose dryer, where the hoses were stored after a fire," said Mrs. Bauer, who is the home-furnishings manager at Bergdorf Goodman. Installing a long open shelf along the wall of the kitchen solved the problem of cabinets. And since the Bauers were lucky enough to have 14-foot-high ceilings they added a loft space for a sitting room above their bed.

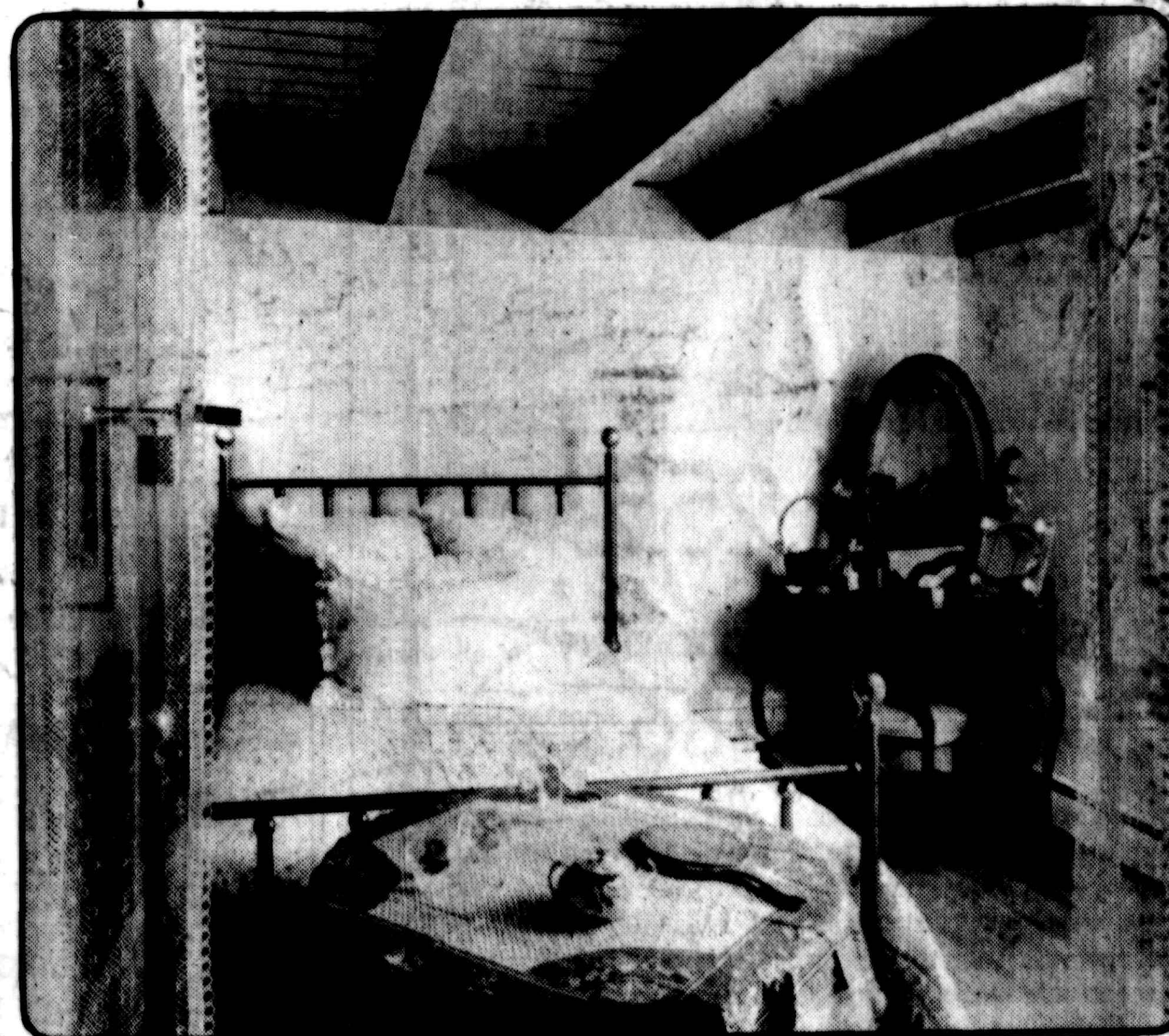
Lofts aren't necessarily used only for large spaces. Mr. Gund built a free-standing loft study that rests on four poles above the Deutchers' living area in the carriage house. "It gives the impression of more space if all the elements aren't in full view," the architect said.

More space is exactly what the Deutchers got. "The exterior changed so much that in the beginning I couldn't see how the design related to the neighborhood," Mr. Deutch said. "But now that the weather is warmer and I've begun to walk around more, I can see how all the elements fit. And even with the added story our carriage house still looks special."



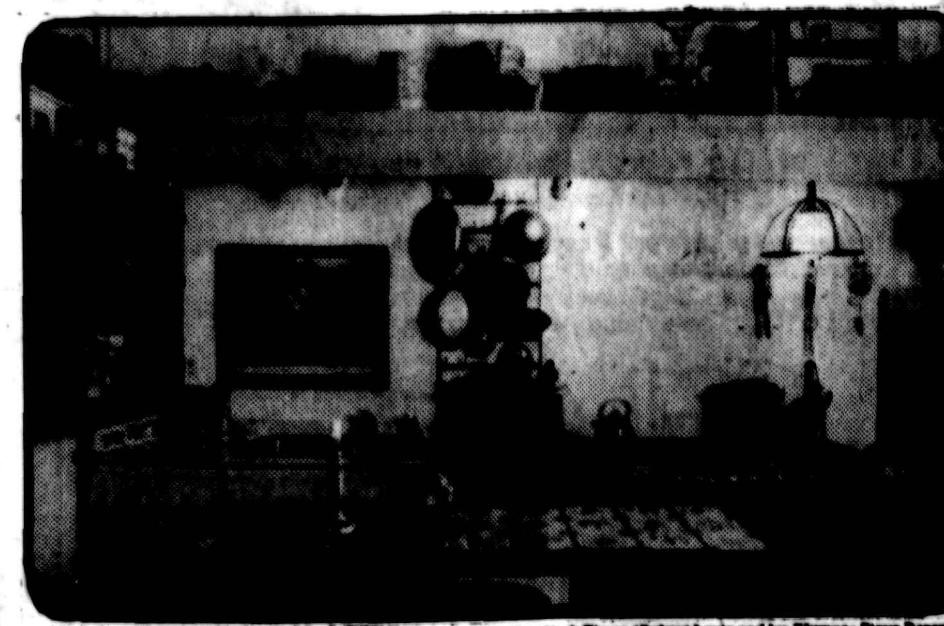
Brooklyn Cottage

Lynda Barber, below, in front of the fireplace in her tiny one-room cottage. Dried herbs hang from the beams, the sofa is covered in chintz. The mantelpiece, found on the street, fitted in perfectly.



Hoboken Firehouse

Above, lace curtains shelter the bed under the original beamed ceiling. Right, in the open kitchen, a long high shelf acts as storage and display area.



The New York Times/Robert Levin and Ira Wymann; Bruce Baumgardner

## Hoboken gives OK for grant to build homes

By John Watson

The Hoboken City Council acted to bring the local renaissance into the Fourth Ward last night by okaying agreements that will allow \$315,000 in federal grants to build 20 two-family homes there.

Last night's council action authorizes the city to execute agreements with the federal Department of Housing and Urban Development to use Urban Development Action Grants for the construction.

In a move to encourage development of more residences, the council introduced an ordinance sponsored by Councilman Robert Ranieri which would give landlords a partial tax exemption if non-residential buildings are converted into residential buildings.

Ranieri said there would be no taxes for five years on the increased value of the building after the conversion if the ordinance is granted final approval.

In other business, the council reappointed auditor Frank Italiano at a salary of \$34,000 for a one-year term.

The council extended the current rent control ordinance for another year. The council's extension of the ordinance will not interfere with ongoing efforts to develop new proposed amendments, according to Ranieri.

Ranieri is a member of the administration committee working on amendments to be presented to the council next Wednesday.

## School budget rushed

The Hoboken Board of Education is expected to come up with final figures for its budget for the 1984-1985 school year at its next meeting this month.

Board President Otto Hottendorf said yesterday there was a "98 percent" chance that the budget would be ready. Once introduced and passed by the board, the budget will be sent to the city's Board of School Estimate for approval.

Final approval is made by the City Council in voting on this year's municipal budget.

This year, the schools face a loss of about \$750,000 in state education aid because of its decision to transfer \$1 million of its surplus funds to the city council last year. As a result, layoffs have been predicted for teachers and other personnel.

Hottendorf said should that happen, the budget may be delayed should the board schedule a state education officials delay in introducing the budget.

The board has already approved a preliminary budget of about \$23 million and sent it on to Louis C. Accocella, county superintendent of schools, as required by the state.

## Ranieri tries to convince Kean on revaluation

By Special Correspondent

TRENTON — Assemblyman Robert A. Ranieri yesterday presented Hoboken's case for a two-year revaluation delay to the Kean administration. The jury is still out.

For more than an hour, the freshman Democrat and councilman-at-large offered documentation to justify Gov. Thomas H. Kean signing his bill imposing the two-year moratorium retroactive to Jan. 1.

Amy Piro, Kean's assistant counsel, was "non-committal" but Ranieri said he was "encouraged" during the State House meeting. She thanked the legislator for a "thorough job. Usually, we don't get this much

substantiate," Ranieri quoted her.

"She reviewed everything we brought down. She wanted to make sure that we just simply weren't buying time," continued Ranieri, who emphasized the taxbooks are to be presented to the Hudson County Board of Taxation in 30 days.

The taxation panel ordered the Hoboken revaluation in 1981 but it was delayed until last year again.

Ranieri offered a five-point plan to convince the administration the city is "validly attacking the problem of the shifting tax burden during the two-year period."

The lawmaker cited improved industrial property

values, the Port Authority waterfront development, new construction, the rent control ordinance being introduced tomorrow night for adoption March 21, and another ordinance to convert industrial and commercial buildings into apartments or condominiums. It is before the council revenue and finance committee and could be released tomorrow night, Ranieri said.

Piro advised Ranieri she was going to the State Taxation Division to examine Hoboken's tax records. Her research will help decide her recommendation to Kean whether or not to sign the bill passed by the Senate last Thursday, by the Assembly Jan. 30.

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JJ



## Macri has her own changes to Hoboken rent controls

By James Kopchans

Hoboken council president Helen Macri has proposed changes to the city's rent control ordinance with a minority opinion that sharply differs with those recommended by a council committee.

Mrs. Macri dissented when the three-member committee released recommendations to the council on Feb. 15 and Mrs. Macri's recommendations will be considered when the council introduces rent control amendments March 21.

Mrs. Macri criticized the recommendation that tenants move voluntarily before substantial rehabilitation rent increases be granted as well as its recommendation to establish a hearing examiner's position.

In addition, she wants full vacancy decontrol for owner-occupied one-to-four unit buildings.

These recommendations will play a major part tonight when the committee seeks a compromise to present to the council.

Mrs. Macri said she agreed with fellow committee members Robert Ranieri and Thomas Vezzetti in basing substantial rehabilitation rent increases on state Department of Community Affairs replacement value formulas rather than on municipal

assessment values.

The committee had recommended the state figures because they represented a more accurate market value for each property. The state uses the figures to determine whether a rehabilitated building falls under its new BOCA housing code.

Mrs. Macri said, however, she would rather see the percentage of work submitted for a substantial rehabilitation rent increase changed from the committee's 40 percent of state value to 35 percent.

Substantial rehabilitation has formed the basis for the changes in the city's rent control code. Under city ordinance, landlords may take their property off rent control if they perform repairs equal to the assessed value of the buildings.

In taking on the committee's recommendation for hearing examiners Mrs. Macri called them just another layer of bureaucracy. The committee had recommended the examiners work part-time in hearing rent applications with appeals to go to the city's rent control board.

Mrs. Macri recommended the establishment of a five-member rent board composed of one lawyer, one accountant and three lay persons.

She also recommended the

creation of a procedure manual for the board to expedite decisions.

Concerning vacancy decontrol to owner-occupied buildings of up to four units, Mrs. Macri said she was going one step ahead of the committee's recommendations of 50 percent rent increases allowed to owners who live in buildings of up to three units. These rent increases would be allowed only in units where tenants voluntarily chose to vacate or were evicted because of misconduct.

If two new recommendations, Mrs. Macri also asked for a vacancy decontrol option to be made open to landlords whose tenants are paying what is considered a substantial rent.

Under the suggestion, such landlords could charge up to 50 percent of fair market rents set up by the federal Department of Housing and Urban Development.

## Vezzetti won't give up on reorganization plan

By James Kopchans

Hoboken Councilman Thomas Vezzetti said yesterday he would "fight all the way down the line" to have his six-point government reorganization plan passed by the city council.

"It is essential that we begin now to make changes in this budget in order to increase the effectiveness and accountability of city government, to increase our local revenues, and to reduce the cost of government," Vezzetti said.

Vezzetti's plan would do this through the consolidation of municipal departments, redeployment of personnel, elimination of unnecessary jobs. Vezzetti presented the plan during the municipal budget hearing Wednesday night.

The plan includes:

- Eliminating the city's health and welfare department and its director from the budget. All sub-departments would be directed into other departments.
- Eliminating the position of revenue and finance director by elevating the city comptroller to the head of the department of revenue and finance.

- Eliminating the position of public safety director and placing the police and fire chiefs directly under the mayor's direction.

- Reducing the salaries of the mayor by \$12,000 and each council member by \$1,000 per year.

- Re-assigning all trained police officers and firefighters currently assigned to non-related duties to their original positions as policemen and firefighters.

- Creating a permanent city council committee on government efficiency and economic development. City directors would then be required to report twice a year in public session to this committee on their departments.

In presenting the plan, Vezzetti claimed that implementing the steps immediately could save the city \$240,000 as well as restoring the morale of city workers who feel put upon by too many administrators. Vezzetti also said the reorganization could go a long way in restoring public credibility in the municipal administration.

If adopted by the council,

Hoboken would become the second Hudson municipality to undergo a major reorganization of departments within the past year. Bayonne has already started a program of reorganization designed to save money and increase government efficiency.

According to Vezzetti, the plan he proposed would only be the first step in a gradual program of improvements. "Beyond these immediate proposals, we must begin to explore ways of further improving the operation of city government and increasing revenue to the city," he said.

"There are 452 full-time positions with \$225,000 allocated for overtime and \$266,000 for part-time positions contained in this budget. Mismanagement and possible additional overlapping assignments must be uncovered and changes made where necessary."

Also, Vezzetti said the city should make a special effort in collecting overdue taxes, estimated to total over \$5 million as well as the overdue water and sewer bills. He also called for speeding the sale of delinquent buildings held by the city.

## Divorce program set for Hoboken

By WINNIE BONELLI  
Staff Writer

Despite becoming everyday occurrences, divorce and separation still raise emotional havoc for the parties involved.

Aimed at lessening that impact, St. Mary Community Mental Health Center in Hoboken has announced a five-week workshop entitled "Coping with Divorce and Separation," which is scheduled to begin March 19.

During the two-hour sessions each Monday from 6:30 to 8:30 p.m., social worker Gloria Klein intends to cover the impact of divorce and separation on adults, on children and the community, reactions of family and friends, dealing with the ex-spouse and learning to love again.

Having lead a similar seminar last spring, Klein reports the sessions were "extremely well received." While plans for a fall workshop were canceled, interest remained high, prompting a repeat of the 1983 format.

"Last year we expected an enrollment of 10 women and were surprised to attract six women and four men. After all, divorce is a heterosexual affair with two people left hurting and having troubles," stated Klein.

Limited registration promotes greater interaction between group members according to

Klein. "During the first meeting, I normally explain various aspects of divorce such as the concept of dumper and dumpee — the first being the one that initiated the separation — while the other, the dumpee, is often taken off guard by being left."

"Emotionally, the two individuals have different reactions and come for different reasons," Klein said. "The dumpee often experiences an immediate crisis and may be somewhat in shock. They entertain the view that if he or she were to change the spouse might return. We usually see this person within a month or two of the break."

"The dumper, on the other hand, normally has made some type of adjustment, having had the time to plan ahead," she said. "When we see this person it is normally one year after the separation and there is an incredible amount of guilt."

Defined as an educational process, rather than being psychotherapeutic, a lot of verbal exchange and role playing takes place within the group, Klein said.

"By voicing their thoughts and ideas, the participants make their problems tangible things that can be dealt with. Along with this under-

## Workshop designed to help people cope with the impact of marriage breakups

standing, we supply them with constructive resources and tools. They also become aware of the common thread to their problems and in the process experience a feeling of release and comfort," Klein commented.

Registration for the divorce and separation workshop may be made by calling Klein at 792-6200. The fee is \$40, payable in advance.

## Hoboken revaluation freeze due

By Special Correspondent

TRENTON — The Senate was considered certain today to adopt a bill imposing a two-year moratorium effective Jan. 1 this year on the revaluation ordered in Hoboken by the Hudson County Board of Taxation but not yet implemented.

The sponsor, Assemblyman Robert A. Ranieri of Hoboken said the delay was necessary to avert what he called "disastrous results" for small and medium-sized homeowners.

Approved by the Assembly

Jan. 30, its approval today by the Senate would send the measure to Gov. Thomas H. Kean for his signature.

Ranieri said he is hopeful that the governor will sign it. Kean insists that it be accompanied by a plan to help Hoboken. Kean vetoed a one-year revaluation delay in Atlantic City in the last session because no such plan was presented.

However, Ranieri is banking on continued industrial growth, new construction, the Hoboken

waterfront development project by the Port Authority, and a rent control ordinance to help stabilize the city during the two-year period.

Senate adoption also is expected today on a bill by Sen. Christopher J. Jackman of West New York, permitting the appointment of a provisional sheriff's officer to a permanent position without an open Civil Service examination.

Meanwhile, two Jersey City pension bills are among five Hudson measures due for Senate committee consideration today.

The Senate State Government, Federal and Interstate Relations and Veterans Affairs Committee discusses legislation by Sen. Edward T. O'Connor Jr. of Jersey City, to provide a one-time increase in pensions for retirees in the system amounting to one percent for each year since the date of retirement. The cost will be paid by Jersey City.

Another O'Connor act requires temporary employees with at least one year's continuous service to become members of the Jersey City retirement system.

The same panel also discusses a Jackman measure to maintain Teacher's Pension and Annuity and death benefits for teachers who are 70 years and older.

Also before the same committee is the Assembly-passed bill by Assemblyman Joseph Charles Jr. of Jersey City providing for the observance of Martin Luther King Day on the third Monday in January instead of Jan. 15 to conform to the federal holiday, starting in 1986.

Finally, another O'Connor bill before the Senate Law, Public Safety and Defense Committee requires posting of warning signs of the penalties for drunk driving and for selling to underage persons in licensed premises.

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## Senate approves Ranieri bill delaying Hoboken assessing

TRENTON — The Senate enacted, 26-7, yesterday and sent to Gov. Thomas H. Kean for his signature legislation imposing a two-year moratorium on revaluation in Hoboken ordered to take effect last year by the Hudson County Board of Freeholders.

The sponsor, Assemblyman Robert A. Ranieri, of Hoboken, said he will confer Monday with Amy Piro, Kean's assistant counsel, to discuss the bill and its impact on the city.

Ranieri warned of "disastrous results" for 1,500 small and medium-sized homeowners in Hoboken without

the two-year delay.

Under the revaluation, Ranieri said, a one-family home in Willow Terrace now taxed \$800 a year would increase to \$3,000; a three-family home in Hudson Street now taxed \$1,650 would pay \$4,425; a three-family dwelling in midtown Hoboken now taxed \$1,225 would pay \$3,950.

Ranieri encouraged Senate President Carmen A. Orechio, D-Essex, and Assembly Speaker Alan J. Karcher, D-Middlesex, to make their appointments to the Property Tax Study Commission headed by Sidney Glaser, retired State Taxation

Division director.

Kean had said he wanted the commission formed before he would consider any revaluation delays, provided there is an action plan to help stabilize the city.

On this point, Ranieri is expected to stress to Piro a rent control ordinance being introduced March 7 in the City Council for adoption March 21, industrial rebirth, new construction, and waterfront development by the Port Authority.

Ranieri believes progress in these four areas would help cushion the impact of the revaluation.

## Head-on crash kills Hoboken cop

By BETH KUHLES  
Staff Writer

An off-duty Hoboken police officer died yesterday morning two hours after his car collided head-on with a taxi in the Holland Tunnel, a spokesman for the Port Authority of New York and New Jersey said.

Thirty-nine-year-old Michael Kenirey, a 10-year veteran of the Hoboken police force, reportedly was heading east in the north tube of the tunnel when he drove his car into the oncoming lane of traffic at about 1:45 a.m. while attempting to pass a tractor-trailer truck. According to the spokesman, Kenirey apparently tried to return to the eastbound lane, hitting the left front bumper of the truck, before bouncing off the wall on the eastbound side and swerving across the roadway. Kenirey then collided with the westbound taxi, driven by Reginald Ford, 33, of Queens, N.Y.

The accident occurred about 1,000 feet from the Manhattan entrance to the tunnel. Vehicles caught behind the accident were stalled for more than 45 minutes. Traffic was diverted to the Lincoln Tunnel until 2:35 a.m., the spokesman said.

Kenirey was pronounced dead at 3:38 a.m. at St. Vincent's Hospital in Manhattan. Ford, also taken to St. Vincent's, was in stable condition yesterday, the spokesman said.

The driver of the truck was not injured in the crash. There were no passengers in any of the three vehicles.

Kenirey belonged to the Hoboken Elks, the Hoboken Veterans of Foreign Wars, the Disabled Veterans of America and the PBA Local 2.

Kenirey is survived by his wife, Joan, and 11-year-old twins Michael Jr. and Colleen.

Services are being arranged by the Earl F. Bosworth Funeral Home in Hoboken.

## Hoboken to consider rehab decontrol

By BETH KUHLES  
Staff Writer

HOBOKEN—An amendment to the rent control ordinance for landlords seeking rent decontrol under "substantial rehabilitation" was introduced by the City Council last night.

Also last night, Mayor Steve Cappiello presented a new \$22.9 million budget for the city.

Under the proposed rent amendment, substantial rehabilitation would be defined as 40 percent of the replacement value, which is the cost of building the same unit today.

"The rule of thumb is that it is 2 1/2 times the true value or the market value of the building," said Councilman Robert A. Ranieri. "We are no longer dealing with assessed values."

Councilman Thomas Vezzetti was the only member voting against the measure.

Before the introduction of the amendment, Council President Helen Macri led a successful motion to delete a portion of the ordinance requiring the tenants of a building undergoing rehabilitation to vacate the premises voluntarily before work begins. It passed 6 to 3.

Under the amended version, provisions in the current rent control ordinance requiring exclusive use of a private kitchen and bathroom facility for persons who choose to stay during the rehabilitation would stand, Ranieri said.

The amendment would allow landlords 13 months of decontrol if they meet the criteria.

Other proposed compromise changes included abolishing the rent-leveling board and establishing an office of the hearing examiner. The examiner would be a quasi-judicial officer appointed by the mayor with council approval and would be mandated to decide rent-leveling cases

within 60 days of the application, Ranieri said.

Finally, small homeowners with up to three rental units in the building would be permitted to raise rents by up to 50 percent when tenants move out. These homeowners would have to meet rules and regulations set by the council, Ranieri said.

The public hearing on the city budget held after the introduction of the rent amendment erupted with the emotions of more than 200 people when the budget came to the floor.

The main concern of the evening focused on the revaluation currently winding down in the city. Ranieri, also a Democratic state assemblyman from the 33rd District, told the audience that a bill currently awaiting Gov. Thomas H. Kean's signature places a two-year moratorium on the revaluation.

Other concerns expressed included the need

for consolidation of some city administrative departments and the some called the top-heaviness of the police department. Many citizens felt the city was not soliciting small businesses and light industry into the area to reduce their taxes.

Mayor Steve Cappiello presented the budget, an increase of \$1.6 million over last year's. The amount to be raised by local taxation would be \$1.5 million less than last year's, possibly reducing the city's tax rate by \$15 per \$1,000 of assessed valuation.

With the city's current revaluation, the tax rate for 1984 is expected to be about \$42.50 per \$1,000.

The Hudson County budget and the city's board of education budget could affect the tax increase. The preliminary school budget calls for an estimated tax rate increase of \$10 per \$1,000 of assessed valuation.

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## Hoboken residents demand budget cuts

By Earl Morgan

Cut, cut and cut some more. That's the message a string of residents and representatives of community organizations delivered to the Hoboken City Council last night at Hoboken High School.

The main order of business during the council meeting was the introduction of a compromise rent control ordinance sponsored by Councilman Robert Ranieri.

The budget introduced for

the 1984 year is \$22,914,081.90 and, according to the budget document handed out last night, it will decrease property taxes in the city by \$1,540,922. The current tax rate of \$184 per \$1,000 of assessed valuation is one of the highest in the nation.

The new budget document does not give the new tax rate since both the Board of Education and the county budgets have yet to be passed. These two figures will have to be computed into the final budget to arrive at the real estate tax rate.

But city officials said if the county and board of education budgets come in at the same level they did last year there could be a \$9 or \$10 tax relief for city residents.

But a new evaluation of property in the city that has reportedly increased assessments as much as 60 to 100 percent incensed homeowners, some of whom were demanding at last night's hearing that the budget be cut further.

Councilman Thomas Vezzetti presented a list of proposals to

consolidate city departments that would eliminate the public safety director, the director of revenue and finance as well as the health and welfare director.

Vezzetti would also reduce the mayor's salary by \$12,000 and council members by \$1,000.

Ranieri claimed that the budget had not appreciably increased but that the real threat was the revaluation.

Ranieri, who is also a state assemblyman, urged the audience of some 200 residents last night to support his appeal

to the governor to sign legislation he introduced for a moratorium on the revaluation.

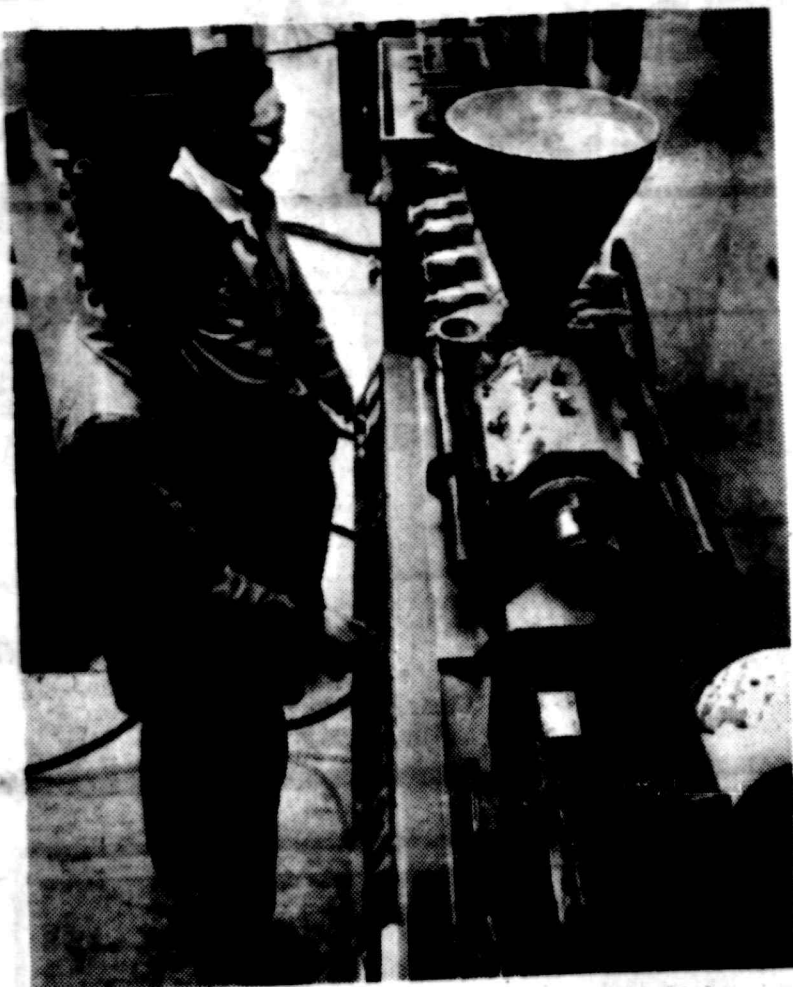
Before the rent ordinance was introduced last night it was amended to exclude a provision that would decree a structure would have to be voluntarily vacated before any rehabilitation work could begin.

The ordinance also provides one time rent decontrol in multiple buildings that are rehabilitated where the work exceeds 40 percent of the replacement value of the existing structure.

Further non-residential and commercial property that includes dwelling units plus commercial use are covered by the new ordinance but the commercial property shall be exempt.

Homeowners of one, two and three-family structures that are also rent controlled in the city, will now be entitled up to 50 percent increase in rent that will be pegged to a formula used by the federal Department of Housing and Urban Development to set rents on subsidized "Section 8" apartments.





Students operate the universal extruder, a high-precision research instrument used in the Polymer Processing Institute laboratories at the Stevens Institute of Technology in Hoboken. The institute yesterday received a \$180,000 grant from the state to help create a technology extension center at the school.

## \$180,000 grant to help Stevens with tech center

By James Kopchans

The Stevens Institute of Technology has received a grant of \$180,000 from the state to help establish a technology extension center at the school's Polymer Processing Institute.

At ceremonies yesterday, Dr. Edward E. David Jr. presented the award to Stevens President Dr. Kenneth C. Rogers on behalf of the Governor's Commission on Science and Technology. The commission is in charge of about \$10 million in grants to fund industry-related research in the state.

The Polymer Processing Institute was set up at Stevens following a plastics industry conference in 1982. Its purpose is to provide research and new information to the 576 New Jersey plastics companies, many of which are too small to finance their own research divisions.

In remarks made at the presentation, Dr. David explained the decision by the state commission in awarding the grant to Stevens: "In the Polymer Processing Institute and its business outreach programs, the commission saw an opportunity to build and expand on such an existing program... the technology extension center will help smaller businesses to draw upon the expert advice and resources of the university when they face technology-based problems. And it will help New Jersey maintain its international posture in this highly-competitive industry."

Rogers said the grant will be used in starting the new center and in encouraging industries and other agencies to contribute to its operation. "It (the grant) will give us a bit of leverage which we can use in seeking other forms of funding."

## Teacher charges assault

A Hoboken elementary school teacher has filed assault charges against the parent of one of her pupils after the parent allegedly struck her on Tuesday during an argument over the child.

Anne Gehler, a basic skills teacher at the Daniel S. Kealey Elementary School, filed the charges Wednesday against Elizabeth Cook, charging that Mrs. Cook struck her in the face. Mrs. Gehler was reportedly struck as she came down a staircase at the school and fell to the ground from the force of the blow.

The Hoboken Municipal Court has

scheduled a hearing for April 3, according to court clerk Pat Della Fera.

Principal Andrew Hopper said Mrs. Gehler did not attend school yesterday, but was expected back next week.

The school does not have any security guards on the premises. Superintendent Dr. George Maier said he will discuss hiring another guard to be placed in the Kealey school when he meets with the board next month.

The school system has four security guards on its payroll, according to Maier. Hopper said he would welcome a security guard and said he has requested a guard on several occasions.

Although he said this was the first incident like this since coming to the school in 1965, he said he wanted the security guard to screen visitors in the building.

"We want a man there to challenge visitors when they enter the building," Hopper said. "There is a sign there in both English and Spanish telling visitors to report to the principal's office. But a sign saying 'Report to the Principal's Office' doesn't make it so."

## 14th Street Viaduct scheduled for repair

United Press International  
TRENTON—The 14th Street Viaduct in Hoboken is on a list of 220 bridges scheduled for repair or replacement which was released yesterday by Gov. Thomas H. Kean.

The state Department of Transportation has planned a three-year program to be funded with the proceeds of a \$120-million bond issue, approved by the voters in November, plus \$233.7 million in federal matching funds and \$9.7 million from local matching funds.

Two bills appropriating some of the bond money for the projects must be approved by both houses of the Legislature and signed by Kean. The 1983 bond act makes \$67.5 million available for bridge work on state highways and \$37.5 million available for county and municipal bridges.

The first measure, sponsored by Sen. Walter R. Foran, R-23rd, provides \$38.6 million in bond funds which — when matched with \$63.7 million in federal bridge funds — will result in a \$102.3-million state repair program for 1983.

The second bill, sponsored by Sen. Laurence

S. Weiss, D-19th, would provide for \$10.1 million in bond funds to be combined with \$2.1 million in local and railroad funds to match \$48.9 million in federal money. Another \$23 million in state funds would also be added for a total \$94.3-million repair program for county and municipal roads.

Assemblyman Robert A. Ranieri, D-33rd, whose district includes Hoboken, said last night that the state had shifted \$3 million from the 14th Street Viaduct project to construction of Route 160 in Bayonne which would be replaced if the bills pass. Ranieri described this as "political blackmail."

The state Department of Transportation has previously announced plans to repair the Pulaski Skyway, a Hudson County highway. Repairs have also been scheduled for two closed spans in Jersey City — the Chestnut Avenue bridge which connects the Island neighborhood with the rest of the city, and the Chapel Avenue bridge between the Caven Point section and Greenville, according to state Sen. Thomas F. Cowan Sr., D-32nd, vice-chairman of the Senate Transportation Committee.

## Hoboken Council will investigate revaluation

The Hoboken City Council's Revenue and Finance Committee will soon start its own investigation into charges that Landmark Associates performed an unsatisfactory job in doing a revaluation of that city's property assessments.

Landmark is under contract with Hoboken in its own revaluation. Last week, former council candidate Anthony Russo charged the council hired Land-

mark in 1981 despite knowledge of the lawsuit, against the company by Perth Amboy.

According to E. Norman Wilson Jr., head of the council's revenue and finance committee, he did not know of the lawsuit at the time of Landmark's approval and that fact troubles him.

"It seems as if someone in the administration did know of Landmark's troubles, but never

told the council of it," Wilson said.

"How did this happen? Why were we not told?"

Wilson said his committee would start by interviewing officials from Perth Amboy to determine exactly the circumstances surrounding the lawsuit. He will then speak to Landmark officials and Hoboken Tax Assessor Woodrow Monte for additional information.

## Hoboken to screen kids 2-5

Free health screenings will be provided for all Hoboken children ages 2 to 5 on March 29 and 30.

Screenings will be offered for hearing, vision, speech/language, physical examinations and muscle development. Each will be administered by a professional practitioner.

Both the city's Board of Education and HOPES Head Start program are sponsoring the screenings. Parents will be provided with complete screening results and with information on available resources and programs provided by the board and Head Start.

The March 29 screenings will be conducted at the United Cerebral Palsy Center, 1005 Washington Street, from 9 a.m. to 3 p.m. The March 30 screenings will be held at the city's Multi-Service Center, 124 Grand Street, from 9 a.m. to 3 p.m.

Daily News, Sunday, March 18, 1984

## On the waterfront: rents are sky-high

By RANDY DIAMOND

HOBOKEN SOCIAL worker Terri Ratti used to refer Hoboken residents displaced by the fast-rising rents to apartments in neighboring cities such as Jersey City and Weehawken.

"But I can't do that any more," said Ratti, sadly. "The rents in those cities have gone sky-high, too."

A look at the real estate prices in local publications shows how high the rents have gone in the waterfront cities across the Hudson River from New York City.

Advertisements asking between \$800 and \$1,000 a month can be found for some one-bedroom apartments in Hoboken, with the going rate about \$100 to \$200 less in Weehawken and Jersey City.

Five years ago, a one-bedroom apartment could have been easily found in Hoboken for \$200 a month.

In Hoboken, a new amendment that is scheduled to be introduced at Wednesday's city council meeting may change all that.

The amendment would up the ante for owners who substantially renovate their buildings.

In Weehawken, the city council is planning to pass an amendment similar to one in Hoboken; and a citizens' group in Jersey City is mounting pressure on local legislators to do the same.

Currently, if a building owner in Hoboken wants to bring his building off rent control, all he has to do is put in renovations equal to 100% of the assessed valuation of the building. In Jersey City and Weehawken, it's 50% of the assessed valuation of a building.

The problem, according to city council member and Assemblyman Robert Ranieri, is that buildings in the three cities are usually only assessed at a fraction of their real value.

That makes it easier for a landlord to get his building off rent control.

"We're talking about buildings being assessed at, say, 25% of their real value, and sometimes even less," Ranieri said. "So if an owner buys a building for \$100,000, all he has to do is put in \$25,000 to get off rent control."

Once a building is off rent control, Ranieri said, rents are often doubled and tripled, displacing tenants in the building.

He cited one recent case of a building in Jersey City where the rents were raised from \$200 a month to \$600 because of the assessed-valuation clause.

"And do you know what renovation to the building the landlord did to get off rent control?" Ranieri asked. "He changed the central heating system to a system where everyone gets their own thermostat and pays their own



More New Yorkers are attracted to cities such as Jersey City and Hoboken. Scene is looking from park in Hoboken.

heat. It's outrageous, but that's what was done."

The amendment to the current Hoboken ordinance would in effect mandate that building owners put in renovations equal to the purchase price of the building in order to get off rent control.

And the renovations would be up to a strict industry code mandating that quality construction material be used in renovations.

"There couldn't be any more cosmetic improvements, as there are now," Ranieri said. The majority of the nine-man city council has indicated support for the amendment.

In Weehawken, Mayor Stanley Iacono expects his city council to pass a similar amendment by April.

"We have to protect the tenants here," he said. "We can't let them be forced out."

Iacono said he is concerned because recently an owner put in a minimal amount of funds to do some renovations to get off rent control. He raised the rents of tenants who were paying around \$200 a month to over \$500 and \$600 a month.

"That was the first building owner to take advantage of the rehab clause, but if we don't do something there could be a lot more owners doing that, as more and more New Yorkers become attracted to the area."

It is only in Jersey City that the city government is opposed to the re-

habilitation clause in the rent-control ordinance.

Jersey City Mayor Gerald McCann, a Democrat who supported President Reagan in the 1980 elections, led an unsuccessful drive to allow vacancy decontrol of apartments to take place in the city.

McCann, who controls the votes of six of the nine members of the city council, had frequently said that rent control is what led to the abandonment of many of the city's buildings.

BUT CHUCK McGroarty, an official of the Jersey City Tenants' Committee, the group that helped kill McCann's plan for vacancy decontrol, said his group is going to launch an all-out campaign next month to persuade the city council to adopt changes in the city's rent-control ordinance that would eliminate these substantial rehabilitation loopholes.

"We realize it's going to be an uphill battle," he said. "But we have to bring the issue into public view."

Thomas Frichione, one of the three anti-McCann councilmen, said that in the last two years his staff has had contact with more than 150 people who have been displaced.

"It's a bad problem," he said. "Many of these people are long-time Jersey City residents. They have no place to go when they are displaced. Many are forced to nursing homes or to live with their children."

## Hoboken revaluation halt eyed

By BETH KUHLES  
Staff Writer

A bill that would establish a two year moratorium on the revaluation of property in Hoboken is awaiting Gov. Thomas H. Kean's signature after passage by the state Senate.

Thomas Wilcott, a spokesman for the governor, said Kean has until April 16 to sign or veto the measure to grant the moratorium for Hoboken and cities of similar size

and economic conditions. The bill, sponsored by Assemblyman Robert A. Ranieri, D-33rd, who also serves on the Hoboken City Council, is being reviewed by the governor's counsel.

The New Jersey Assembly voted in support of the bill in January, 1983, and the New Jersey Senate passed the bill 26-7 on March 1.

A revaluation in Hoboken likely would hurt owners of commercial

and industrial property less than homeowners, because the assessments upon which taxes are based have been climbing faster for non-business property, Ranieri said. Citizens have voiced opposition to property reassessment.

Ranieri said that although revaluation would drive the current tax rate of \$183.29 per \$1,000 of assessed valuation down to approximately \$142 per \$1,000 of assessed valuation, the residential property

owner would pay increased property tax because home assessments are being brought up to true market value.

The majority of the more than 20 people who spoke March 7 at the public hearing on the city budget complained about the effect revaluation was having on their properties. Some homes assessed 10 years ago at \$10,000 have been reassessed at \$80,000.

## Hoboken board votes raises

By FRANCES ANN BURNS  
Staff Writer

HOBOKEN—The board of education has voted to give employees not covered by contracts 8 1/2-percent raises.

The board Tuesday night also raised the salaries of the top five administrators in the system, including the superintendent, business administrator and board secretary, by \$2,830.

The five members of the board present at the meeting voted unanimously on the raise for the non-union employees, who

include matrons, security officers, doctors and a community liaison. Trustee Steve Block said he abstained on the administrators' raise.

The board also hired eight teacher's aides for a four-month period. Twelve aides were hired at the last meeting. The board decided recently to use about \$200,000 in unspent federal aid for remedial programs that will hire seven teachers and 20 aides, Block said.

The board approved the hiring 5-1, with Block voting against it. In other business, Block said, the

board discussed alleged political interference by members in the transfer of a teacher.

He said Dr. George Maier, superintendent of schools, told the board at its previous meeting that the teacher was being transferred for cause. In the meantime, Block said, four trustees called Maier and asked that the man remain in his current position.

Otto Hohendorfer, president of the board, said: "Steve Block has no knowledge of that (political interference), and neither do I."

## Hoboken rent changes would keep control board

A committee of the Hoboken City Council has decided not to recommend replacing the city's rent control board with a rent hearing officer.

The council's administrative committee will withdraw its recommendation at the council 7 p.m. meeting tonight, according to Councilman Robert A. Ranieri. The committee has made the recommendations in an ordinance amendment two weeks ago.

Ranieri said the committee will recommend that the rent control board remain essentially as it is now.

In another proposed amendment, developers would have to invest 40 percent of the replacement value of a building in order for it to qualify as a substantial rehabilitation. This would mean the investor would have to invest five times more to rehabilitate a building and be able to raise the rent.

The committee also proposed a formula through which the owner of an unoccupied small housing with three units or less can raise the rent 50 percent if he can prove that the tenants vacated the unit voluntarily.

Ranieri said that a lot of people are expected to attend tonight's meeting because many were interested in the proposed changes.





Signalman, Bruce Fielding (front) and Assistant Signalman, Ben Ervin (rear) testing new panel at the Hoboken Terminal Railroad Control Room.

## Microchips and Memories

By Stan Kulp

Most weekdays, you'll find Ray Nalewaiki in the Hoboken Terminal's concourse, standing near the large black Solari Board that announces train departure times and tracks. Nalewaiki is the senior Stationmaster, one of three men responsible for the Terminal and its train facilities. (Over Nalewaiki's left shoulder, in a glass booth over the "Dugout" counter, sits the Trainmaster, who is responsible for the 272 trains that the 70,000 plus commuters board each day for Gladstone, Waldwick, Port Jervis and dozens of other northern New Jersey points.)

### Allowed To Slowly Rot

And how is it working in this copper-clad monument to an earlier era, which becomes a churning madhouse twice a day? What's Hoboken Terminal really like?

"I can't tell you very much, I'm an old Erie man myself," says Nalewaiki. It's been some 24 years since the Erie merged with the Delaware, Lackawanna and Western and moved its trains from Pavonia Avenue in Jersey City to Hoboken Terminal, but the old loyalties die hard. "Why don't we go over here," as we stroll over to a string of old electric coaches where a bunch of car inspectors are having lunch. "These fellows are Lackawanna men. They've been here a lot longer than I have. They know the place."

And they do. Veteran car inspectors Sal Cortese and Carlos Quintio, each with more than 30 years on the job, talk about the old

days, of first class trains like the Phoebe Snow that ran to points in Pennsylvania, Buffalo, Chicago, of steam engines and hard coal from Pennsylvania to fuel the furnaces of New York and New Jersey, and of commuter schedules that ran with 99% on-time precision. There's a vast pride in talking about what was. "You don't see that in the new guys very much," says Quintio, who will be retiring in a few months after 34 years on the railroad. "This place has changed a lot," said Cortese.

And it'll change more, much more, as NJ Transit, the state's public transportation agency, reorganizes and rebuilds a commuter rail system that had been allowed to slowly rot for years.

### New State-of-the-Art System

The biggest change coming to Hoboken Terminal will be this summer, perhaps in July, as the decades-old Morristown line re-electrification project finally comes to completion. First proposed in 1968 and started in 1976, the re-electrification project suffered from dilly-dallying, mismanagement and an almost complete lack of direction from Trenton for a number of years. During 1977-78, 180 new electric cars were ordered (for something like \$150 million), only to be leased out to Amtrak or the Maryland Department of Transportation or put in storage, because the re-electrification project hadn't managed to

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## Terminal

continued from page 1

turn a shovel. It wasn't until 1981, after the Byrne administration reorganized New Jersey's public transit services into NJ Transit and borrowed transit expert Louis Gambacinni from the Port Authority to run the state Department of Transportation that things finally began to happen.

As it is, the re-electrification's constant engineering problems and political roadblocks have set back completion to twice its originally projected length (eight years in the making) and twice the cost, now estimated at \$450 million.

For this king's ransom, the Morristown line commuters are gaining a state-of-the-art power and signal system, slightly-used coaches (now having their interiors refurbished for the grand reopening) to replace the 55-to-65-year-old antiques that

have been rotting for 50 to 60 years. A training facility will take up some of the space in the old regional post office that occupied part of that space from the early Forties to the early Seventies. ("At one time there used to be 400 men a shift working up there," says Nalewaiki, "sorting the mail that went on the trains.")

The new power dispatcher's control center has already been set up in a part of the ferry building. Hidden behind peeling paint and dank walkways is the futuristic heart of the new Morristown electrification system.

Computers, a huge electron control board with enough lights to brighten Times Square and the latest in communication gears will control the power and signals for the entire line, before handed from Summit. Perhaps the indicative of why the re-electrification took so long is the attitude of the control room's contractor. With the system some 95% finished, the Connecticut company's

workers rarely bother to show up. Phone calls from the company's headquarters in Waterbury usually get answered by NJ transportation workers.

As part of NJ Transit's continuing reorganization of its rail operations, Hoboken's office staff will be moved to Newark, probably this summer. The staff currently numbers some 100 people (some commuting from as far away as Port Jervis, a 2½-hour trip) working mostly out of the Terminal's old restaurant. Even the indignity of a modernistic dropped ceiling can't quite hide the grandeur of one of the finest interiors in Hoboken.

Two other Hoboken facilities have recently been finished. A \$1.5 million washing facility opened last Thanksgiving. NJ Transit executive director Jerome Primo, pushing to get the facility done on time, threatened to have his entire staff walk through the washer (in their drip-dry three-piece suits, one expects) if the job wasn't finished on schedule. It was. Per-

haps a somewhat similar fate awaits them if the re-electrification isn't finished by July.

Within three years, according to NJ Transit officials, most of Hoboken's shop workers, numbering perhaps 400 men and women, will be moving out. NJ Transit is planning a mammoth \$100 million rail maintenance facility in the Kearny meadows, where all 800 pieces of New Jersey rail equipment—coaches, diesels and electric cars—will be maintained. A small crew of car inspectors and maintenance men will stay in Hoboken, for "peculiar" and "running" repairs.

Further changes are in store for the 1908 National Historical Landmark, as the Terminal area is part of the Port Authority's pier redevelopment project, while the final state authorizations for the piers are being held up by New York State Senator John Marchi (A Staten Island Republican who heads the Senate Appropriations Committee), planning work does continue.

Other rail projects are in the works, including a connection at Montclair that will connect the Morristown's Montclair branch to the Boonton line. Boonton line trains would then run down the Morristown branch

through Broad Street Station in Newark. It would involve abandoning a few stations on the Boonton line and closing an expensive and elderly Boonton line bridge. Another connection, at Kearny or Harrison, will link the Morristown line with the Northeast Corridor, allowing Morristown trains access to Penn Station.

But those improvements are a few years away. The time has come to answer the question (I can hear someone asking) about what happened to the large, antique model engine that used to sit on a platform above the north doors in the waiting room? (Its cousin over the south wall is still there.) Or for that matter, whatever happened to the concourse that commemorated the first train order to be sent by telegraph?

They were returned to the city of Harrison, N.Y., which owned them. Harrison was once an important stop on the Lackawanna. Perhaps someone will build a model of one of the old Morristown electric for the empty space. After over a half century of faithful service, those rattan-seat, olive-drab echoes of a bygone era deserve more than just an occasional faded newspaper clipping and the junkyard.

Meanwhile, Amoroso said yesterday that he has recommended either Fortunato or Joan Brennan, another clerk in his office, as his successor. This recommendation was made to Mayor Steve Cappelletti, since Amoroso said no member of the council has yet to ask him for his recommendation.

Concerning the judge's position, Cappelletti said he will send a list of five likely candidates to the council for their review and recommendation. However, Cappelletti said he would still hold onto the final decision of the appointment.

The judge position has remained open since the death of Judge Maurice Gottlieb in January. At present, Peter Giordano is filling in at the court in an interim capacity.

## Hoboken clerk job still open

By James Kopchans

Although Hoboken City Clerk Anthony Amoroso is scheduled to retire on April 1 after nearly 45 years of work for the city, the city council is no closer to naming a new or interim clerk than it was three months ago.

The office, which is listed at \$30,000-to-\$36,000 per year, is the only office filled directly by the council without a mayoral appointment.

The most popular report centers on former Council President Walter Cramer leaving his position as business manager/administrative assistant with the school board to take over Amoroso's duties.

Second Ward Councilman Thomas Vezzetti confirmed that Cramer is being considered.

"I have heard nothing about that. I have spoken to no one about it," Cramer said yesterday. Cramer did say the only conversation he has had for a city position was with Vezzetti over whether Cramer would be interested in the municipal court judge's position, which still remains vacant after two months.

Neither Council President Helen Macri nor Councilman E. Norman Wilson Jr. would confirm considering Cramer for the position of clerk.

Wilson said he would never consider Cramer for the post.

While he was council president, Cramer and Wilson frequently disagreed on city policy. Cramer lost a re-election bid in

the Second Ward last year in a run-off election with Vezzetti.

Mrs. Macri said she would call a special council meeting later this month on filling the post.

Vezzetti said yesterday that he learned that the appointment of Cramer was discussed by Mrs. Macri and Wilson at a meeting with City Business Administrator Edwin Chius on Tuesday. Chius could not be reached for comment yesterday.

"To appoint that man (Cramer) would be the biggest affront to the people of Hoboken that the council could do," Vezzetti said yesterday.

Vezzetti said he would introduce a resolution Wednesday to appoint assistant city clerk Frank Fortunato to Amoroso's position.

## Hudson County Science Fair opens in Hoboken Tuesday

By A. Elizabeth Foley

Competition will be at its highest peak Tuesday, when the 24th annual Hudson County Science Fair officially opens.

The fair, sponsored by The Jersey Journal and Stevens Institute of Technology, will take place in the Pierce Room of Stevens Center, Castle Point, Hoboken.

For students, the day will begin early when they arrive at the school between 7:45 and 8:45 a.m. to set up their projects. Judging for the event will start at 9:30 a.m. and continue throughout the morning hours.

At 1 p.m., the fair will be opened for public viewing. Many parents and friends of the exhibitors, as well as interested citizens, will have the opportunity of viewing the work of students from schools across the county. Exhibits are from the 5th through 12th grades. Most of the exhibits will be on display until 2:30 p.m., with some remaining later.

Because many students are transported by school buses to and from the fair, it is impossible to keep all of the projects on display. After 2:30, a few of the blackboards with explanatory notes and references will remain. Students will also leave

mid-afternoon to prepare for the awards ceremonies to be held in the evening.

Anxious students, accompanied by their families and friends, will return to Stevens for the awards program, scheduled to begin at 7:30 p.m. sharp in the Seminar Room on the fourth floor of the Stevens Center. Presiding at the microphone will be Dr. Edward Friedman, of Stevens Institute, who is chairman of the fair.

Dr. Kenneth Rogers, president of Stevens Institute of Technology and Steven Newhouse, editor of The Jersey Journal, who is also director of the fair, will give welcome addresses.

Waiting to be claimed by the more than 200 contestants are numerous prizes. Heading the list are gold, silver and bronze medals for the three highest scoring projects of each grade level or classification. Students from the fifth through ninth grades are judged in general science, while high school students are classified as biology, chemistry, physics, environmental sciences, engineering, medicine-health and computer-math.

Among the high school students, the paramount prize is to be selected as the representative of Hudson County to the Inter-

national Science Fair to be held in Columbus, Ohio, in May. The two top-scoring students will be named equal delegates.

Other major awards will be the World Book Encyclopedia, the gift of World Book-Childcraft International, and two "Outsiders," compact portable television sets with cassette players from Panasonic.

A \$100 check and certificates will be presented by the Hudson County Pharmaceutical Society and a \$100 bond given by the Carpenters, Millwrights and Lathers Union.

Plaques will be given by the Hudson County Sheriff's Award, and the Hudson Regional Health Commission.

Other awards include the Courtney Frichione Memorial Award and the Frichione Community Office Award; two St. Francis Community Health Center Awards, the Roberts Foundation; the U.S. Army, Navy, Air Force and Marine Corps medals and citations.

Also, a calculator from the Professional Engineers Society of Hudson County, a digital clock from Globe Office Supply Co., the Dr. Harold Rosenbaum Memorial Award and the National Fluid Power Association Medal. In addition, there are numerous certificates and miscellaneous prizes.

## Hoboken council avoids action on rent law, alterations coming

By Earl Morgan

The capacity crowd that turned out last night at the Hoboken Council meeting, anticipating action on amendments to the city's rent levelling ordinance, will have to wait a bit longer. The council voted to table the measure.

Asked to explain what the council plans to do with the rent levelling ordinance, Councilman Robert Ranieri said it will be discussed at an executive session, new changes in the ordinance will be advertised in newspapers, and the council will probably vote on the matter at its next meeting.

Over 200 people jammed the council meeting.

Sister Norberta, a member of the Hoboken Clergy Coalition, read a statement that chided the council for proposing a rent levelling ordinance the "gave more power to landlords and denies protection for tenants."

The statement said a proposal in the ordinance to do away with the rent control board and replace it with a hearing officer would result in a "hearing officer who would be quickly tied to developers."

The statement also called for the acceptance of a new revaluation the city is slated for.

Ranieri, who is seeking a two-year moratorium on revaluation, said revaluation will mean higher rents and higher taxes for small homeowners. He said new amendments to the rent ordinance will close a loophole that has made it possible for developers to double rents in some cases.

Ranieri said he would like an opportunity to speak to the Clergy Coalition about its position on the revaluation.

President Helen Macri proposed holding closed sessions Monday and Friday of next week to discuss personnel items in next year's budget.

Both Vezzetti and Pasculli opposed the closed meetings and asked that the public be allowed to attend.

Steve Block, a member of the school board, said his reading of the open meetings act does allow for a closed meeting when specific personnel are being discussed but does not exclude the public from discussions about the elimination or creation of job titles.

The council approved a leave for Public Safety Director James Giordano, although Councilmen Thomas Vezzetti and Pat Pasculli voted against it.

Vezzetti introduced a resolution to return to duty firefighters and police officers who are assigned to duties outside the uniformed services.

Vezzetti also introduced an ordinance to fill the city clerk's position with one of the office's current employees instead of hiring someone new.

Clerk Anthony Amoroso is retiring this week. Joseph Hottendorf, executive director of the Hoboken Parking Authority, will be honored at a testimonial dinner on March 10 sponsored by the State Association of Parking Authorities. Hottendorf, who is a past president of the authorities, has served as director of the Hoboken authority for the past nine years. Besides his position with the authority, Hottendorf is also chairman of the board of trustees for the board of directors and a member of the board of trustees for the Mile Square Day Care Center. The dinner will begin at 8 p.m. at the Hoboken Manor, Sixth and Hudson Streets, in Hoboken.

## To fete Hottendorf

Joseph Hottendorf, executive director of the Hoboken Parking Authority, will be honored at a testimonial dinner on March 10 sponsored by the State Association of Parking Authorities. Hottendorf, who is a past president of the authorities, has served as director of the Hoboken authority for the past nine years. Besides his position with the authority, Hottendorf is also chairman of the board of trustees for the board of directors and a member of the board of trustees for the Mile Square Day Care Center. The dinner will begin at 8 p.m. at the Hoboken Manor, Sixth and Hudson Streets, in Hoboken.

## Hoboken tables renter bill

By BRAD KELLY  
Staff Writer

HOBOKEN—The City Council last night tabled rent ordinance changes that would have put controls on substantially rehabilitated buildings.

The council has been grappling with the city's current rent decontrol policy since October, when it considered doing away with rent decontrol entirely.

Under the amendments, any owner of a multi-family dwelling seeking to become free of rent control for 13 months would have to invest at least 40 percent of the cost of constructing that same building today into upgrading the existing building. If an owner is renovating a building that is assessed at a true market value of \$100,000 but would cost \$250,000 to replace today, he must invest 40 percent of \$250,000, or \$100,000, to qualify for rent decontrol.

Two and three unit homes would be eligible for a one-time 50 percent decontrol of rents on

that would have allowed a tenant to stay in a rehabilitated building even if he could not pay the increased rent.

Last night's meeting, was Anthony J. Amoroso's last after 19 years as city clerk, and each council member expressed his respects. Vacant apartments that are substantially rehabilitated, but occupied units would fall under the same requirements as multi-family dwellings.

The council decided to table the changes, however, because a proposed amendment to hire a hearing examiner and do away with the rent control board was eliminated. The council's administrative committee was charged with rewriting the amendments.

Tenants have complained that the proposed amendments favored landlords once the council earlier this month voted to exclude a amendment

### A break from machine politics

quietly in private.

The first hint that Vezzetti was viable as a political leader came three years ago when, as a city employee, he narrowly lost election to the presidency of the Hoboken Municipal Employees Union. Then last year he shocked Hoboken by convincingly defeating incumbent city council president Walter Cramer in the 2nd Ward election. While conventional wisdom placed responsibility for Vezzetti's victory on Cramer's failure to maintain residency in Hoboken, underneath the surface was a firm signal to City Hall that the 2nd Ward had suffered enough under machine politics. Today wherever you go in Hoboken people are discussing the possibility that Tom Vezzetti could be elected mayor next year.

Vezzetti is the first to admit his liabilities. He is not prone to detail - but

neither is Mayor Steve Cappelletti who successfully relies on Ed Chius and others to worry about details. He indeed is too quick to get angry in public at signs of politics as usual - yet five decades of experiences with machine politics is enough to give any reform minded citizen a hair trigger. But Vezzetti has one attribute which sets him apart from his colleagues in elected office - a total commitment to open government and an absolute refusal to compromise away the public good.

It remains to be seen whether Vezzetti can mature enough as a political leader in order to climb the mountain. Having experienced the Board of Education from the inside for over five years, I share Vezzetti's anger at what traditional politics and politicians have done to Hoboken and hope with all my

public spirited energy that he rises to the occasion.

Steve Block

Hoboken



## School budget cut to stop 14 layoffs

The Hoboken Board of School Estimate last night voted to cut the Board of Education budget by about \$880,000 to avert layoffs for 14 teachers.

The vote to accept the amended \$23.4 million budget was passed, 3-to-2, with Councilman Sal Cemelli and Helen Macri and Mayor Steve Cappiello in favor and Board of Education Trustees John Pope and President Otto Hottendorf against.

The Cemelli, Cappiello and Macri bloc earlier had voted against approving the original budget.

Cappiello, the Board of School Estimate president, read a statement recommending the budget cuts "to avoid teacher layoffs."

Pope then read where the cuts would be made: \$100,000 from special education, \$100,000 from textbooks, \$90,000 from teaching supplies, \$50,000 from transportation, \$37,500 from purchasing a new bus, \$25,000 from operation salaries, \$50,000 from heating, \$75,000 from utilities, \$25,000 from maintenance, \$10,000 from supplies, \$25,000 from contracts and services, \$50,000 from fixed

charges, \$21,000 from unemployment, \$15,000 from special education tuition and \$175,000 from the food program.

"I thought you really should be commended," said Trustee Steve Block.

At the last school board meeting when the budget was approved, Block made the lone negative vote.

Councilman Thomas Vezetti recommended the board to look into further cuts; namely, in the administration department.

Vezetti said the business administrator's department, the secretary to the board's department and the accountant's department should be combined into one, saving the city "roughly \$80,000 and eliminate conflicting jobs."

"We don't think one man can carry the entire department," Mrs. Macri said.

"I don't know how they're going to pay the teachers next year," Pope said.

Hottendorf said following the meeting that he may call for a special session of the school board on April 5, for the board to file an appeal against the estimate board's decision.

## Rent control rule may bring crowd

By James Kopchans

A large crowd is expected to jam the council chambers in Hoboken City Hall tomorrow at 7 p.m. as the council takes up controversial changes in rent control.

The new amendment, which represents an compromise among the members of the council's administrative committee, would remove the incentive for landlords to seek substantial rehabilitation rent increases because of the low assessment of property in the city.

Instead, the amendment would take substantial rehabilitation away from assessments and in turn base it on state building code value figures.

## Housing inspectors will survey Hoboken buildings

Hoboken housing inspectors will conduct a survey of the residential buildings in the next six months to give their office a better picture of the housing situation.

Jude Fitzgibbons, the chief housing inspector, said yesterday he would use members of his staff to survey the 200 blocks and check buildings on these blocks.

Fitzgibbons said the new survey was needed to update an eight year-old survey, which he said was now out of date.

"With all the construction going on in the city and the changes in the number of units of many of the buildings," he said.

The survey will take until September to complete, he said. The inspectors will work on the survey while performing their regular inspecting duties.

## Board: Budget cuts mean layoffs

By BRAD KELLY  
Staff Writer

HOBOKEN—The Board of School Estimate's recent directive to the school board — cut the budget and avoid laying off 14 teachers — may result in the layoff of at least six additional teachers, Board of Education members warned yesterday.

The majority on the Board of School Estimate — Mayor Steve Cappiello and City Council members Helen Macri and Salvatore Cemelli — earlier this week cut the 1984-85 school board budget by \$420,000 and asked the board to transfer \$350,000 from other areas into teachers' salaries to avoid layoffs.

One of the areas the estimate board wants cut is special education, where it recommended a \$100,000 reduction.

"Those are teachers," school board Vice President John Pope said yesterday.

"How can they recommend cuts in special education? The im-

mediate future is very bleak," said Superintendent of Schools Dr. George Maier.

What the future holds is at least six more layoffs as a result of the Board of School Estimate's actions, according to school board President Otto Hottendorf, vice James Furina.

"It will be hard to sustain the additional cut," said Maier.

Pope, who along with Hottendorf voted against the cut as members of the estimate board, said the school board decided it would have to lay off teachers when it originally cut the 1984-85 budget by \$1.2 million to stay within the state cap. "And now they're bringing us below the cap," he said.

With the exception of school Trustee Steve Block, who believes some \$1 million can be cut from the budget, the school board does not want the budget cut another \$420,000. Pope said the board can probably reduce the budget by that amount, but he doubted \$350,000 could be found to avoid teacher layoffs.

"Bodies gotta go," Hottendorf said yesterday.

But Block yesterday applauded the estimate's board budget cuts as the "best of all possible compromises." He said the school board can not justify laying off teachers but added they might do so "in anger" at the City Council, two of whose members sit on the Board of School Estimate.

The estimate board has recommended the following cuts and/or money transfers:

- \$100,000 from special education.
- \$190,000 from textbooks and teaching supplies.
- \$175,000 from the food program.
- \$125,000 from heating and utilities.

"The question is whether the school board can afford to do that," school board Auditor Anthony Curko said yesterday.

Pope said the school board may appeal the Board of School Estimate's decision to the state commissioner of education.

## Free cheese rules bind Hoboken HOPES workers

By Mary Fitzgibbons

Hoboken City Councilman E. Norman Wilson is critical of the pre-registration demands of the State Department of Agriculture regarding the distribution of surplus cheese in mid-April.

The councilman is in charge of the pre-registration for the cheese, taking place at the two HOPES centers in the city beginning yesterday. The centers are at 122-24 Grand St. and 916 Garden St.

Weehawken and Jersey City officials meanwhile are very positive about the pre-registration requirements feeling that it is saving the municipalities time, the people aggravation and just keeping things "running smoothly."

Wilson, however, centers his criticism around two issues in the pre-registration; the paperwork it presents and the time it takes away from HOPES employees' regular duties.

"It's a lot of paperwork, let me tell you," he explained. "I mean just to distribute cheese, we have to have clients fill out pre-registration forms, sign cards which will have to be checked again when the cheese is distributed in mid-April sometime."

Wilson is also unhappy about the time taken of the HOPES' work day.

"Most of the staff is doing this and we don't get reimbursed for the time spent on this project," he explained.

Hensill expects that even though he and the staff spent a lot of time yesterday pre-registering clients and will do so for the rest of the week, many persons will show up on the day of distribution, unregistered and expecting to receive cheese.

These people will be helped, said Wilson, who added that plans would run more smoothly if persons read the ads about pre-registration in the newspapers and the accompanying

articles about them, and pre-registered on time.

At the end of pre-registration, Wilson expected to have 3,000 signed up for five-pound blocks of cheese.

Weehawken officials on the other hand, prefer pre-registration in the manner prescribed by the State Department of Agriculture.

Mary Jo Phillips, aide to township manager Richard Turner, said yesterday that 55 persons had been pre-registered.

She added that everything was "running smoothly" and that persons pre-registering were patient and helping the pre-registration continue without a hitch.

She said she expects the same cooperation on April 4 when there is another pre-registration.

unregistered persons should see Caridad DiPaola, head of the Office of Human Services from 9 a.m. to 4 p.m. at township hall on that date.

Meanwhile, in Jersey City Eliu Rivera, executive director of the Puerto Rican Association for Community Organization (PACO) one of the three sites holding pre-registration yesterday said so far things were running "pretty well" with "several hundred persons pre-registered by mid-day at that site alone at 392 Grove St."

He said he welcomed this chance to pre-register because "now things hopefully won't be like before."

He described the "like before" situation as one of persons crowding the cheese distribution offices, standing in line for hours on end and becoming angry when they were denied the cheese because they didn't fit into the need brackets to receive the surplus food.

"Those lines will be eliminated now, he said, expressing his major concern for the elderly who had been forced prior to this to wait on lines for hours at a time to pre-register.



Rehearsing the score for the musical revue "All Aboard" are musical director Larry Bortniker, at the piano, Homer Robinson and Susan Salidor.

## Ferryboat is perfect setting for 'All Aboard'

It seems the perfect show for the S.S. Victoria Restaurant in Hoboken.

"All Aboard", a new musical revue developed by Hoboken director Larry Bortniker, uses the world for its inspiration and setting. Since it will be presented on a restaurant created out of a converted ferry boat, the revue's theme of travel to foreign lands will fit right in.

"All the numbers have something to do with the countries that a person might visit on a trip around the world. In about an hour we will be taking in all different types of musical styles," Bortniker said in describing the show which will begin tomorrow night at the Victoria.

For Bortniker, it will be the first production he has directed in Hoboken in the past two years. As director for Elysian Productions, Bortniker had

directed local production of "A Funny Thing Happened on the Way to the Forum", "Hurray for Hollywood", and "Red, Hot, and Cole" as well as two children's productions.

In this production, Bortniker will work with two performers: Susan Salidor and Homer Robinson. Ms. Salidor has appeared in a number of commercials in metropolitan area and has performed at clubs with the pop group, Menage. Robinson has been performing with the local musical group, Street-corner, in Hoboken. He will be performing in another planned revue by Bortniker, "Picture This . . .", scheduled for the Clam Broth House in May.

Bortniker, who is a graduate of Brandeis University, currently studies at the Lehman Engel/BMI Music Theater Workshop in Manhattan.

"All Aboard" will run through the end of April. Show times are at 8 p.m. on Thursdays and 8:30 and 10 p.m. on Fridays and Saturdays. Admission is \$4.

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## Hoboken council names Farina as city clerk in split vote

By Rick Tosches

After several rounds of verbal sparring, the Hoboken City Council yesterday named the city's director of health, recreation and welfare, James Farina as city clerk via a split vote.

Farina, who is also a trustee on the Board of Education, earned a 5-3 decision, with Councilmen Eugene Kennedy, Thomas Vezetti and E. Norman Wilson voting no.

Farina becomes clerk effective Sunday, replacing City Clerk Anthony Amoroso, who is retiring. Amoroso has worked for the city in various departments since 1940.

The city clerk's position

pays between \$30,000 and \$36,000 a year.

before voting on the appointment, several council members raised the question as to why one of the two assistant city clerks, Joan Brennan or Frank Fortunato were not chosen.

"How can we pick a man with no experience in that department?" asked Vezetti. "We have two assistants who are amply qualified."

Vezetti said appointing one of the assistants "would be one way to cut the budget" instead of "costing the taxpayers more taxes. It's mind boggling."

Kennedy said he voted against the appointment for "selfish" motives. He cited that

he has worked with the new clerk in the recreation program and "seen what Jimmy's (Farina) done for the youths of Hoboken."

"Who's gonna take his place?" he asked.

Meanwhile, Steve Block, a school board trustee, said since the clerk handles all elections the council should reconsider its proposal because Farina is "a hard-pressed partisan political person" with ties to the Young Democrat Organization.

Also, Peter Giordano, who had served as acting Municipal Court Judge since the death of Maurice Gottlieb in January, was appointed as Municipal Court Judge.

When quizzed as to why

Giordano was selected, Mayor Steve Cappiello responded "he has all the qualifications for the job and for a long period done it voluntarily and would get the approval of Judge Burrell Humphreys."

The Council also voted to transfer the deeds to the property of Caparra Homes to the city's Housing Authority. Vezetti said the transfer "looks like an illegal action and we are now legalizing it."

Lawrence E. Florio, city law director, said the transfer was not illegal, adding a similar resolution passed by the council in 1977 "was done too fast and done ahead of time."

The motion then passed.

## Hoboken sculptor makes it BIG

As first projects go, sculptor Barry Blair's work is a doozy. Blair has just completed a monumental work standing 15 feet high and weighing over 20,000 pounds.

Actually, the weight may not be accurate since Blair has never weighed it. However, since it's made of a mix of steel plates and natural boulders, the estimate seems to make sense.

Still untitled, the statue was scheduled this morning to be hoisted from its storage at the Hoboken Shipyards and sent to Camden where it will be placed on the campus of the University of Medicine and Dentistry.

"I wanted to show the concept of technology and nature combining. I believe this is an appropriate representation of what goes on in medicine and I

believe it will fit right in at a medical school," Blair said yesterday in explaining the work.

Working under a \$40,000 commission he received in 1981 from the New Jersey Council on the Arts, Blair spent over two years finding the proper materials and coordinating the construction.

For instance, he found the

boulders in Nyack, N.Y., where the Lone Star Industries, a traprock firm, donated the stones. The steel plates were ordered through the Robin Manufacturing Co. of Jersey City.

Each of these plates was cut up to be formed into geometric patterns using right-angle triangles. This work was

See SCULPTOR — Page 24.

## Sculptor makes it big

Continued from Page 1.

done at Robert Young & Sons Inc. in Newark.

Eventually, all materials found their way to the shipyards where the final welding and sandblasting was performed by Blair and other workers.

"The cooperation I received was fantastic from each shop. I don't know how the work could have been done without this help."

The sculpture represents Blair's first attempt at a major

work. "It wasn't something that I spent every day for two years working on. I would work hard for a week or two and then maybe a month would go by where nothing would happen," he said.

Blair, who has operated a Hoboken studio since 1968, is now working on a new work commissioned by the New York City Board of Education for a new school being erected in Staten Island.