

In the Hoboken housing boom there's no place for the poor

By Jim Kopchans

In the stampede for Hoboken real estate, people like Elizabeth Martinez and Gladys Masol are being trampled. There are hundreds of other families that have been or are about to be displaced from apartments in Hoboken are in the middle of a bad situation — unable to pay the higher rents and too late to fit into any subsidized housing program.

Mrs. Martinez and Mrs. Masol both know the problem firsthand. They face either eviction or paying three or four times their present rents because of increases granted by the rent control board. "You go to the real estate brokers and they tell you they have nothing for you for below \$500 a month. How am I going to pay that and feed my family at the same time?" Mrs. Martinez asked.

**For two views
of Jersey City's
housing problems
see Page 21**

"Move? I'd leave in a minute if I could, but there's no place to move to that I can afford here," Mrs. Masol said. Every day they must face landlords who wish they would just disappear. Real estate frauds try to pawn off substandard apartments at high rents on them. City officials offer sympathy, but little else. "I tell tenants who face eviction to fight it all the way."

Fight as long and hard as they can, because there is nothing out there that they can move to," said Lina Milan, the city's tenant advocate. "The word's been out in the streets for months: if you're looking for apartments in Hoboken, forget it. There aren't any around," said Juan Garcia, the organizer of ALTO (Alliance of Tenant Organizations), a

See HOUSING — Page 27.

Housing boom leaves out poor

Continued from Page 1.

With the renewed interest in Hoboken housing, properties that couldn't be given away 10 to 15 years ago are valuable again. Requests for permits for property improvements and rehabilitations have nearly tripled in recent years, according to Alfred Arezzo, the city's construction code official.

With these improvements come application to the city's rent control board for increases to pay for them.

No accurate numbers have been collected on families already displaced or those facing eviction, but both Mrs. Milan and Garcia estimate them in the thousands.

"You can see it on the streets. There used to be children everywhere; families living together. Now Hoboken is becoming a city without children," Garcia said. "Families are being forced out and the landlords are renting to single people or couples without children."

Garcia said he helps tenants in hundreds of buildings throughout the city, but he said there are many more who never contact him out of fear.

"I know places where two or even three families live together in small apartments because there's nowhere else to go," said Garcia.

He said many tenants in this situation get trapped and cheated by the "lists." These are quasi-legal listings of apartments that applicants pay \$75 to obtain. According to Garcia, most of the apartments on the list have long ago been rented or

were never available in the first place. More often than not, the applicants lose their money with no apartment to show for it.

Raul Morales, director of the 1,309 Applied Housing subsidized housing units, and Dominick Gallo, executive director of the Hoboken Housing Authority, both say there are no affordable apartments available.

Morales and Gallo have stopped accepting applications for the over 2,600 units they manage. Each has a long waiting list for the apartments, which become available at a rate of one or two a month. Yet each still gets dozens of calls every week from persons seeking apartments.

"Some of them are so desperate, they're literally begging over the phone. I don't want to get off, but there's nothing I can do. I just don't have anything to give them," Gallo said.

"In Hoboken I don't know what a poor or middle-class person can do to move," Morales said. "For a person on welfare, Social Security or disability, how can he or she afford \$650-a-month rents?"

Morales said he has visited families living in substandard apartments where they pay \$350 to \$400 monthly.

"They know they are paying too much and that the apartment is in bad shape, but they don't complain. They don't want to lose what they have."

Both men point out that the Reagan administration's policy of cutting back on public housing funding and stopping the federal Section 8 housing program

severely limits their and the city's ability to handle the situation by building new housing.

"Without new funding, no housing authority can afford to build new housing," Gallo said.

Morales pointed out that the financial conditions that allowed Applied Housing to renovate old apartments for Section 8 housing just do not exist with the inflated property prices in Hoboken. Morales said Applied Housing has no plans for new housing.

Meanwhile, ALTO has started a campaign to attract state attention to the Hoboken problem. Members have already collected petitions and

scheduled demonstrations in Trenton to have state officials visit and investigate the situation.

However, the response by the state has been tepid.

In the city council, a new amendment to the city's rent control ordinance would help close some of the loopholes in the law used to increase rents by landlords and give better bargaining power to tenants. Prospects for the amendment's passing are not known.

While these efforts to help are being attempted, the stampede for property continues unabated.

1984 county budget up by \$6.6 million

By Jeff Pundyk

The Hudson County Board of Freeholders yesterday introduced a 1984 county budget that would require raising nearly \$7 million more in taxes than last year's budget.

Hoboken Mayor Steve Capiello called the \$6.6 million rise in taxes "outrageous."

The budget calls for general appropriations of \$144,191,451.96, up from 1983 appropriations of \$138.8 million.

Capiello said he objected even to the introduction of the budget because of its high tax increase.

"Sometimes an outrageously high introduction is just a ploy," he said. "Then they can cut it and say, 'look how much we cut,' and it's still outrageous."

The budget was passed easily by the other freeholders, who appeared happy to have any budget at all to vote on. Last year's budget wasn't completed until June.

"Let's just hope we don't have the fiasco we had last year," Freeholder Sam Kaye said as he voted aye.

The budget, which calls for a local tax levy of \$84,936,425.42, raised less than enthusiastic

comments from the few spectators.

Hoboken Councilman Thomas Vezzetti requested an emergency public hearing to start trimming the budget.

"Hoboken can't afford any (tax) increase," he said. "We have to start cutting this budget."

There is a public hearing on April 12 at 1:30 p.m. in the freeholders' chambers at the county Administration Building in Jersey City.

Sheriff Dominick Pugliese voiced his disappointment over

See COUNTY — Page 27.

Hoboken's Historic Firehouses

The Hoboken Historic District Commission has been informed that six firehouses and two other locations relating to the history of firefighting in Hoboken have recently been entered on the New Jersey Register of Historic Places.

The thematic application, made under the auspices of the Hoboken Community Development Agency which is the city's liaison with the Historic District Commission, was approved by the State Review Board for Historic Sites and is now being forwarded to Washington for potential entry onto the National Register of Historic Places.

The six firehouses are at 1313 Washington St., 201 Jefferson St., 501 Observer Hwy., 212 Park Ave., 412 Grand St. and 801 Clinton St. Some are still active engine companies while others have been converted to residential use, with the exteriors preserved. In addition, the Assembly of Exempt Firemen building at 213 Bloomfield St. and the Fireman's Monument in Church Square Park were included in the site designation.

Entry onto the State Register of Historic Places protects a property from damage or destruction by any state, county, municipality or any of their agencies without prior approval from the state.

Municipal workers face a payless day

Hoboken Mayor Steve Capiello has called a special meeting of the city council for Thursday to rectify the city's budget position and allow officials to pay municipal workers.

The workers face a payless salary day tomorrow because the council failed to obtain the necessary votes on approving a temporary budget appropriation last week. As a result, the city's treasury does not have the funds to pay workers.

Capiello called the council members in for a meeting at 9

a.m. in council chambers in City Hall. If the \$3 million appropriation is passed at the meeting, checks will be sent out immediately to city workers.

The appropriation was approved 5-to-2 at the council meeting of April 4. However, budget votes can only pass with the votes of two-thirds, or six members, of the council.

Voting against the temporary appropriation were Councilmen Thomas Vezzetti and Patrick Pasculli. Both men have repeatedly called for an early vote on the municipal budget.

Hoboken OKs state disaster fund

The Hoboken City Council last night approved a \$50,000 lease authorizing Mayor Steve Capiello to execute agreement between Hoboken, Jersey City and the New Jersey Department of Community Affairs for a joint disaster relief program.

According to Councilman Robert Ranieri, the program would be operated under Red Cross auspices, and would help provide a variety of emergency and social services to local residents.

The council also introduced a resolution formalizing increases in vehicular traffic fines.

Ranieri said those traffic violations would include illegal parking in bus stops, parking in prohibited zones and illegal-meter parking.

The council also agreed to indefinitely postpone discussion of proposed amendments to city rent control guidelines. Ranieri said council members would "wait to see" what position Gov. Thomas Kean would take in the moratorium he is scheduled to sign next week.

In other business, members discussed a proposed agreement offered by the Community Development Agency which would solidify ties between the city and upkeep of the S.S. Victoria boat/restaurant docked at the Erie Lackawanna Terminal.

Under proposed lease agreements, the city would provide for proper garbage and refrigeration areas on the Victoria, for a new gate to the facility and for hookup to a sewerage system.

Councilman Ranieri said the agreement, if signed, would be the first step toward a formal lease with the Victoria.

According to Councilman Thomas Vezzetti, the council will meet at 7 p.m. Wednesday to discuss approval of a \$1,143,160 grant from the Safe and Clean Neighborhood Program. The grant would help finance payment of city employees and street-cleaning programs, Vezzetti said.

Hoboken finally pays up

Hoboken municipal workers were paid after the city council finally voted yesterday to accept a \$6.3 million temporary appropriation budget.

The vote came before the packed council chambers, filled with municipal workers who were angry because they were not paid on Wednesday.

The council had failed to approve the appropriation at its meeting on March 28 because the council majority bloc members could not muster the sixth vote needed to pass. As a result, city monies ran out on Wednesday leaving no money in the municipal treasury to pay the city's nearly 400 workers.

Yesterday, all nine members of the council attended and passed the budget by a 7-to-2 vote. Councilmen Thomas Vezzetti and Patrick Pasculli voted against the appropriation, as they had at the March 28 meeting.

Both men have demanded that the city's complete municipal budget be considered and voted on by the council as soon as possible. The council has had the budget since January and has yet to take action on it.

Both said they voted against the appropriation as a protest against the council's inaction.

Council president Helen Macri said she will not push for any discussions on the budget until it is known whether not push for any discussions on the budget until it is known whether Gov. Thomas Kean will sign a tax revaluation bill which is sitting on his desk that would put off the city's planned revaluation for another two years.

County budget

Continued from Page 1.

being excluded from the budget process.

"You have introduced a budget without getting one moment of input from me on that budget," he said. "I have big problems in that office. Maybe what's in that budget I like. I don't know, because I haven't seen it."

Pugliese said after the meeting that he didn't have a specific figure in mind for the sheriff's budget, but that he needs more personnel.

"We need 17 to 21 bodies," he said. "We move personnel day in and day out like checkers. We need at least five sergeants."

Pugliese said he has 100 sheriff's officers, 10 of whom are out at any given time, and no superiors.

"It's amazing to me that I've never even had a response (to the budget)," he said.

Pugliese was invited by Freeholder John Spinello to speak to the finance committee at its Tuesday meeting.

Yesterday's introduction of the budget is just the first step of the process that will take the budget through many changes. However, Capiello said he didn't know yet where the budget should be trimmed because he and the other freeholders just received it this week.

'Cover-up' charge by Capiello

By Jeff Pundyk

Hoboken Mayor Steve Capiello stormed out of yesterday's county Freeholder's meeting screaming "cover up" after his unsuccessful bid to initiate an investigation into allegations of dual job holding at the county vocational school.

Capiello entered a resolution calling for an investigation into the misuse of personnel and hiring at the Hudson County Vocational-Technical School after Hoboken Councilman Thomas Vezzetti charged that somebody at the school was holding down two jobs. Vezzetti declined to say who he was referring to.

Capiello's resolution was met by protests by the freeholders who questioned their role as an investigatory group.

Joseph Simanovich suggested Vezzetti turn the matter over to the prosecutor's office and when Capiello replied that Vezzetti had tried and was referred to the freeholders, Sam Kaye offered that the freeholder's School Committee look into the matter.

That raised the question of whether there was a School Committee in existence.

Capiello, meanwhile, called out to the freeholders: "What are you afraid of? You're covering something up."

"That's the biggest laugh in my life," Anthony DiVincent responded.

"It's apparent that you're trying to railroad this into one committee," Capiello yelled. "Mr. Schulman runs the show," he said pointing toward Aaron Schulman, the Hudson County administrator.

Demolition of piers continues

Work continues in the demolition of Hoboken's Fifth and Sixth Street piers despite the presence of sunken drydocks and a ferry boats at the site.

Anthony DeNicola, the city's director of revenue and finance, said the city had to give the go-ahead to demolition workers from Donjon Marine Co. even though the removal of the docks and boat remained tied up in litigation.

The drydocks are owned by Ampol Wrecking and Dismantling Inc. of Jersey

City while the ferry boat, which formerly served as a Circle Line tour boat, is owned by the American Maritime Academy.

DeNicola said his office is still involved in negotiations with both groups to remove the obstacles. However, both still remain deadlocked, he said.

The piers are to be demolished as part of a waterfront drift removal project being financed by the state Department of Environmental Protection and the Army Corps of Engineers.

Hoboken Theater conducting raffle

The Hoboken Civic Theater is currently conducting a fundraising 50-50 raffle, with the drawing date set for April 15 at 8 p.m. at Le Jardin, 943 Garden St.

Founded in 1961, the Hoboken Civic Theater is the city's only theater group open to all members of the community, providing involvement in all phases of theatrical presentation. The theater is located at 1203 Washington St.

Tickets for the raffle are \$1 and available from Marian Roland and Elaine DePinto, co-chairmen of the fundraiser, or from the following Hoboken merchants:

Sal's Market Place at 422 Adams St.; Caporin's Confectionery at 528 Adams St.; People's Photo Service at 510 Washington St.; The Daily News at 500 Washington St.; Lackawanna Liquors at One Hudson Place; and Le Jardin.

THE JERSEY JOURNAL, FRIDAY, APRIL 6, 1984

15



FOUNDATION GIFT—Hoboken Mayor Steve Capiello, left, presents a cash award from the Robert Foundation to Henry Lee of North Bergen High School, for his chemistry project, "The Decay of Seaford," at the Hudson County Science Fair awards ceremonies held at Stevens Institute of Technology, Hoboken.

Homeowners upset by new water bills in Hoboken

Hoboken's new policy of increasing efficiency in reading water meters is spawning complaints from homeowners over the huge jump in their bills.

Robert Ranieri, chairman of the City Council's water and sewerage committee, said he has answered between 12 and 15 complaints from homeowners complaining about high quarterly bills.

The committee will look at complaints by new homeowners who contend they were victimized by being stuck with bills accumulated by the former property owners.

The city's water department last month initiated a program to increase the number of meters being read and to repair or replace broken meters in homes.

Ranieri said the new policy means that homeowners who had been receiving estimates for several years will now have to make up the amount that was not accounted for in the estimated bills.

"What we are doing now is

what we were advised to do in the Storch report," Ranieri said, referring to a two-year-old study prepared by Storch Engineering, which criticized the water meter division.

Ranieri said he sympathized with the problems that the big bills would cause homeowners, but said there was little that could be done. "These amounts represent the bills the homeowners would have had to pay over the same period had the meter been read correctly. They used the water, they have to pay for it."

"We have to decide: Shall we absorb these water bills and just let the general public pay for it or shall we insure that those who used the water pay for it?"

Ranieri said the bills facing new homeowners will have to be investigated by the law department to determine whether the city was at fault in reading water meters at the time of property closing.



Gov. Thomas Kean accepts a booklet and sweatshirt from students and administrators of the Stevens Cooperative School of Hoboken at ceremonies in Trenton honoring the governor as an honorary trustee of the school. At left, Claudia Faraldi, a member of the nominating committee, stands with fourth-grade student Susan Amiani while the governor chats with student Jon David and Mary Pat Mannagan, vice president of the school, and Elsa McMullen, school president.

Kean honorary trustee of Stevens Cooperative

Gov. Thomas Kean has accepted the position of honorary trustee of the Stevens Cooperative School in Hoboken.

In a short ceremony at the governor's office in Trenton, Kean accepted a special booklet made by the students of the school and a sweatshirt with the school's name.

"I wish to commend the personal commitment made by the parents of Stevens Cooperative so that their children may participate in the progressive and individualized program the school offers," Kean said during the ceremonies.

The Stevens School, which now operates in the basement of St. Paul's Episcopal Church at 820 Hudson Street, will move in September to the site of the former Memorial Day Nursery on Willow Avenue. The move was forced when the church was sold by the city's All Saints Episcopal parish.

The school is conducting a charity raffle to raise money for building improvements and the installation of fire protection system in the new location. First prize is a new automobile with the second prize a trip for two to Bermuda.

The drawing will be held April 7 at the nursery, 220 Willow Avenue. Hoboken Mayor Steve Cappelletto is expected to announce the winners.

THE JERSEY JOURNAL, TUESDAY, APRIL 3, 1984

9n

Hoboken may shut Demarest School

Continued from Page 1.

capacity, Hottendorf said. "There is nothing but empty classrooms throughout the district now. Once the Rue School opens there will be no need for more classrooms."

He said Demarest has recently installed new boilers to maintain heat during the winter and to enhance the value of the building should the board decide to sell it.

If Demarest closes, it would follow the Sadie Leinkauf School which was closed in June, 1982. At present, the Leinkauf School building is held by the city, with plans to convert it to low-income housing. However, the plans remain in limbo.

Parents and school officials bitterly protested Leinkauf's closing, claiming the building could be salvaged. The same reaction is expected over Demarest.

"I expect the protests. If I can't make controversial decisions and stand up for them I

shouldn't be a school board member, much less its president," Hottendorf said.

Regarding the appeal, Hottendorf said it would be necessary because the board will be entering new negotiations for a teachers' contract during the next school year. Hottendorf said the budget, as passed, would leave the board with little leeway in the negotiations.

The appeal will be voted at a special meeting on Thursday beginning at 7 p.m. at the board headquarters, 1115 Clinton St. The special meeting is necessary, Hottendorf said, because the appeal must be officially filed by Monday and the next board meeting is scheduled for Tuesday.

Following the special meeting, the regular board caucus will begin at 8 p.m. Hottendorf said the Demarest School situation would have to be discussed during the public session of the caucus.

Parking agency to clean up litter on Washington Street

Hoboken Parking Authority Executive Director Joseph Hottendorf said the authority will be trying to clean up Washington Street of accumulated litter.

Hottendorf said he would direct authority workers out to vacuum and sweep sections of the street whenever the crews can be spared. He said the times the crews would work would be determined during meetings Monday with supervisors.

Washington Street, which is

the city's main commercial center, has been the source of continuous complaints from storeowners and shoppers because of the litter on the sidewalks and street.

Hottendorf said he had made the offer to help the city by using authority personnel last year, when the city was undergoing financial troubles. He said the clean-up of Washington Street is one of the ways the authority could help.

Hoboken ed board acts

45 layoff notices approved

By BRAD KELLY
Staff Writer

HOBOKEN—The Board of Education last night approved 45 layoff notices to school employees — 35 teachers, three clerical workers, two electricians and five janitors.

Board President Otto Hottendorf, Vice President John Pope, Trustees Anthony DeBari and James Monaco voted to send the notices. Trustee Steve Block abstained. Trustees James Farina and Zelma Lugo were absent.

Pope said that, although the notices are expected to be sent, it does not necessarily mean that that many people will be laid off.

Earlier this year, the board planned to lay off approximately 15 teachers when it reduced its proposed 1984-85 budget by \$1.2 million to stay within the state cap.

But according to Pope, the City Council has the final say on the board's budget and "historically" cuts it each year — sometimes as much as \$500,000. He said additional layoff notices will make a "safety net" in case the council approves further cuts. The board last week followed the recommendation

of the Board of School Estimate and agreed to an additional \$420,000 budget reduction. School officials hope the council will not cut further, but there is no guarantee, Pope said.

But board President Otto Hottendorf this week said an additional 14 teachers may have to be laid off in 1985 because of a decline in student enrollment this year of 400 pupils. He said that decline in enrollment will impact on the amount of state aid the school district receives next year. Hottendorf would not comment on last night's actions.

The board is debating whether to close the Demarest School because of the enrollment decline. The Sadie Leinkauf School was closed several years ago.

Block said yesterday he wants a citizen review committee established to discuss with the board the possible closing of Demarest School. Block noted the board has spent approximately \$650,000 in repairs on that school over the past two years.

"It's another example of a total lack of planning on the part of the system," he said.

2 THE JERSEY JOURNAL, WEDNESDAY, APRIL 4, 1984

Woman fined \$150 in assault of teacher

Hoboken Municipal Court Judge Peter J. Giordano has fined a Hoboken mother \$150 for striking a city teacher in the face and pushing her down a flight of stairs during an argument over the woman's child.

Giordano assessed the fine yesterday to Elizabeth Cook after Mrs. Cook pleaded guilty to assault charges filed against her by Anne Gehler, a basic skills teacher at the Daniel S. Kealey School. In pleading guilty, Mrs. Cook claimed she only struck Mrs. Gehler to protect her child who she claimed was being harassed by the teacher.

The amount assessed includes a \$100 fine with \$25 for court costs and \$25 for the state victims' fund.

"I am being very lenient inflicting you only \$100," Giordano told Mrs. Cook. "I don't want to see anything like this ever happen again. If you have a complaint against Mrs. Gehler you should bring it to the principal."

The assault occurred on March 13 at about 1 p.m. as Mrs. Gehler reported to Principal Andrew Hopper's office to speak with Mrs. Cook. Although she missed several school days, Mrs. Gehler was not seriously injured in the attack.

Cappelletto to seek 3rd term

Mayor Steve Cappelletto said yesterday he will seek a third term as a Hudson County freeholder even though he plans to retire as a public official next year.

Cappelletto, who was chairman of the Board of Freeholders in 1982 and 1983, said even if he is elected to a third term, he can retire as a paid public official and still serve as an elected one, provided he does not get paid for it.

According to state law, a public official who retires and then collects a pension is entitled to serve as an elected official as long as he does not receive a salary. Cappelletto, 60, is already eligible for a pension and can begin receiving one after he retires.

"Hopefully ... in July (1985) I will retire as a public official," Cappelletto said.

Cappelletto receives \$43,000 as mayor of Hoboken and another \$17,000 as a freeholder. According to Hoboken Business Administrator Edwin Chius, Cappelletto can receive approximately \$60,000 on his pension from the two positions after he retires.

Cappelletto would not say yesterday whether he will run for re-election as a non-salaried mayor in 1985, but some observers feel it would make him a shoo-in if he did.

Cappelletto has been the mayor of Hoboken since 1973 and a freeholder since 1978.

Vezzetti's austerity plans defeated at council meet

4/5/84 J.J.
It wasn't a good night for Hoboken Councilman Thomas Vezzetti.

Vezzetti sponsored four ordinances for introduction at last night's council meeting but could not muster enough support and each was defeated.

The ordinances were designed to consolidate several city departments to save money in what Vezzetti called the city's "financial crisis."

Vezzetti introduced an ordinance to reduce by \$1,000 the salaries of the mayor, council president and all councilmen. He also moved to abolish the Public Safety Department, creating the same division under the mayor's office and repealing the Revenue and Finance Department.

Each was defeated 4-3, with Councilmen Thomas Kennedy, Sal Cemelli, President Helen Macri and Mary Francone against.

Commenting on accepting a pay cut, Kennedy said his salary was already reduced by \$1,500 "because he refused to take salary increase" in the past.

"It should be done on a

voluntarily basis," he added. "I've already given back \$1,500."

"Sacrifices are going to have to be made," said Councilman Pat Pasculli, who voted for the pay cut. "I think the city should be the first to sacrifice as a good-will gesture. It's our responsibility."

On abolishing the Public Safety Department, Pasculli said, "It is a department within a department and that is not needed."

On repealing the Revenue and Finance Department, Vezzetti claimed, "We don't need a director of finance. We can save about \$30,000 a year. It's an unnecessary job. You're (council) doing a disservice to the city."

At one point, Vezzetti said, "I am begging you (council), hoping to muster enough support."

Following the defeat of Vezzetti's ordinances, Kennedy told the residents and council members, "There is no reason why they (ordinances) won't be introduced in another form, introduced with different wording."

20 THE JERSEY JOURNAL, WEDNESDAY, APRIL 4, 1984

Contract between Legion and Hoboken 'in limbo'

It's been nearly five months since Hoboken's arrangement with American Legion Post 107 was called illegal and still no legal contract has been drawn up.

Hoboken Councilman Thomas Vezzetti called the arrangement illegal in November after learning that the city has been paying rent to the legion for more than 10 years without a written lease.

At the time, city and legion officials said they would work out a written contract within a month. That contract has not been written and is now in limbo

in the city's law department.

According to Administrator Edwin Chius, the contract was supposed to be investigated and negotiated by the city's law department.

The city rents space in the legion's headquarters at 1227 Willow Avenue for use as its Uptown recreation center. The hall is used from Monday through Fridays from 9 a.m. to 5 p.m. by the city. In return, the city pays the legion's heat and utility bills, which average about \$180 per month.

The arrangement started after the city's Uptown center

burned in 1974. The city administrator at the time, Herman Bier, asked the post for use of the building and was granted it under a "gentleman's agreement."

Thomas Calligy, the city's assistant attorney, said he knew of no written agreement, but said he did not know why the contract has been held up.

Calligy said the law department has been waiting for the post to contact them to negotiate the contract, but has yet to hear anything from them. Until then, he said, there seems to be no pressure to draw up the contract.

Health Dept. abolition opposed by Cappelletto

By BRAD KELLY
Staff Writer

HOBOKEN—Mayor Steve Cappelletto said yesterday that he does not want the city's Department of Health and Welfare eliminated and will recommend to the City Council that a director be appointed on a voluntary basis.

James Farina, the former director, left the \$31,000-a-year position last week to take over as city clerk, and the department is being run temporarily by Business Administrator Edwin Chius. Several city officials said they see Farina's appointment to the city clerk's position as the first step in the council's efforts to streamline the department.

But Cappelletto said yesterday he does not want to see the department "closed out" because he fears such a move would deprive the city of a number of services. He said he will recommend to the City Council that former Chief Housing Inspector Michael Curcio be considered head of the department under a non-salaried title.

"I don't think it would be saleable. We're not

looking to appoint someone, especially when we're talking about consolidation," Councilman E. Norman Wilson Jr. said yesterday in reference to Cappelletto's suggestion. Wilson said he would like to see the department split up and its activities put under other existing city departments. He said the consolidation would probably result in the elimination of jobs and a number of services already offered by other departments.

The department had a budget of \$705,000 in 1983. The proposed 1984 municipal budget calls for \$781,001 to be allocated to it. The Parks and Recreation divisions, the Board of Health, the Division of Housing Inspection and the Division of Public Assistance make up the department.

According to Wilson, "We don't just want to eliminate directors. We want to consolidate jobs, cut down on overtime, mess titles and services together."

Wilson is chairman of the council's Revenue and Finance Committee, which has been looking into a number of potential consolidations.

Ranieri lobbies Kean on Hoboken revaluation

By BETH KUHLES
Staff Writer

HOBOKEN—City Councilman Robert A. Ranieri has been meeting with Gov. Thomas H. Kean and members of his staff during the last four days to try to convince the governor to sign a bill establishing a 2-year moratorium on the city's revaluation.

Ranieri, who is also a Democratic assemblyman from the 33rd District, said the administration does not appear to favor the bill. But he said a possibility still exists that the Republican governor will sign a conditional veto. A spokesman for the Governor's Office could not be reached yesterday for an outline of the

changes the Kean administration would like to see in the bill.

Ranieri's bill would delay revaluations for second-class cities with populations of more than 40,000 people which are undergoing a renaissance and waterfront development. Although the revaluation would drive down the city's current tax rate, homeowners would probably be paying more in taxes because their homes would then be assessed at true market value.

Ranieri said he met with Kean in Hoboken for about a half an hour on Thursday and with W. Cary Edwards, chief counsel to the governor and his staff, for four hours on Friday.

Hoboken at a crossroads

By James Kopchains

From the start one question has hung over Hoboken's involvement in the \$500 million development initiated by the Port Authority on the city's southern waterfront.

It re-emerged January when Port Authority officials helped the city come up with \$1.5 million to purchase the development site from the federal government. The question is:

What will be the city's role in the overall development of its own waterfront?

With the announcement of a master plan

First of two parts

for the project and the choice of a final developer expected later this year the question is being asked with even more concern.

It is no small matter to be shrugged off. With a project estimated at about \$500 million and an estimated 10,000 jobs to be offered, the stakes in upcoming negotiation will be high.

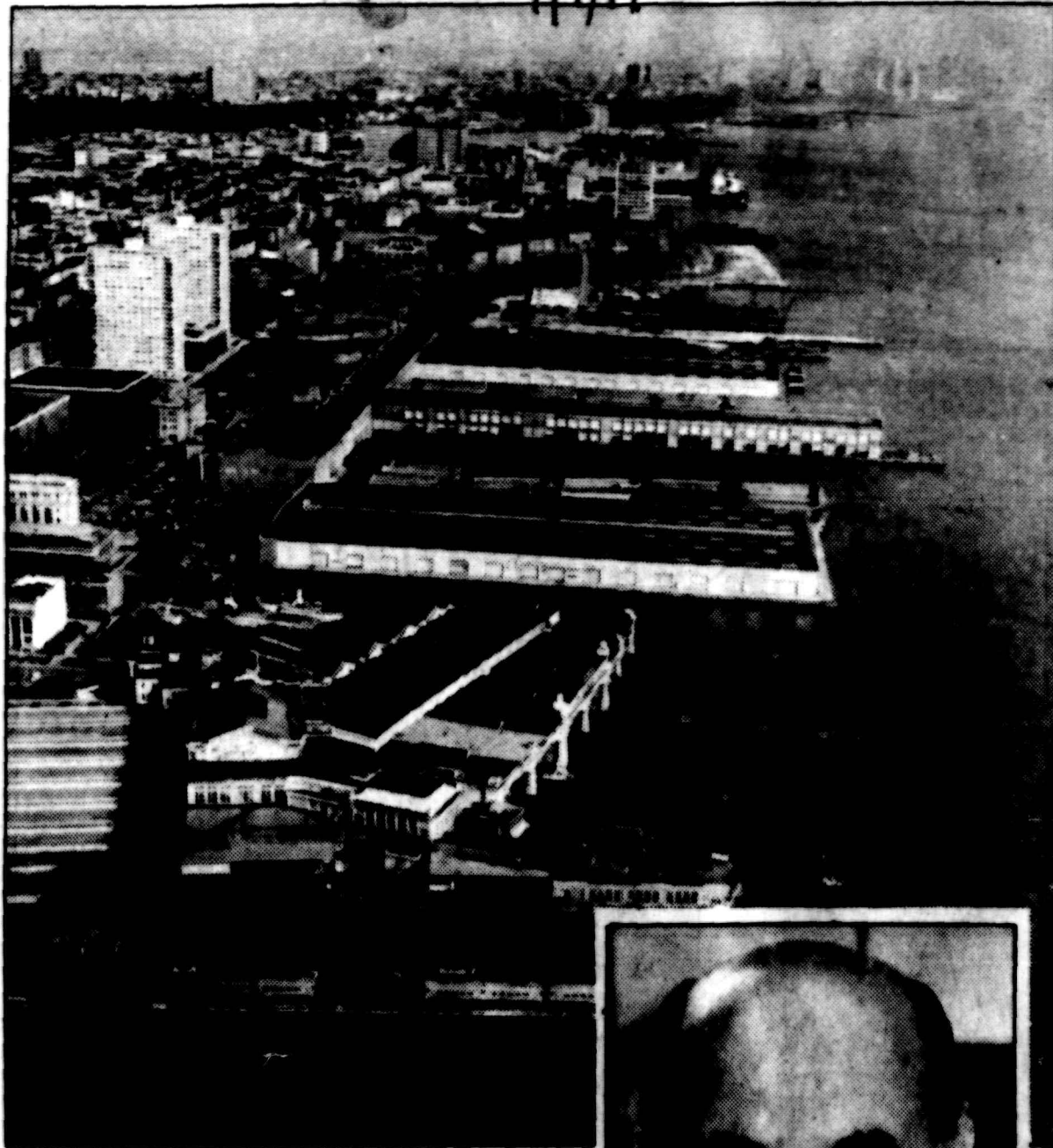
Concessions given and advantages gained by each side can mean thousands, even millions, of dollars in yearly revenues. In such a high-risk poker game, Hoboken will have to get the good cards and play them well to make the best deal possible on its property.

Now that the federal government is stepping out of the picture and the Port Authority Piers have been sold to the city, the main players in the development have been reduced to three distinct partners:

- The city owns the piers.
- The Port Authority initiated the development plans and holds a long-term lease on the property.
- The eventual developer will be responsible for the bulk of the project's financing and its future management.

The city's strongest card will be the lease, and the negotiations involving city officials will be similar to that of a lease agreement between landlord and tenant.

"Holding the lease on the piers means we are guaranteed that everyone will have to meet the con-



"With the development, Hoboken can show that the New Jersey side the Hudson is 'hot.' If we were the only development, the developer could reasonably argue that his project involved a gamble."

— Councilman Robert Ranieri



ditions we seek on the pier development," says Paul Rotondi, chairman of the Hoboken Mayor's Waterfront Advisory Committee. "No one will be able to bypass us. That's why it was so important that we obtain title to the piers."

However the fear remains that the sheer size and political power of both the authority and the developer may overwhelm city officials, forcing them

to accept a lease that rewards the developers at the expense of the city's revenues.

These fears increased with the sale of the piers. Under the sales agreement, the Port Authority advanced the city \$1.5 million as an advance on their rent on the piers (approximately \$70,000 per year).

The word of the Port Authority's money being used to purchase the piers

caused both public officials and private individuals to question whether the Port Authority was helping the city or instead was just making a down payment on the piers for themselves.

State Assemblyman Robert Ranieri, who has followed the project as a member of both the Hoboken Council and the waterfront committee, agrees that the use of P.A.

See HOBOKEN — Page 21

Waterfront: Tough choices

By James Kopchains

Having made the first tough choice, Hoboken now faces many more tough choices in the future on waterfront development.

In deciding to line up behind Port Authority plans to create a \$500 million "city" on their southern waterfront, Hoboken officials have committed themselves to a full range of future headaches along with the anticipated benefits.

The hope is that the benefits will balance the headaches.

"We have told the city council over and over again that this project will be, by far, the biggest decision they will ever be asked to make for Hoboken," said Paul Rotondi, chairman of the Hoboken Mayor's Waterfront Advisory Committee. "Whatever they choose, right or wrong, will have the ma-

Second of two parts

jor impact on the city's future."

No one yet knows what shape or scope the P.A. project will eventually take. That won't be fully known until after the New York City consulting firm of Cooper-Eckstut & Associates finishes a master plan for the project later this year.

The plans released by the Port Authority in announcing the project on Sept. 22, 1982 were only a possibility as to what could be put on the 55-acre site.

These proposals were:

- 670 residential units.
- 20,000 square feet of retail convenience stores (10-to-20 individual stores).
- 40,000 square feet of retail specialty stores (20-to-40 stores).
- One million to 1.4 million square feet of office space.
- A 400-room hotel with 30,000 square feet of conference space.
- 15,000 square feet of restaurant space.
- A marina with 370 boat slips.
- Seven acres of open space.

Such a project would create 10,000 permanent and temporary jobs, according to Port Authority officials.

To finance the project, the P.A. promised to fund about one-quarter of its estimated \$500 million cost and work to attract a developer for the remaining amount. The city would own the piers and lease them to the P.A. and the developer.

Final plans for the project, once the lease is signed, will most likely approximate the scope of the P.A. proposal.

The city stands to gain a significant amount of money from the project. Since it now owns title to the land, it will exert control over the project through the negotiations on the lease.

Robert Ranieri, who sits on the city council and is a member of the state Assembly, believes the revenue flow will be enough both to cover the increased costs in municipal services that the project will bring and to stem the expected increases in property tax bills caused by a city-wide revaluation.

As a result, he has sponsored legislation in the Assembly to allow Hoboken to put off its revaluation for another two years until these revenues begin pouring into the city's coffers.

Besides the financial benefits, such a development could im-

prove the city's image, transforming it into a highly desirable location for business. Such a development would be the natural second step in the city's "renaissance," helping to raise and maintain property values, while contributing to keep residential taxes low.

However, despite the benefits, questions do remain that will require tough decisions by the city. None of this anticipated revenue is guaranteed. Every dollar will be decided only through the lease negotiations. Some officials have expressed fears that the city council may not yet possess the expertise needed to negotiate the best deal for the city on the lease.

Meanwhile, some city services will not be so easy to make ready for the project as others will.

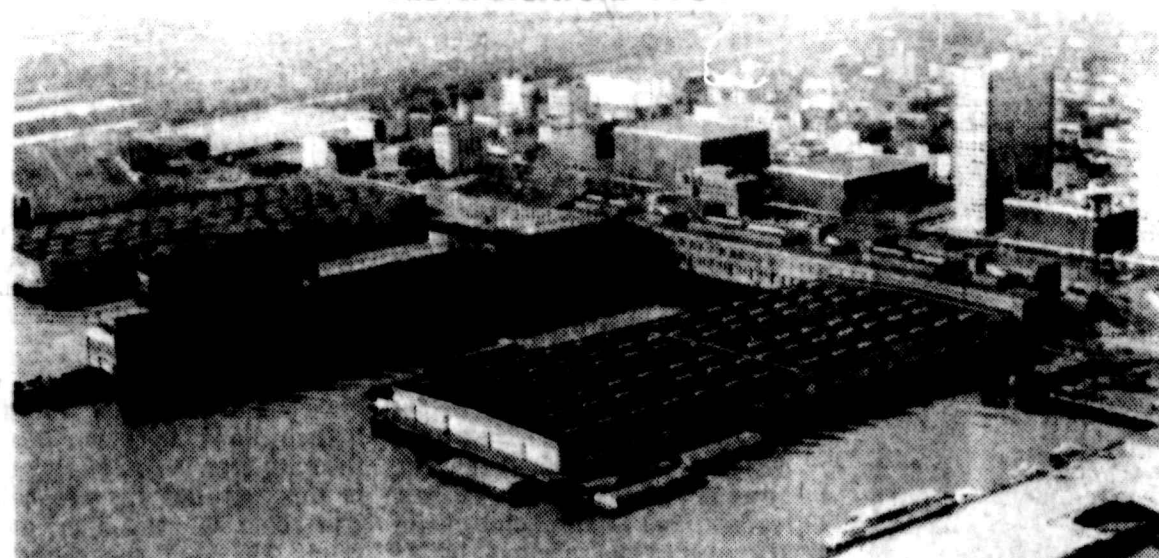
Certainly, the increased need for security can be handled with the addition of more police officers, but the strain on the city's sewer system will require much more extensive repairs.

Already outdated and badly in need of repair, the city's sewers will not be able to handle the in-

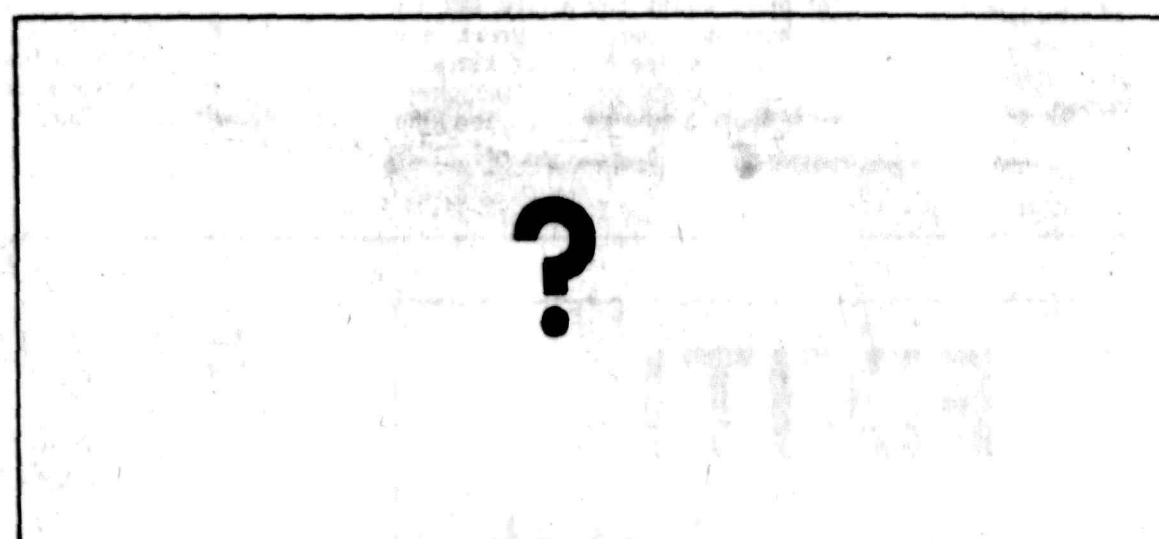
The waterfront 1954



The waterfront 1984



The waterfront 2004



creased amount of sewage that such a project will create. Officials have received estimates ranging from \$45 million to \$80 million to repair all city's sewer lines (some of which date from the Civil War) and build a primary and secondary sewage treatment plant.

These estimates applied to the city only as it is now. The addition of the project's sewage can only increase these estimates.

Also, the expected increase in traffic coming in and out of the project can only put an even greater strain on the inadequate access roads leading to the site. Although the plans call for the majority of persons coming to the site to arrive by PATH and other mass transit, the development will still need better access roads than are there now.

However, the size of the project scares many residents who fear that the project will alter the city's future, changing it from a small, close-knit fabric of neighborhoods into two separate cities, one of the Port Authority site and the other made up of the rest of Hoboken. Certainly they have an exam-

ple to point to — the separation between the town of Secaucus and residents living in the Hartz Mountain-Harmon Cove developments along Meadowland Parkway.

Out in Secaucus a combination of Harmon Cove's location and the exclusiveness of the homes has combined to separate the two groups.

With the Hoboken waterfront project, the fear is that the site's location on the city's southeast corner, only a few blocks from PATH, may create a small community that will exist only within itself and give no benefits to the rest of the city in the form of increased business or commercial growth.

Perhaps residents fear this more than anything else. The city that has always prided itself on its close-knit neighborhoods may not be able to incorporate a development on this scale. Instead of benefitting the city, the new project may only foster an even more pronounced separation of "new" and "old" Hobokenites.

If this occurs, the old Hoboken could face a very shaky future.

Hoboken reaches a crossroads

Continued from Page 17

money was a risk, but one that the city had no choice but to accept.

"We bought the whole package when we bought the piers. Certainly the Port Authority will want to be a basic part of any arrangement and realistically deserve to be because of their lease on the property and their upfront investment in the project."

"However, what else was the city to do? With our financial picture, it could have been difficult, if not impossible to raise the money ourselves."

Both Ranieri and Rotondi have been reassured by the conduct of the Port Authority officials to this point.

"The Port Authority has come to the city council on every step on the project so far and to the committee on every half-step so I don't see any reason why this should change in the future," Ranieri said.

"I told them (P.A. officials) bluntly the first time I met them that I knew their public image in the past was to push forward a project without concern for local

interests," Rotondi said. "I told them that if they ever matched their public image in their dealings with us, I would use everything in my power to fight this project and kill it."

"So far they have been above-board in all their dealings with the committee," he added.

Despite the city's fears, Sal Sampieri, vice-president of waterfront development for the Port Authority, said the city will most likely be the key member to the negotiations.

"Hoboken is the most critical part of the project relationship. This relationship will be one of an owner and its main partner. We must work together in putting together the lease which we will offer but they must give their approval."

Sampieri pointed to the recent choice of Cooper-Eckstut Associates of New York City as master planners for the project as an example of the two sides' cooperation.

Besides the P.A. staff officials, representatives of the city's Community Development Agency, planning board, and waterfront committee were actively involved in the choice of



Waterfront development centers on the Port Authority piers.

the master planner. Other representatives included New Jersey Transit and the Stevens Institute of Technology, both of which own property adjacent to the site.

The firm is expected to finish its master plan by August. Once

completed, all sides will have a clearer picture of the actual cost and scope of the project. Once they have this in hand they will go out and try to attract acceptable developers for the site.

Once the site is chosen, the negotiations will begin for the lease. It is here that all three sides will begin to use their cards to its best advantage.

According to Edwin Chius, the city's business administrator, the city will be trying to obtain a fixed yearly rent from the developer that would guarantee an amount equal to the revenue the city would collect from the property through taxes.

With this in hand, Chius argued that the city could then try to receive a portion of yearly revenues from the project.

However, Sampieri disagreed. "To ask a developer to pay the same amount of money under a lease that he would pay if he owned the property and then contribute a portion of his revenues is too much to ask. These guys are, after all, out for a profit; they are not charitable outfits."

The infusion of Port Authority funding (they have estimated

that the authority will provide up to one-quarter of the financing of the project) will serve as a major inducement in attracting developers, Sampieri said.

By providing that amount, the Port Authority is guaranteeing the developer a solid amount of funding during the early years of the project when financing is difficult, Sampieri said.

In return, the investor will be pointing to waterfront projects in neighboring Weehawken and Jersey City as possible threats to the success of the project. Since these developments will certainly be contending for the same clients that the Hoboken site will seek, the developer may seek concessions on the plans to save money and remain competitive.

However, Ranieri argues that the neighboring development may actually strengthen the city and P.A.'s bargaining position.

"With the development, Hoboken can show that the New Jersey side of the Hudson is 'hot.' If we were the only development, the developer could reasonably argue that his project involved a gamble."

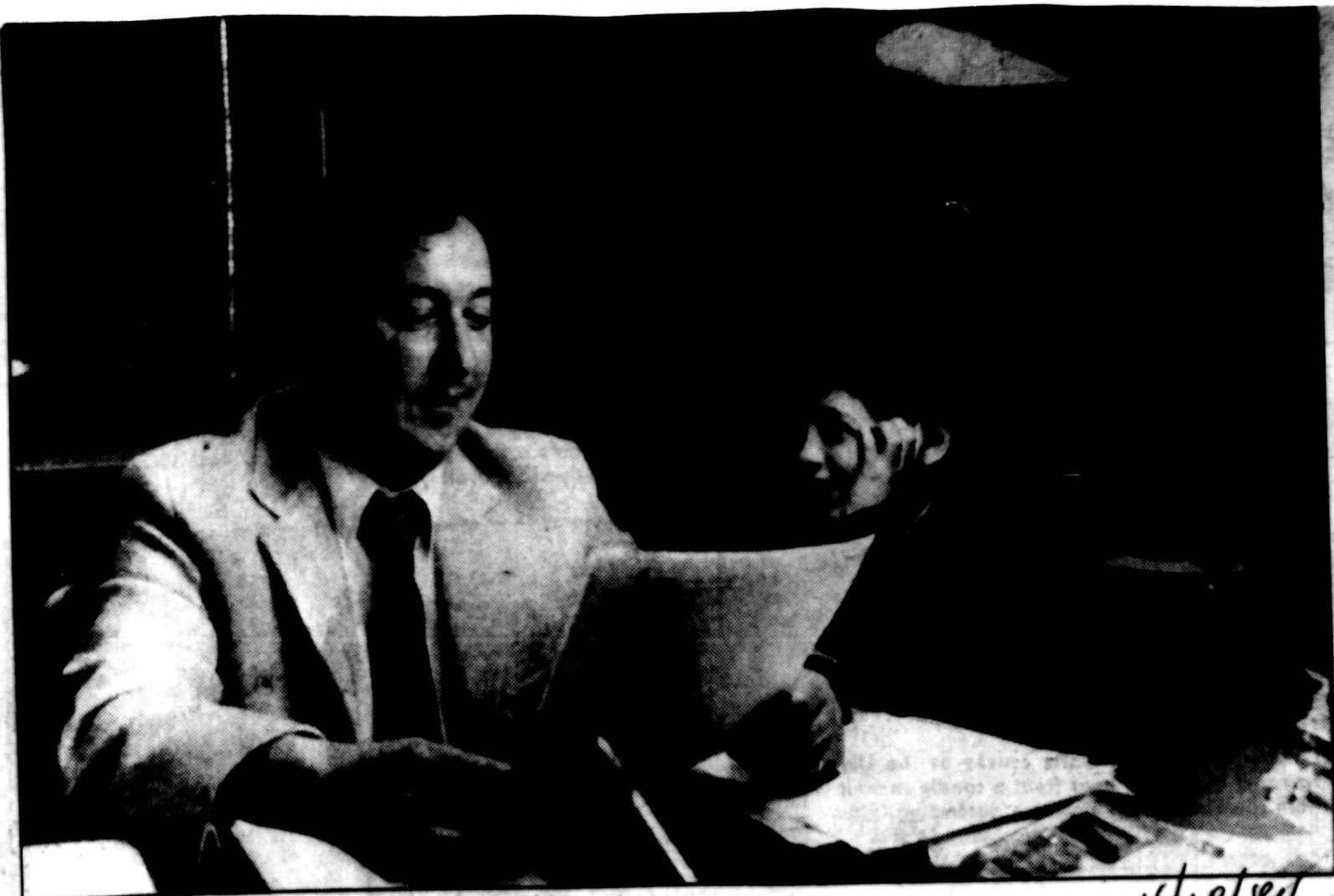
APRIL 1984

THROUGH

MAY 1985

INDEX

A	E	K	P
	F		
			U
B		L	V
			W
	G		Q
			R
		M	
			S
C	H		
		Mc	
			X Y Z
		N	
D	I		MISCELLANEOUS
	J	O	T



New Hoboken City Clerk James Farina and his 7-year-old son, Joseph.

New Hoboken city clerk learns from father-in-law

Jim Farina may feel a little nervous as he takes over the duties of Hoboken city clerk. However, he will have the advice of a familiar expert on his side.

That expert is his father-in-law, Anthony Amoroso, who served as city clerk for nearly 20 years until his retirement on April 1.

"I find myself looking towards him (Amoroso) for many things," Farina said. "It's going to take awhile to get accustomed to all the duties and jobs in this office and I'm going to need his help."

Farina officiated at his first meeting last week after being

appointed to the job by the city council on March 28.

Farina has lived in Hoboken for his entire life, having attended the city's high school then serving in the Army. He now lives on Bloomfield Street with his wife, Patricia, and his son, Joseph, 7. His wife is expecting a second child in September.

For Farina, the new appointment is almost a total departure from the duties he fulfilled as director of the city's health, recreation, and welfare department.

As the department director, Farina was constantly on the move, traveling from park to park, overseeing work being

done by department workers. However, as city clerk his job will require him to stay in the office, filing and classifying city records and council papers.

It's these sedentary duties that Farina said is most difficult for him to become accustomed to.

"I'm a street person. Most of my learning is from the people I know." Losing touch with the people is something that Farina does not want to do.

The clerk's position is the latest in a series of jobs that Farina, 36, has held in city government since he was 21. Starting first as a groundskeeper for the city's board of education,

Farina rose to be a code inspector with the city's Community Development Agency.

For three years he served as the recreation coordinator for CDA, leaving that post to take over the directorship in the health, recreation, and welfare department.

In addition, he was appointed to the city's board of education 10 years ago. During this time he has largely been involved in promoting athletics throughout the school system and initiating an athletic program for girls in the schools. New Hoboken City Clerk James Farina and his 7-year-old son, Joseph.

Landmark



Dispatch Staff Photo

THIS HOBOKEN FIREHOUSE on Observer Highway, home of Truck Co. No. 2 and Engine Co. No. 1, is one of seven in the city nominated this week for the New Jersey Register of Historic Places.

2

THE JERSEY JOURNAL, SATURDAY, APRIL 14, 1984

Kean is urged to delay Hoboken reevaluation

TRENTON — Assemblyman Robert A. Ranieri of Hoboken and Mayor Gerald McCann of Jersey City appealed to Gov. Thomas H. Kean's chief counsel yesterday for Kean to sign the Ranieri bill imposing a two-year moratorium on reevaluation in Hoboken.

There was no decision but the governor must act by April 30, the constitutional deadline.

W. Gary Edwards said he was "philosophically opposed" to the bill and assistant counsel "recommended vetoing it," McCann said after the State

House meeting.

But Edwards promised to take a "second-look" since both officials made a "personal appeal" to sign the bill.

Edwards was looking for justification for the governor to sign the bill and Ranieri and McCann said they thought they offered it.

Ranieri, a City Council member, cited the "action plan" embracing the Hoboken waterfront, industrial development, Port Authority waterfront development, rent control and condominium conversion.

Meanwhile, budget nears deadline

Ranieri cited a resolution before the Joint Appropriation Committee — he is a member — to provide Hoboken \$800,000 in lieu of tax payments to ease Hoboken's plight.

At the same time, McCann noted Sen. Edward T. O'Connor Jr., Jersey City Democrat, is promoting a bill to tax some of the \$300 million profits reported by Conrail, profits McCann attributed to it in part since the carrier is no longer paying

property taxes to Hudson and other communities.

Ranieri said the combined waterfront rebirth, rent control and the \$800,000 deferral would ease the financial sting for the city's small- and medium-sized homeowners.

Ranieri observed that appointments were made to the state Tax Study Commission, an earlier condition set by Kean. Kean met Thursday in Hoboken with Mayor Steve Cap-

piello, Ranieri and other council members on the reevaluation issue ordered by the Hudson County Taxation Board. Ranieri said he was "pessimistic" about Kean signing his bill.

But late yesterday he said he felt more "optimistic."

McCann suggested a possible compromise would be to have the state review the Hoboken situation while allowing for at least a one-year delay, with still another one-year delay possible.

However, McCann said if

the tax ratables begin to flourish with the waterfront and condominium development in the months ahead, the two-year delay may not be needed.

But a more imminent deadline is faced by Ranieri and City Council — adoption of the municipal budget in a week to 10 days, without benefit of the Ranieri moratorium bill.

It might "be necessary to bite the bullet" for property tax increases this year in Hoboken, McCann said.

St. Mary cuts back on staff

By BRAD KELLY
Staff Writer

HOBOKEN — St. Mary Hospital cannot afford to run a 230-bed facility with fewer than 200 patients, according to a spokesman, so earlier this week the hospital began laying off some of its non-nursing staff.

When the hospital's 235 registered nurses went on strike March 24, St. Mary was at 90 percent capacity, said spokesman Sam Allalouf, adding that the hospital's patient population yesterday was down to 180.

In a statement issued yesterday, the hospital said, "Up until now the hospital, in anticipation of an early settlement, has not reduced its non-nursing staff. Because the negotiations are stalemated, it now becomes necessary to effect a 20 percent reduction in all non-nursing staff ... for some of these employees, this will mean working a four-day week although others will be laid off."

Allalouf said yesterday the layoffs and reduction in work weeks began Monday, but he did not know how many employees have been laid off since then, or how many more are expected to be laid off.

The job areas affected could include maintenance, clerical, security and administrative. Virginia Treacy, director of the Jersey Nurses Economic Security Organization, the local to which the strikers belong, said yesterday, "I feel personally disturbed that other people are being dragged into this dispute."

Violence in Hoboken: Man shot, 9 charged in brawl

By BRAD KELLY
Staff Writer

HOBOKEN — A Hoboken man was shot early yesterday morning and he and eight other people were charged in connection with two separate incidents of violence at the Andrew Jackson Gardens housing project on Marshall Drive, according to police.

Carl Jones, 20, who told police he lived at 300 Marshall Drive, was listed in stable but critical condition in the intensive care unit at St. Mary Hospital last night after being shot in the groin, police said. Jones was shot by a security guard at the

project at approximately 1:15 a.m. after Jones began beating him over the head with the guard's nightstick, police said. It was believed that the guard had asked Jones to leave the area, and that he refused to do so, setting the stage for the altercation.

The guard told police he yelled at Jones to stop beating him and fired a single shot into Jones' groin when Jones refused. Police said Jones then tried to run away but was confronted by another security guard who drew his weapon and told Jones to freeze and drop the nightstick. Jones collapsed in front of the second security guard, and was then

rushed to St. Mary Hospital. He is being charged with aggravated assault, police said.

At 11:30 p.m. Wednesday, two hours before the shooting, police broke up what they called a "friendly fight over a girl" involving eight people brandishing knives and baseball bats.

Larry Lee, 28, listed as living at 210 Harrison St. in Hoboken, was taken to St. Mary Hospital for treatment of stab wounds to the throat, head and back. Rufus Ausby, 23, listed as living at 320 Marshall Drive, was taken to the same hospital for treatment of a stab wound to the abdomen and a slashed ear. Both were listed in good condition yesterday.

Robert Groomes, 24, listed as living at 321 Harrison St., received 14 stitches in a head cut. Thomas Murray, 25, listed as living at 520

Jackson St., was treated and released for stab wounds to the shoulder, both at St. Mary Hospital.

Also treated for what police called minor injuries at St. Mary, and then released, were Michael McGuire, 26, listed as living at 23 Harrison Ave.; James Bathea, 25, listed as living at 119 Rutgers Ave.; Melvin Hilton, 27, listed as living at 2277 Kennedy Blvd.; and Wilma Hicks, 24, listed as living on Martin Luther King Drive, all in Jersey City.

All eight people have been charged with riot and failure to disperse, police said.

Kevin Groomes, 24, listed as living at 321 Harrison St., was arrested and charged with simple assault after he climbed on the back of Patrolman David Costello, who was trying to break up the fight, according to police.

Police said several of the eight persons charged with riot told police they are all friends and had gotten into a fight over a girl.

The six persons charged who are not hospitalized spent the night in the Hudson County Jail in Jersey City, police said.

Intrepid women nab holdup suspect

By BRAD KELLY
Staff Writer

HOBOKEN — They may never enter the police academy, but if Police Chief George Crimmins has his way, two city women who teamed up to capture a suspected robber will receive certificates of merit from the Police Department.

Eighteen-year-old Lisa Clifford and her friend, Patricia Zitani, 20, were walking down Washington Street Saturday afternoon when they saw a man running from Kletter's Stationery at 1034 Washington St., followed by the owner, who was bleeding from a cut on the head, police said.

According to police, the owner, Arthur Kletter, yelled at his assailant, Dennis Dueltgen, 32, listed as living at 92 Squirrel Road in Paterson, to stop. He then yelled to the girls that he had just been robbed.

Police said Zitani started to pursue the suspect and then returned to stay with the injured Kletter and call the police, while Clifford chased the 6-foot-1-inch, 150-pound suspect for two blocks, grabbed him and then threw him on the hood of a car parked on Bloomfield Street. She held him there until police responded, they said.

Kletter was taken to St. Mary Hospital, where he received 24 stitches in a head cut, police said.

Dueltgen, who police said hit Kletter over the head with a 2½-pound weight and then stole approximately \$240 in cash, was charged with armed robbery and aggravated assault and taken to the Hudson County Jail in Jersey City.

Crimmins said he has recommended to Public Safety Director James Giordano that the two women receive a certificate of merit from the Police Department. No date has been set for such an award ceremony.

HCUA probes query Romano

By BRAD KELLY
Staff Writer

Hoboken City Councilman Anthony H. Romano was questioned by a federal grand jury sitting in Newark last week, joining a list of people, including Hudson County Utilities Authority commissioners, who have appeared before

the grand jury in connection with a lengthy investigation into the HCUA by the U.S. Attorney's office.

Sources said several months ago the grand jury questioned several HCUA commissioners about Romano's wife, Martha, who worked as an administrative secretary at the HCUA prior to

her being fired from that position in 1981. Sources say commissioners have been asked why her position was terminated.

HCUA sources said she was fired in 1981 because it was found there was no backlog of work caused by her extended leave of absence.

Civic responsibility pays off



Photo by Gary Higgins

MICHAEL HENNESSEY, 15, receives a reward yesterday for his testimony in a murder case from Richard Landberg, left, yesterday at Alvin's Liquor Store in Hoboken. Police Sgt. Martin Kiely, right, watches.

Boy witness gets reward

By BRAD KELLY
Staff Writer

HOBOKEN—The testimony of a Hoboken youth led to three convictions in the murder of liquor store owner Stanley Dopart, who was stabbed to death while trying to hold up at his Falcon Liquor store on Washington Street.

Family, friends and local business owners yesterday thanked the youth, 15-year-old Michael Hennessey, by presenting him with a \$1,000 check.

"He stood up in court like a man," said Police Lt. Frank Garrick.

Richard Landberg, owner of Alvin's Wines and Liquors at 1004 Washington St., said he got a good response from other liquor store owners

in the area when he suggested giving the boy a reward.

"I had very few refusals. People who couldn't afford it gave it to me," Landberg said.

Dopart, 63, died two weeks after being stabbed in the stomach during an armed robbery attempt at his store on Sept. 18. Hennessey's testimony helped in the convictions of 20-year-olds Emilio Castellano and Gilbert Lopez and 17-year-old Ribot Ernesto Alvarez, all of Jersey City.

Landberg said he helped arrange the reward drive because "I felt it was something that I would not want to happen again."



SPLendor RESTORED — A landmark of past glorious days of railroading, the Hoboken Lackawanna Railroad Terminal facade is topped by busts of women coiffed as in the days of ancient history.

Vezzetti urges rent control exemptions

By BRAD KELLY
Staff Writer

HOBOKEN—City Councilman Thomas Vezzetti has proposed an amendment to the city's rent control ordinance that would exempt two, three and four-family homeowners from the controls.

Vezzetti said yesterday the amendment is necessary to keep the small homeowner from moving out of the city. Homeowners saw their property taxes go up last year because of an increase in the city's tax rate from \$147 for every \$1,000 of assessed valuation in 1982 to the current \$163.30 per \$1,000.

"If the tax rate goes up (this year), it will hurt them all. They will need the money," Vezzetti said.

But according to city Business Administrator Edwin Chius, landlords can pass tax property increases on to tenants under the rent control ordinance in its present form. "You don't need

decontrol," he said, referring to Vezzetti's amendment allowing the small homeowner to increase rents to any figure he desires.

In a letter sent to the councilman earlier this week, Chius criticized the amendment and said he will lobby "vehemently against it."

"Although you may believe that you are working to keep lifelong residents from being forced out of the city, the ordinance does just the opposite," Chius said in the letter.

Chius said yesterday he will advise Mayor Steve Cappiello veto Vezzetti's proposed rent control ordinance because of the amendment if the ordinance is approved by the City Council. Vezzetti has also proposed the elimination of the substantial rehabilitation clause in the city's current rent ordinance.

Under that ordinance, a building becomes free of rent control if its owner makes improvements equal in value to the building's assessment.

A different set of amendments to the city's rent control ordinance authored by Councilman Robert A. Ranieri has been set aside pending the outcome of the city's revaluation moratorium currently being reviewed by Gov. Thomas H. Kean.

Under those 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 construction that same building today into upgrading the existing building. Since residential assessments in Hoboken are low, this formula would increase the amount an owner would have to invest into a building to be eligible for rent decontrol.

But if the city's revaluation moratorium is vetoed by Kean, residential assessments will be brought up to true value and Ranieri's amendment will not be necessary. If the moratorium is approved by Kean, assessments will stay the same for the next two years.

Hoboken school faces plush or spartan future

By BRAD KELLY
Staff Writer

HOBOKEN—The highest bidder at a planned public auction may answer a big question concerning the abandoned Sadie Leinhardt School: Should it be converted into luxury apartments or turned into subsidized housing?

At a budget caucus earlier this week, the City Council agreed to auction the school, on Eighth Street, within the next few months to see what the building is worth. According to Councilman

E. Norman Wilson Jr., if the city can get a high sale price for the school, it may decide not to turn the building over to the city's Housing Authority to be converted into moderate-income housing.

But Mayor Steve Cappiello said yesterday he does not care what the building is worth. "I want to see moderate or affordable housing there," he said.

According to Larry Florio, director of the city's Law Department, a six-figure sales price

for the school would eliminate any chance for moderate-income housing.

Officials here agree that if a developer cannot get a federal subsidy for moderate-income housing, even a \$100,000 sale price is too high.

City Business Administrator Edwin Chius said a conservative estimate of construction costs for a new apartment would be approximately \$40,000. "It would cost you \$7,200 a year to pay back that interest for that one apartment (based on an 18 percent interest rate)," he said.

Chius said the council should allow the school to be converted into luxury apartments if it can sell the building for \$1 million. He said a more reasonable sale price would probably be \$600,000. Chius said he did not know what would happen to the building if that was the sale price.

The city earlier this year purchased the school

from the Board of Education for \$1.

The city would receive full property taxes from the building if it were converted into luxury housing and would get payments in lieu of taxes if it were turned over to the authority.

"It's a philosophical question. Do you want low to moderate-income housing or do you want fatables?"

The council will have the right to reject bids, Wilson said.

Hoboken contract costly

Hoboken finally has a contract with the city's American Legion Post 107 to use the post headquarters calling for rent \$3,000 more than the city paid when it had no contract.

The city council approved the contract on Wednesday at 1227 Willow Ave. as an Uptown recreation center. The council had been using the headquarters for 10 years without a contract.

Edwin Chius, business administrator, said the city will pay \$9,500 a year for use of the headquarters between 9 a.m. and 5 p.m. Monday through Friday. The city had been paying

an average of about \$6,500 per year.

Before the contract, the city paid only for heat and utilities, Chius said. The city will continue to pay for utilities, as well as helping pay for a new boiler installed by the post last year, he said.

The contract resulted because Councilman Thomas Vezzetti brought out the fact there was no contract. He said he voted for the contract despite the increase just to have one, but criticized the law department and Chius for negotiating the higher fee.

Hoboken tops county in dropouts

By Richard Rosenberg

Hoboken's public school system had Hudson County's highest dropout rate in the 1982-83 school year, according to statistics from County Schools Superintendent Louis C. Accella.

Hoboken, with 5,287 students, had 171 dropouts for a 3.2 percent dropout rate. Jersey City, with 31,380 students, followed with 957 dropouts for a rate of 3 percent.

The real dropout rate may

Jersey City second in kids quitting school

be higher than that officially reported. Only students whose parents signed them out of school are listed as official dropouts.

That means children who never attend school would not be listed if their parents never bothered to sign them out of school.

North Bergen, with 5,309 students, had the third highest rate at 2.4, with 131 students listed as dropouts.

West New York, with 5,614 students, had 123 dropouts for a rate of 2.2.

Kearny, with 4,693 students had 88 dropouts for a rate of 1.8 percent. Weehawken followed

with a 1.7 percent rate, or 28 dropouts among its 1,588 students.

Union City, the second largest school district in the county, had a 1 percent dropout rate with 77 dropouts out of 7,632 students.

Bayonne had 92 dropouts out of 6,886 students, and Harrison

had 23 dropouts out of 1,621 students.

Guttenberg and East Newark had no official dropouts, and Secaucus had a 0.5 percent dropout rate.

In each district, most of the dropouts came from high schools.

In Jersey City, 264 students dropped out of Dickinson High School, 277 left Lincoln, 212 left Ferris, Snyder lost 157 and the Academic High School lost one. Jersey City School 17 had the highest number of dropouts among the elementary schools with 8. Five of those were listed as leaving because they "disliked school experience" and the others had academic or behavioral problems.

In Hoboken, all but five of the 171 dropouts came from the high school.

Rally to protest Hoboken budget

The Hoboken Neighborhood Alliance has scheduled a rally for all residents of Hoboken to protest the city's proposed \$23 million 1984 municipal budget, for this Wednesday at 6:30 p.m. at the Hoboken City Hall.

The rally has been called to coincide with the regularly scheduled meeting of the Hoboken City Council. HNA has repeatedly called for the state budget officials to be called into Hoboken to review the budget and make recommendations.

At the rally, leaders will try to question council members on the budget and their delay in bringing the budget up for approval. The group, which was formed about nine months ago, has held many meetings on the budget and is currently reviewing it.

In a related matter, Council President Helen Macri has called a special budget workshop of the council for Monday at 4 p.m. at City Hall to discuss the budget items.

Hoboken schools laying off 41 teachers after semester

By Patricia Scott

The Hoboken Board of Education held a special session last night to discuss the proposed layoff of 41 teachers and seven other school employees.

According to Otto Hottendorf, school board trustee, the 48 public school employees will be laid off on June 30. He said they received official notice from school superintendent Dr. George Maier last week.

"I'm terribly unhappy about the situation, as we all are," said Hottendorf, who blamed the layoffs on fiscal pressures and

Hoboken's changing demographic scene.

"When I became a trustee 30 years ago, the city had 8700 school age children," said Hottendorf. "Today Hoboken has 4950 children; there is less need for teachers."

Hottendorf said families with children moving out of the area, and smaller families moving in were a "primary reason" for the reduction.

"In the past three years, Hoboken has lost 1600 children from the public school system,"

he said, adding that the board would eliminate teachers at the less-crowded public schools.

Hottendorf also said that the \$21,000,000 school budget was suffering from a \$1,600,000 reduction and a \$600,000 reduction from state contributions.

"We're at a point where the budget is being squeezed from every direction, so there is no way to ride it out," he said.

The 48 employees facing layoffs are instructors of grades one through eight, maintenance workers at the city's six public schools and a few school clerks, Hottendorf said.

Hoboken checking out suit against tax firm

By James Kopchains

Members of the Hoboken Council's revenue and finance committee are still awaiting statements from Perth Amboy and Morris County officials before presenting a report about Landmark Associates, the city's contracted property tax reassessment firm.

Councilman Norman Wilson Jr. said he was still seeking evidence of wrongdoing charged against the firm by Perth Amboy officials before informing the council members.

Landmark was contracted by the city in 1981 to perform a complete revaluation of city property to bring tax assessments up to market levels. However, the council learned in February that the firm is involved in defending itself in a lawsuit by Perth Amboy charging it did improper work in a

similar revaluation done in 1980 for the city.

Meanwhile, several residents have complained to the council that Landmark assessors did not do a complete or a consistent job in assessing property. Wilson said the committee would also investigate these charges.

"We must make certain that we do this investigation very carefully because of its sensitive nature," Wilson said. "We must make sure that everything we say can be backed up with fact or else we would be slandering a private concern."

For convenience, reliability and economy, have The Jersey Journal delivered to your home. Only \$1.10 weekly.

Hoboken to cut down on school layoff notices

The Hoboken Board of Education is expected to replace its dismissal order for 45 teachers with a revised list of notices at a special meeting tonight at 7 p.m. at board headquarters, 1115 Clinton St.

The board had approved dismissal notices at its last meeting on April 10 for 45 teachers as part of preparations being made by the board to meet \$880,000 in cuts determined by the city's board of school estimate.

Officials have said the notices were only to meet contract demands for a 45-day warning before layoff. They said only a small percentage of the teachers are threatened with layoff.

In other business, the board will take up a discussion of Rue

School renovations and the purchase of a nine-passenger vehicle.

Gov. Kean pays visit to Hoboken

By James Kopchans

Even when Gov. Thomas Kean wants to pay a pleasant visit, the business of being governor seems to intrude.

Kean visited Hoboken yesterday to meet with directors of The Harbor Alcohol Treatment Services Center and speak to many of the alcoholic patients being treated there.

Despite his intentions to meet only with the center's directors, Kean found he had to make time to speak with Hoboken Mayor Steve Cappelletto and five of the city's council members to discuss state and local matters.

The council member wanted to know what Kean intends to do on a bill passed by the State Legislature that would delay Hoboken's tax revaluation for another two years.

The council has said it con-

siders the moratorium on the revaluation crucial to prevent huge tax increases to many of the city's property owners. However, Kean has remained uncommitted on the bill, saying he will consider it along with similar bills being drafted for Trenton and Atlantic City.

Kean's visit yesterday was the first by an active governor to an alcoholic treatment center in the state, according to Riley Regan, director of the state Division of Alcoholism.

The governor toured the three-floor facility with its director, John Clancy, and spoke to other directors and patients after the tour.

In speaking to patients in the center's dining room, Kean pointed out the state's recent laws toughening penalties against drunk driving and a recent tax on alcoholic beverages

designed to create more funding for alcohol abuse programs throughout the state.

"It has been my experience that a person who continues to drink will eventually wind up in a tragedy. Either the tragedy will be with someone else, as in an automobile accident, or with his family, or with himself in an early death for someone whose

life held such promise," Kean said to the patients.

The Harbor, which opened last year, is a private treatment center housing about 50 patients on a round-the-clock basis. The center provides a wide variety of services for alcoholics and those with alcohol-related illnesses. The center has been operating at full-capacity for nearly a year.

Hoboken still waits state OK for budget vote

Hoboken Business Administrator Edwin Chius said the city must wait for word from the state Division of Local Government before starting on preparing a final draft of the budget.

Chius said he was still waiting to hear from the state on whether the budget was approved. The state officials must approve the budget before it is passed by the local council, he said.

The amount of revenue sharing funds still need to be

resolved, Chius said. He said the state will provide that figure, which will then be put into the final budget.

The council has had the budget since Jan. 16. Both Councilmen Thomas Vezzetti and Patrick Pasculli have repeatedly called for its adoption, but Council President Helen Macri has said it will be delayed until the fate of legislation that would delay a planned tax revaluation in the city for two years is decided by Gov. Thomas Kean.

Hoboken's PBA seeking pay hike

By BRAD KELLY
Staff Writer

HOBOKEN—The PBA is expected this week to ask the city for a 10 percent pay raise this year, despite an agreement last year that it would not renegotiate its 1984 contract.

In 1983, the city's Department of Public Safety was hit with a \$481,000 shortfall after the City Council failed to adopt the 1983 municipal budget and the state-mandated a budget almost \$1 million less than the defeated budget. In order to avoid layoffs, the PBA, along with Police Superior's Union, Fire Officers Union and Local 1078 of the International Association of Firefighters, agreed to forgo any pay raises for 1984.

But PBA President Thomas Meehan said yesterday that an independent audit of the 1983 and 1984 municipal budgets by Stephen P. Radice and Co. of Haledon shows areas where extra money can be spent for police salaries.

Meehan said there was a \$400,000 surplus in the 1983 budget and a \$800,000 surplus in the proposed 1984 budget. "They told us they didn't have any money and threatened reductions in rank and layoffs. The Fire Department buckled, the Police Superior's Union buckled... we're not going to buckle," he said.

Meehan also said the auditor found that less money was being appropriated into Police Department salaries in the 1984 budget as compared to the 1983 budget, but that Fire Department salary appropriations were increasing over last year. Meehan said his union is expected to negotiate with the city this week for the following items:

- a 10 percent salary increase for 1984 and 1985 (a total of 20 percent).
- Reinstatement of two-man radio cars.
- Hazardous duty pay of \$15 per shift for each patrolman manning a radio car alone from 8 p.m. to 4 a.m. and \$6 per shift for working an 8 hour shift within the 4 a.m. to 8 p.m. duty period.

Police agreed last year to forgo any salary increase

Meehan said a patrolman's starting salary is approximately \$13,000, which increases to about \$22,700 after four years of duty.

City Business Administrator Edwin Chius said the city will probably delay hiring eight new patrolmen in June until the matter is resolved. He also said the \$400,000 surplus in the 1983 budget was used to pay off last year's emergency appropriations loaned to the city by the state to meet their \$750,000 shortfall.

"We had a verbal agreement (with the PBA). Maybe we can present our case to arbitration... or possibly file an unfair labor practice. Can an employer file an unfair labor practice?" Chius asked yesterday.

According to Jonathan Roth, a law clerk with the state Public Employees Relations Commission, the city may be able to have a case against the PBA. He said there is a section of the New Jersey Employer-Employee Relations Act which lists unfair practices employee organizations are prohibited to engage in.

"One is refusing to negotiate in good faith," he said. Meehan said the union will be able to justify opening up contract negotiations because of its independent audit report findings.

Hoboken council wants budget director to stay

By James Kopchans

The Hoboken City Council now wants to make their new budget director official by creating a permanent position for the director.

The council had hired the director, Joseph Lisa, two months ago on a three-month basis to advise the council on financial matters and help them in preparing the municipal budget.

The council is scheduled to introduce an ordinance at its

Wednesday meeting creating an official position of budget director/internal auditor with a salary range of between \$29,000 and \$37,000 per year.

The director, if approved, would be under the direction of the city clerk, James Farina, and would be answerable directly to the council members. He would not be connected with the city administration.

Under the description of the position, Lisa would be responsible for reviewing the annual and

supplemental debt statements; analyze accounts and records and prepare statements concerning the financial problems of the municipality; analyze and review the municipal budget; review the annual municipal audit; as well as monitor the operations of various city departments, agencies and offices.

The council has scheduled a caucus for Monday at 7 p.m. and the regular meeting for Wednesday at 7 p.m., both at the Council Chambers in City Hall.

Kean cuts Hoboken revaluation delay

By Joseph Albright

TRENTON — Gov. Thomas H. Kean today conditionally vetoed legislation imposing a two-year moratorium on property assessment ordered in Hoboken by the Hudson County Board of Taxation, recommending instead a one-year delay.

Kean also granted Hoboken the chance to request an extension to the second year if necessary.

Assemblyman Robert A. Ranieri of Hoboken, sponsored the bill for the two-year moratorium, saying without it the revaluation would have "disastrous" effects on small and medium-sized homeowners in Hoboken.

Ranieri called the governor's veto a challenge.

"We have proven our case to the governor," he said, "and he is willing to go along half way. I accept that challenge."

Ranieri said the challenge is to reshape the size and services of government and to "redefine the cost of government in Hoboken."

In returning the measure to

the Assembly today, Kean said it is "clear" there is a "volatile real estate market" in Hoboken since the last revaluation in 1970.

The market, Kean continued, concentrated on residential housing, which has risen "dramatically in price," and therefore, the impact of the 1982 revaluation has been "very heavily on the individual homeowners."

In his message, Kean noted there is currently considerably activity in commerce, industry and multi-family real estate in Hoboken, plus waterfront development underway, and more there next year.

Because of that, said the governor, he sees a "legitimate need for the moratorium but because the real estate market is not clear, he concluded the one-year moratorium is "adequate."

In recommending that one-year language change, Kean gave Hoboken the option of requesting an extension to the second year if it should be necessary.

Ranieri said he will prove in the first year of the moratorium that Hoboken can solve the

problem of the tax base shifting from industry to residential property and then get the extension to the second year.

The Assembly and later the Senate is expected to soon concur with the governor's recommended amendments. Once the Legislature does, Kean then can sign the Ranieri bill to make the one-year moratorium retroactive to last Jan. 1 official.

Ranieri also called the governor's action a "personal victory."

"This is my first bill," he said. "I'm going to get to Trenton bright and early to rewrite it with the governor's provisions."

According to Ranieri, the city council should be looking at this year's budget as the first of a three-year plan to help the city overcome its financial difficulties and lower the city's tax rate.

"I put forward the tax moratorium to give us time to re-order the city's finances so that it would not hurt the small homeowner. If the council does not plan finances for the future, then two years from now it will be even worse," Ranieri said.

NJEDA aids restoration of Hoboken facility

An 80-year-old manufacturing building located in the industrial waterfront section of Hoboken is currently undergoing a major restoration with the assistance of a \$3.5 million Industrial Development Bond (IDB) issued by the New Jersey Economic Development Authority.

Targeted for completion later this year, the facility, located at 1501 Bloomfield St., will house various industrial tenants, bringing approximately 400 permanent jobs to the area, according to Gov. Thomas H. Kean.

Anthony Dell'Aquila, a real estate developer with experience in industrial rehabilitation, recently received Authority tax-exempt IDB financing to completely renovate the facility. Formerly the home of Franklin Baker Co., a manufacturer of commercial valves, the company vacated the premises about 15 years ago, causing a loss of jobs and tax revenues in Hoboken, Kean said. Since then, the building has been only partially occupied by small manufacturing concerns employing less than 100 persons.

Authority Chairman Borden R. Putnam noted that this project is indicative of the recent resurgence of Hoboken's industrial waterfront area and is an example of the Authority's commitment to assist industrial businesses in distressed areas of the state.

In addition to the Authority's low-cost financing, the project has received a \$1.7 million Urban Development Action Grant (UDAG).

Since work began in October on the 200,000-square-foot, 10-story building, the interior has

The manufacturing facility, scheduled for completion later this year, is expected to bring some 400 permanent jobs to the area.

been completely gutted, leaving only the building's shell. The exterior is currently being refurbished and windows replaced. Future renovation will include a new HVAC system, elevators and new electrical and sprinkler systems. Plans also call for site improvements, landscaping, parking areas and walkways.

The Authority is authorized to issue bonds for the financing of certain industrial, commercial and other business projects which provide employment and tax revenue for the state. Because interest in Authority bonds is exempt from federal taxation, the bond purchaser will usually pass this savings on in the form of lower interest costs to the business borrowing money.

"Under the IDB program, no Authority funds or guarantees are involved in financing the projects. Repayment of principal and interest on the bond is made directly by the business to the bond purchaser, who therefore bears the financing risk," Putnam explained.

Citytrust of Bridgeport, Conn., purchased the Authority bonds for the Hoboken project.

New Hoboken restaurants add to city's reputation for fine food

By James Kopchans

I doubt if I can obtain in Liverpool such a gaudy meal as I got in Hoboken. I wish that it were.

— St. John Ervine, novelist (1928)
To almost everybody Hoboken means two things: beer and ships.
— Federal Writers Project (1939)

In a sense, both these quotations reflect the old Hoboken and its reputation for dining.

Yes, the city played host to some of the most celebrated dining parlors of its day, leading with the landmark Clam Broth House and including many hotels and restaurants whose dishes were tasted by some of the most well-known persons of the early 20th century.

Yet, for all its fine eating places,

the city received much more notoriety as a place to get a quick drink. Older residents point to one stretch at the waterfront as a Barbary Coast with as many as 300 taverns competing with each other over a three-block area for sailors and passengers seeking a drink after sailing into the Hoboken docks.

Those who remember Hoboken's eating places remember them as warmly as places to get good food and plenty of it. They complemented the taverns with hearty food (usually Italian and Irish fare) to eat along with their beer or drinks.

Until recently, the majority of restaurants in Hoboken still carried on this tradition, even though the number of taverns dropped sharply with the decline of the Hoboken piers.

Now the city eating places have made a recovery and once again are attracting diners, not just for plain food, but now for interesting and varied cuisine.

The new restaurants have now established themselves and are drawing a wide variety of customers. Their competition is pushing the older establishments and many of them are brushing up the menus and trying a few innovations of their own.

Still, the difference between the older and newer dining parlors can be seen, felt, and even tasted. Even the most elementary gourmet can notice the difference between the new Hoboken restaurant and its older counterparts.

The newer places seem to have incorporated all the decor tricks used by the newer cafes of Manhattan and Brooklyn to attract customers. They are lit better and their menus more often than not offer the latest and trendiest dishes being tried in the metropolitan region.

The clientele is different, too, from those who eat at the more established restaurants. They are, generally, younger and often eat alone or with one companion. The older restaurants will more often than not cater to families or larger parties of people.

Despite their differences, both new and old restaurants in Hoboken can offer the diner a wide variety of dishes to choose from.

Although most of the city's dining parlors offer Italian or Continental cuisine, there are restaurants that almost any taste. These include different cuisines, like French, German, Spanish, Mexican, Thai, Chinese and Irish.

New sweepers will clean up Hoboken

By James Kopchans

Hoboken officials will start a full street clean-up program next week when they receive the city's new automatic street sweepers.

Lt. Mario Mercado, head of the city's municipal garage, said the city will revert to its original alternate street parking schedule when the sweepers start work.

The city has been under a restricted schedule since last summer to reduce wear on its eight-year-old sweepers.

Meanwhile, William Van Wie, public works director has requested 55 high school students for summer employment to thoroughly scrub down the streets and clean city-owned lots.

These students will remove much of the street grit plaguing street cleaning efforts for the past several years, Van Wie said. Although the sweepers are able to clean up much of the larger debris, he said they are not constructed to clean up dirt caused by oil spills or compacted dirt.

"We know that the streets are filthy. We hear the complaints and we try to do the best we can," Van Wie said. He said his efforts have been curtailed by manpower cuts caused by budget considerations which he said has left his department with only five full-time street cleaners.

Van Wie said the summer clean-up should begin in June and last all summer.

"It would help if people would only be more considerate

in packing their trash and throwing away wrappers. The streets would be cleaner if people would only throw away their garbage properly."

Mercado said the two new sweepers, purchased under a \$100,000 bond issue earlier this year, should arrive next week.

Once brought out on the streets, he said he would treat them carefully to reduce the chance for breakdowns, Mercado said.

As planned, next month will see the streets cleaned by machines and men. Mercado said men with brooms will lead, sweeping major debris off the

street and into a truck. Following them will be the city's older sweepers which will pick up dirt missed by the men.

Finally, the new trucks will clean whatever dirt remains. Mercado said he decided to put the older truck before the new one to protect it from larger pieces of garbage which may be missed by the men and foul up the new sweepers' machinery.

"This plan will probably last for only the first month or until we go through the schedule once or twice," Mercado said. After that, the new machines will work alone.

Cappiello wants Vo-Tech review

Hoboken Mayor Steve Cappiello said he has directed city school officials to review students at Hudson County Vocational-Technical School on whether the city is getting its money's worth.

Cappiello said he has asked a report on the need for Vo-Tech and whether the city can provide more efficient and less expensive vocational education with its own resources.

Cappiello has been critical

of the Vo-Tech school and its operations, especially the budget. If the report shows the city could provide the services, he would consider recommending the city provide its own vocational education.

Kean delays Hoboken tax moratorium

By James Kopchans

Gov. Thomas Kean wants to review the tax situations in Hoboken and two other New Jersey cities before signing legislation to delay property revaluations.

Carl Golden, Kean's spokesman, said "We're looking at them all and when we decide we'll make the decision for all three."

The Hoboken bill is already on the governor's desk, having been piloted through by Assemblyman Robert Ranieri and state Senator Chris Jackman. The Hoboken bill would delay the revaluation for another two years.

Ranieri said yesterday that he was optimistic that the bill would be decided on next week. Kean has until April 16 to veto the bill.

If Kean decides to veto, Ranieri said there may not be enough votes in the Assembly to overturn it. Although he said he believed it could be overturned in the Senate, Ranieri said he would have to discuss the situation in the Assembly with Majority Leader Alan Karcher and Minority Leader Dean Gallo to assess its chances.

"Let's hope the bill is signed and that all these negotiations will not be necessary," Ranieri said.

Because of Kean's delay in signing the bill, Ranieri said the amendments to the city's rent control code, which were to be introduced at tomorrow's city council meeting, will have to be delayed.

The revaluation moratorium is considered crucial to the rent amendments.

Since substantial rehabilitation rent increases are based on property assessments, Ranieri said he felt the revaluation moratorium needed to be cleared before presenting the changes to the council members.

The council meeting is

scheduled for 7 p.m. at City Hall. At the meeting the council is expected to name assistant City Clerk Frank Fortunato as secretary to the city's Alcoholic Beverage Council, replacing the retiring secretary, Anthony Amoroso.

Councilmen call for probe

By James Kopchans

Two Hoboken councilmen have called for an inspection by the council of renovation work at David E. Rue School.

Councilmen Patrick Pasculli and Thomas Vezzetti said they found "a shopping list" of dangerous conditions and improper design and workmanship in their own informal inspection Wednesday.

Besides the inspection, both Pasculli and Vezzetti said they will seek an accounting from school officials on the project which stretches over three years and runs over \$500,000 more than its original \$1.6 million budget.

Officials have said that the school will be ready for use by September. The board is currently embroiled in arbitration with the former subcontractor, Deerpath Construc-

tion Corp. All work is being performed by school employees. "From what I have seen at Rue, there is no way this school can open in September. We have seen conditions that make us wonder where all the money they have spent on the building has gone," Pasculli said.

Among the conditions discovered by the councilmen were:

- The building's water heater located in a filthy, damp sub-basement with no insulation. "They might as well have put the heater out in the yard," Pasculli said.

- An electrical panel exposed in the same sub-basement.
- Serious flooding conditions throughout the building's two basements. "They shouldn't allow anyone to go down there without hip boots," Vezzetti said.

- A valve in the building's heating pipes that cannot be budgeted. Vezzetti said without the valve, workers will have no way of regulating heat in the building.

- Hot water pipes in the boys' bathroom that have no insulation and are not planned to have any.

- Flimsy installation of facilities that can easily be vandalized, including improperly installed doors.

Joseph Lynch, who planned the renovation, said the councilmen picked superficial problems and have exaggerated them to make political points.

"They are trying to create a situation where none exists," Lynch said.

Both the water heater and the electrical panel are

Councilmen want probe

Continued from Page 1.

scheduled to be replaced. Lynch said, and all conditions in the building will be rectified when final clean-up is finished.

Lynch pointed out that the sub-basement which figured heavily in Pasculli's and Vezzetti's criticism will remain an isolated area off-limits to the students and most of the staff.

"Considering the fact that we had a sub-contractor that defaulted and that we have to do all the work ourselves, I think we have done an excellent job on the building," Lynch said.

The Rue School was closed in 1978 by state officials because of feared health hazards.

In 1981, the Board of Education authorized a \$1.5 million renovation plan with opening scheduled for September of 1982. However, troubles arising from contractual disputes with Deer-

path stopped work at the school and pushed back its reopening date.

Deerpath has been attempting to collect \$500,000 in back payment it said the board owes it for work done at the school. Lynch said an arbitration hearing into the matter is scheduled for early May.

Because of the delays caused by the lawsuit and additional destruction to the building's auditorium caused by leaks in its skylight, the project is now projected to cost about \$2 million.

Part of the cost overruns is expected to be made up from a \$2 million bond issue approved by the council in February to fund renovations at all the city's schools.

If the council's investigation turns up improprieties in the Rue spending, Pasculli and Vezzetti said they may push to rescind the bond issue.

Hoboken stadium improvements set

The Hoboken Community Development Agency is busy developing plans for \$500,000 worth of improvements to the city's John F. Kennedy Stadium.

According to James Farina, Hoboken city clerk and former director of recreation, the agency will be using federal community development money to fund repairs for the stadium, to be completed later this summer.

The repairs will include new lights and a new seeding of the stadium's playing field as well as improvements to the stadium's running track.

The field is used by local organizations and the city's school system for sports. The improvements were announced at a public hearing on parks of recreation plans held this week.

Controversial waterfront bill may soon come to vote in New York Senate

A controversial waterfront bill released by the New York Senate's Finance Committee has reached the third reading stage in the Senate and could come up for a vote at any time.

The bill, sponsored by Sen. John Marchi, chairman of the finance committee, would allow the Port Authority to become actively involved in waterfront developments in Hoboken and Hunter's Point in Queens, N.Y.

However, the bill is different from other bills covering

the developments passed by the New Jersey legislature and the New York Assembly. PA officials have denounced the changes, which would strictly limit the project's scope, and have threatened to begin the Hoboken project without the legislation.

According to John McLaughlin, spokesman for the finance committee, Marchi's bill has been delayed while the senators debated New York

state budget, which they completed April 1. He said he expected that the senators will take up the bill after the Senate's Easter break.

"I know that Sen. Marchi is very anxious to have the bill brought up for a vote as soon as possible," McLaughlin said.

The legislation has been a stumbling block to the PA's plans to initiate \$500 million waterfront developments at both sites. At first, the authority said

the developments could not be begun unless the legislation was passed by both state's legislatures. Recently, its attorneys have argued that the Hoboken project might be able to start with the legislation already in place concerning the Port Authority.

However, the legislation would only allow for the Hoboken site, authority officials said. Without the legislation, the Hunters Point site would be abandoned.

Anti nuke group to sponsor documentary film

The Hoboken anti-nuclear arms group HAND will sponsor a showing of the documentary

film "The Atomic Cafe," Sunday at 7 p.m. at the Beat 'n Path Restaurant, 125 Washington

Street in Hoboken.

The film, which runs about 90 minutes, is made up of a series of newsreels, television shows, military training films, music and government propaganda concerning the atomic bomb.

Preceding the film will be a brief slide show, "Nuclear War—What's In It for You?"

HAND (Hoboken Action for

Nuclear Disarmament) officials said the film are being sponsored to help educate the community about the threat of nuclear weapons and to raise funds for the organization.

Also at the showing, officials will publicize the annual Hoboken "Walk Against Hunger" sponsored by the Hoboken Clergy Coalition for May 5.

Court rules suit against Hoboken filed too late

Superior Court Judge John J. Geronimo has ruled it is too late for Andrew Pinter and his wife, to sue Hoboken and its police and fire departments.

The Pinters,

Barbara, owners of a tavern damaged by fire April 30, 1982, and later demolished, represented by Gary D. Barton, sought permission to file for damages although the one-year deadline had

expired. They claimed their fire-damaged building at 151 14th St. could have been refurbished, but the city had it torn down, control, they said. A lot of their personal

items were never recovered. They failed to file suit until after the deadline because of circumstances beyond their control, they said. City authorities

claimed the fire-damaged building had it demolished by a private contractor. The fire-collapsing and damaged building was in danger of

Hoboken OKs savings plan

The Hoboken City Council last night established a deferred compensation plan for Hoboken's 550 city employees.

According to Councilman Robert Ranieri, the plan will allow any city employee to put between \$10 a week up to \$7,500 a year into the program, which is exempt from state and federal taxation.

"I think of it as the little man's tax shelter," said Ranieri, who added that the program is already a success in Hackensack and Morris Township.

"We think this could start a successful pattern that could eventually be county-wide," he said. "It's an ideal opportunity."

In other business, the council approved a request by the Hoboken Industry and Businessmen's Association to place a plaque at 11th and Washington streets honoring the site of the first baseball game, which was held on June 19, 1846.

According to Eileen Capock, an association director, the 2,700-pound bronze plaque will be mounted on solid Vermont granite and will cost approximately \$3,000.

It will be 36 by 34 inches, she said. "We think this is a lovely tribute, of very special historical significance," said Ranieri. "Years ago, a plaque stood at that

site but it disappeared. This is a noble gesture on the part of the association." Plans to install the plaque were unanimously approved by the council.

Tax cuts proposed in Hoboken

By BRAD KELLY
Staff Writer

HOBOKEN—The City Council last night introduced amendments to the mayor's proposed 1984 municipal budget that further reduces the amount to be raised through taxation by \$200,000.

The proposed \$22.9 million budget introduced in January originally called for a \$1.5 million reduction in the amount to be raised through taxation. Since then, the city has learned it will be getting approximately \$200,000 in unanticipated revenues. Last night the council decided to use that money to further

reduce the amount to be raised through taxation.

According to Joseph Lisa, an independent auditor for the council, the amended budget shaves off about \$13 per \$1,000 of assessed valuation for the municipal tax rate. But since both the county's budget and the city's Board of Education budget call for a tax rate increase, city residents can expect a drop of about \$5 to \$6 per \$1,000 on their property taxes this year, according to officials. The city's current tax rate is \$18.29 per \$1,000 assessed valuation.

"The bottom line is there will be taxation cut and increased services," Lisa said yesterday. The council plans to hire several street cleaners and approximately 10 patrolmen this year.

Some observers think the amendment introduced at last night's special meeting will be the last time the council cuts the 1984 budget which is expected to be adopted by the end of the month.

Councilmen Patrick Pasculli and Thomas Vezzetti, who both voted

against the amendment, are seeking further budget cuts. Councilman E. Norman Wilson Jr. said last night however, the council may be cutting the budget further. Wilson, along with council members Helen Macri, Anthony Romano, Salvatore Ameli and Thomas Kennedy approved the amendment. Council members Robert Ranieri and Mary Francione did not attend last night's meeting.

According to city Business Administrator Edwin Chin, the tax rate is expected to decrease this year because the city last year laid off over 50 city employees to deal with its financial crisis.

Hoboken's own orchestra flourishing

By Patricia Scott

They travel extensively but they call Hoboken home.

The 35-member Hoboken Chamber Orchestra, the first resident orchestra of its kind in the county, was organized three years ago on a volunteer basis and officially incorporated in 1982.

Today the flourishing ensemble offers a full concert season, performing under the guidance of Gary M. Schneider, founder and music director.

This season, the group offered concerts featuring the works of Haydn, Telemann, Bartok, Brahms, Bach and Beethoven, often joined by well-known guest artists. Famed soprano Lila Deis appeared with the group for a recent Mozart &

Mendeissohn concert.

Springing from the humblest of origins — when the original unpaid players would gather to rehearse and perform in the basement of St. Paul's Church — the musical group now hosts a full concert season. Performances, now held at Demarest School on Hoboken's Fourth and Bloomfield Streets, often sell out to a capacity 850 crowd.

Their next concert, featuring the works of Copland, Rodrigo and Mozart, including the Concerto de Aranjuez and Mozart's Symphony No. 41, will be held at 8 p.m. on May 17 at Demarest School.

"We've enjoyed tremendous support from local residents and from persons who have encouraged us right from the start," says Schneider, a Hoboken resident and graduate of the prestigious University of Indiana School of Music.

Professionally trained as a pianist, Schneider, a student of Juan Orrego-Salas and member of the American Composers Alliance, says he eventually moved on to composing and conducting his own works.

An affiliate writer with Broadcast Music Inc., he has written scores for film, theater and dance, performed and conducted throughout the States and Europe and completed work on an hour-long HBO film titled Wilder Summer.

Now studying under the direction of Maestro Vladimir Kin, Schneider has also served as conductor and musical director for productions of Bernstein's Candide and Garcia-Lorca's Blood Wedding.

But he considers the Hoboken Chamber Orchestra a pet project, despite the difficulties inherent in juggling performers' schedules and freelance orchestral commitments.

"We try to accomplish as much as possible in very, very limited rehearsal periods," says Schneider. "We work our practice times around an extremely tight schedule."

The problem of scheduling is compounded, he says, since many orchestra members also teach and concertize with other musical groups regularly.

And since an arts institution in New Jersey must be in existence for three years before applying for state grant monies, the orchestra is dependent solely

on ticket sale funds and contributions from private benefactors and corporations.

The City of Hoboken and Hoboken Board of Education have been providing free rehearsal space to the orchestra, and

publicity and advertising brochures have been donated by the Port Authority.

Meanwhile, continuing efforts are directed toward keeping the troupe a viable, highly visible resident source.

"It's a wonderful step, culturally, to have a successful orchestra living and performing in Hoboken," says Schneider. "We look forward to a rewarding future here."



Beth Egan
Flute player



Members of the Hoboken Chamber Orchestra string section rehearse for a recent Mozart and Rodrigo concert. The orchestra was officially incorporated in 1982.



Gary M. Schneider, a Hoboken resident and founder/music director of the Hoboken Chamber Orchestra, leads the group at rehearsal for a recent concert program.

ILA hiring hall in Hoboken will close out an era

The Waterfront Commission of New York Harbor has announced plans to close its Hoboken firing center on May 25 due to fiscal restraints and a lack of use.

Hoboken Mayor Steve Cappelletto called the plan "the passing of an era."

According to officials of the bi-state agency, the closing will leave the Port Newark center as the sole location in the state where longshoremen can "badge-in" and receive last-minute job orders.

Officials said the Hoboken port, historically known for its active role in the shipping and waterfront industries, has suffered in recent years from the advent of shipping automation and the transition from traditional bulkhead shipping operations to modern containerized ocean cargo.

Robert Hanley, business agent for Hoboken Local 2 of the International Longshoremen's Association (ILA), has urged the commission to reconsider the plan.

"We still have two piers alive, and this is the cheapest of

them all," he said. "I won't give up the ship until they carry us away."

The National ILA, however, and the New York Shipping Association, have tried in recent years to close all hiring centers as part of an overall change in the hiring system they have asked state legislatures to implement.

In recent years, the number of longshoremen has dwindled from 34,000 to less than 8,000, and the commission has closed all but four of its original 14 active centers.

Of Port Newark's licensed dock workers, 5,110 worked every day last month, according to the commission. Of that figure, 219 per day were hired during the morning badge-in procedure at the employment center.

In Hoboken, however, the commission said only 800 dockworkers are currently served, with most of them working on a part-time basis.

Closing the Hoboken center will shave \$75,000 from the agency's \$6.9 million budget.

36 left homeless by Hoboken blaze

A three-alarm fire left 36 persons homeless and heavily damaged a four-story, eight-family frame tenement at 320 Monroe St. in Hoboken yesterday afternoon, officials reported.

Some 30 firefighters, using six pieces of equipment, battled the fire which raged out of control for more than 90 minutes.

Units from Jersey City and Union City were on standby.

There were no injuries reported and the cause of the fire was not immediately determined.

Joseph Lecowitch, executive director of the Hudson County Chapter of the Red Cross, said the agency put up 20 adults and 16 children in the Holiday Inn in North Bergen.

Hoboken group 'declares' war over budget OK

The Hoboken Neighborhood Alliance has scheduled a meeting for May 29 to discuss the group's next steps following the city council's passage of this year's municipal budget on Wednesday.

"We are declaring war on City Hall," HNA President Angelo Valente said yesterday in describing the group's position. The alliance has maintained the council could have easily cut another \$700,000 from the \$22.9 million budget, but chose to keep it in for political considerations.

At the meeting, which will start at 8 p.m. at Holy Trinity Church, 701 Washington Street, Valente will outline possible steps the group can plan to make certain the budget is strictly adhered to by council and city employees. He said the group will also discuss money-saving steps being proposed by Council members Thomas Vezzetti and Patrick Pasculli.

The council and the mayor had every opportunity to prove to Hoboken residents that they are truly concerned for the well-being of the city," Valente said. "By their action they have proven once again that politics will always take precedence over the needs of the people and the city."



STEVE BLOCK, standing at right center, a member of Education trustee, speaks before the City Council last night as a crowd of 200 watches.

200 Hobokenites rally City Council

By BRAD KELLY
Staff Writer

HOBOKEN—Approximately 200 residents took the City Council by surprise last night when they walked into City Hall during a council meeting and demanded better city government.

The crowd began gathering outside City Hall at about 6:30 p.m. to listen to speeches during a rally being held by the Hoboken Neighborhood Alliance. The alliance was rallying about what they said were inadequate and improper revaluation

procedures followed by the Landmark Appraisal Co. of Perth Amboy and demanded that the city sue the company.

Members of the newly formed Hoboken Neighborhood Alliance organization, which includes Steve Block, a Board of Education trustee, and Angelo Valente, who ran unsuccessfully for the City Council in 1981, have charged that Landmark made valuations based on inadequate information.

Block charged that many of the new valuations were made based only on the outside of the house and said that even if an appraiser went inside a house, he was only there for five minutes. Block contends five minutes is insufficient for a detailed assessment.

State regulations prior to 1983 require that an appraiser must make three attempts to gain entry into a house. If the appraiser is unable to get inside a building after the third attempt, that building's owner is bound to a valuation based on the outside of the building.

In 1983, the regulations were revised to require an appraiser to leave a card on the door of a building whose owner is not in. The building's owner is instructed on the card to make an appointment with the appraiser.

Hoboken's revaluation was conducted prior to the new regulations, but Harris Adams, chief of the Appraisal Section of the state Division of Taxation's Local Property Tax Branch, said yesterday most companies leave cards regardless of whether they are required.

Landmark has been sued by Perth Amboy for allegedly not revaluing that city properly. Perth Amboy's tax assessor, James Goumas, said yesterday he warned Hoboken Mayor Steve Cappelletto and Hoboken Tax Assessor Woodrow Monte not to hire Landmark back in 1981 when the Hudson County Board of Taxation ordered the city to revalue.

"I said don't take that guy. I told them the experience I went through... I showed him the work they did," he said.

Monte said yesterday he was not contacted by Goumas until after the first payment to Landmark had been made.

Goumas would not comment on specific charges the city has made against Landmark. "He (Landmark President James Mulroy) wasn't doing his job properly, and we had to stop it," he said.

Mulroy could not be reached for comment yesterday.

Monte yesterday defended Landmark and lashed out at its critics. "They don't know what the hell they're talking about. If anybody was unhappy they could turn to the appeal court," he said.

According to Monte, Landmark "accomplished an impossible task." He said in any revaluation, approximately 15 to 20 percent of a city's property owners intentionally will not let an appraiser inside.

A revaluation, intended to bring all buildings up to true market value, usually hits residential homeowners the hardest because those properties have in the past been assessed at much lower rates than commercial and industrial real estate.

Block said the Hoboken Neighborhood Alliance is not opposed to a revaluation, only to the one that has been "mismanaged by Landmark."

Gov. Thomas H. Kean has recommended to both houses of the state Legislature that Hoboken be given a one-year delay in implementing the revaluation.

Block said yesterday: "The moratorium makes the demands of the tax revolt even more critical. We now have time to get the Landmark contract thrown out of court... (and) to work systematically on serious reductions (in the 1984 municipal budget)."

Adams said yesterday that Landmark is no longer registered with the state, which is a requirement if an appraisal company wants to revalue a municipality. He said the company was taken off the state registration list after it did not submit 1983 financial statements and other information about the company such as pending litigation and employee experience.

Monte said he did not think the state's action would affect that company's contract with the city, signed in 1981.

Hiring hall closing leaves void in Hoboken

By James Kopchans

The decision by the Waterfront Commission of New York Harbor to abandon its longshoremen hiring center in Hoboken and move its operations to Port Newark did not catch Hoboken officials unaware, but still they only have vague plans for the now empty space.

Hoboken receives about \$1,800-a-month in rent for the third floor hiring hall at City Hall, according to business administrator Edwin Chius.

On Wednesday, commission officials announced they were leaving Hoboken on May 25 as an economy move, saving about \$75,000 per year in rent and employee salaries.

"We knew it was coming. They gave us notice in January that they were considering leaving,"

Chius said.

Chius said Mayor Steve Cappelletto had tried repeatedly to keep the commission's headquarters in Hoboken, but that the members' minds were set against him from the beginning.

On Wednesday, Cappelletto called the closing "the end of an era," referring to Hoboken's gloried past when it served as one of America's top ports for ship cargo and passengers.

William Van Wie, Hoboken's director of public works, said that since the commission set up headquarters in Hoboken no trouble has been reported in the building. As DPW director, Van Wie is responsible for all public buildings in the city, including City Hall.

Chius said the space, which takes up about 75 percent of the building's third floor, will be used

to house a summer youth program sponsored by the federal Job Training Partnership Act program from June to September. The city will receive no rent for this use.

After that, Chius said there were no definite plans for the space. He suggested it could house the city's fire headquarters, but such action would require council approval.

Chius and fire officials for the city have been trying to gather support for a new fire headquarters, now located in the Jefferson Street firehouse. A \$1.1 million expansion of the Jefferson Station to include a new headquarters space has been stalled by the council.

With the closing of the Hoboken center, the commission will operate only three such centers in Port Newark, Manhattan, and Brooklyn.

Hoboken okays recording studio

The Hoboken Zoning Board last night granted a variance for the construction of a recording studio at 517-519 Monroe St.

According to Frank Cameron, board chairman, the structure to be built by F.R.

Dickinson Jr., Inc. of Bloomfield, will house a soundproof studio specializing in audio design.

Cameron said the building will be ready for conversion as soon as the Dickinson firm ob-

tains a permit from Alfred Ariz-

zo, building inspector. Tapes and records will be produced at the studio and up to 50 employees are expected to be hired, said Cameron.

The studio will replace a vacant building. The Dickinson company also owns a recording studio in Bloomfield.

In other business, the board put off until its June 14 meeting a decision on whether to grant permission for Martha Romano, John Lewis and John DelMonaco

to construct a six-story structure at 224 Hudson St., now a vacant lot.

Cameron said the board will decide on June 14 whether architect James Caulfield may build the structure, which will house three residential floors on the upper levels and three commercial floors on the lower levels.

Zoning codes in the Hudson Street area permit only the construction of five-story buildings.

235 nurses still out Cappelletto eager to settle walkout

By BRAD KELLY
Staff Writer

HOBOKEN—Mayor Steve Cappelletto said yesterday he expects to meet shortly with state mediator Wellington Davis and ask him to get St. Mary Hospital and its 235 striking nurses back to the bargaining table.

"The strike has impacted on many people. It has been an inconvenience to older people who perhaps cannot get into another hospital," Cappelletto said, referring to the fact that St. Mary has gone from a 325-bed to a 200-bed hospital since the strike began and has laid off approximately 50 non-nursing employees.

Virginia Treacy, director of the local representing the nurses, accompanied by several nurses and laidoff St. Mary employees, met with Cappelletto and City Councilman Robert A. Ranieri yesterday and asked them to intercede in the strike.

But Cappelletto said yesterday he believes that Davis "can more easily bring them back to the table." The two sides have not met since April 21.

Ranieri said he will encourage both sides to get together in a "frame of mind which allows them to talk to each other." There have been four negotiating sessions between the hospital and the nurses since the strike began six weeks ago, but both sides have had difficulty working out minor issues.



Steve Cappelletto
Expects to meet with mediator.

"They have to get together to resolve things. The strike must come to an end," Ranieri said.

The nurses, who currently make from \$9.51 to \$10.40 an hour, want salaries equal to those of their colleagues at St. Michael's Medical Center in Newark. Nurses at that hospital make from \$10.50 to \$12 an hour. St. Mary Hospital's latest offer was a three-year contract calling for a 30-cent salary increase for both 1984 and 1985 and a salary renegotiation for 1986.

Hoboken gets budget ultimatum

By BRAD KELLY
Staff Writer

HOBOKEN—A state agency has ordered Mayor Steve Cappelletto and the City Council to correct several errors in the 1984 municipal budget by tomorrow or face the possibility of a state-mandated crisis.

Cappelletto and all nine members of the council yesterday received a letter from Barry Skokowski, director of the state Division of Local Kean vetoes Rainieri's revaluation bill, Page 15.

Government Services, ordering them to "fulfill your responsibility to the taxpayers of your city... by May 2."

Skokowski said yesterday he is not upset over the errors, which he has characterized as "minor," but is concerned with the fact that the council has done nothing to correct them since the budget was first introduced Jan. 17.

"We can't wait forever. They've delayed long enough... it (the budget) should have been in by now," he said.

The proposed budget of \$22.9 million is up \$1.6 million over last year's budget, but the amount to be raised by taxation is \$1.5 million less.

Observers inside City Hall say the state is paying special attention to Hoboken's budget this year because

of the role it played last year when the council failed to adopt the 1983 municipal budget. After the 1983 budget was voted down, the state came in with a budget of its own and later approved emergency appropriations to help the city out of a financial crisis.

Skokowski said May 14 is the "absolute" last date for adopting the budget and threatened to take "appropriate action" if the council fails to do so. May 14 is the last day the council is permitted to take action on the budget.

Officials said the budget has not yet been adopted because the council has been waiting to learn the fate of a two-year revaluation moratorium bill proposed by Assemblyman Robert A. Ranieri, D-33rd. The bill passed both houses of the state Legislature earlier this year.

Kean vetoed the bill yesterday, but recommended a one-year delay in the city's revaluation.

But according to Skokowski, "I don't care about revaluation, I care about the law."

Councilmen Thomas Vezzetti and Patrick Pasculli have criticized other council members for not adopting the budget and last month voted against temporary appropriations for salaries and garbage collection as a means of protest.

Hoboken may contract for housing inspections

The Hoboken City Council will listen to a proposal to contract out all its sub-code inspection services to a private firm at its next meeting on May 16.

The council has changed the time for that meeting. The May 16 meeting will be held at 5:30 p.m. rather than at its customary 7 p.m. start to listen to a proposal by the Middle Department Inspection Agency. The meeting will still be held in municipal chambers at City Hall.

At present, Hoboken performs its own sub-code inspec-

tions with its inspectors working out of the city's construction code official's department.

Under the proposal to be offered, Middle Department will perform the same functions under a yearly contract with the city.

In other business, the council will discuss and possibly vote on this year's municipal budget and changes to the city's rent control ordinance, two votes that have been repeatedly delayed by the council at past meetings.

Hoboken Health Fair tested 75 children

The recent Hoboken Health Fair attracted over 75 children in its two days, according to the fair's coordinator.

"It was a lovely success," Ann Monaco, a resource teacher in the city's school district, said. Mrs. Monaco coordinated the fair, which offered free health screenings to all pre-school children in Hoboken on April 26 and 27.

"Right now we're going over all the children's files and we'll soon be notifying parents of the results. If the child requires further testing or treatment, we

will notify and inform the parent of the proper steps to take," Mrs. Monaco said.

The fair was the fourth annual such event. Mrs. Monaco said it was largely made possible by the support of United Cerebral Palsy Center of Hoboken and the city's Head Start Center, both of whom offered their offices as sites for the fair, and St. Mary Hospital and the Board of Education which provided testing equipment and physicians to conduct the fair.

Hoboken council creates budget post

By BRAD KELLY
Staff Writer

HOBOKEN—Ignoring cries of "cut the budget" from 200 angry residents and breaking a self-imposed hiring freeze, the City Council last night approved the first reading of a resolution to create the position of budget examiner.

The 6-3 council vote came after a 30-minute recess which brought the crowd of 300 down to about 75. The salary range for the new position was created by the council majority.

Joseph Lisa, who was hired by the council in February on a three-month trial period at a salary of \$9,500, will fill the new position if the council approves it at its next meeting.

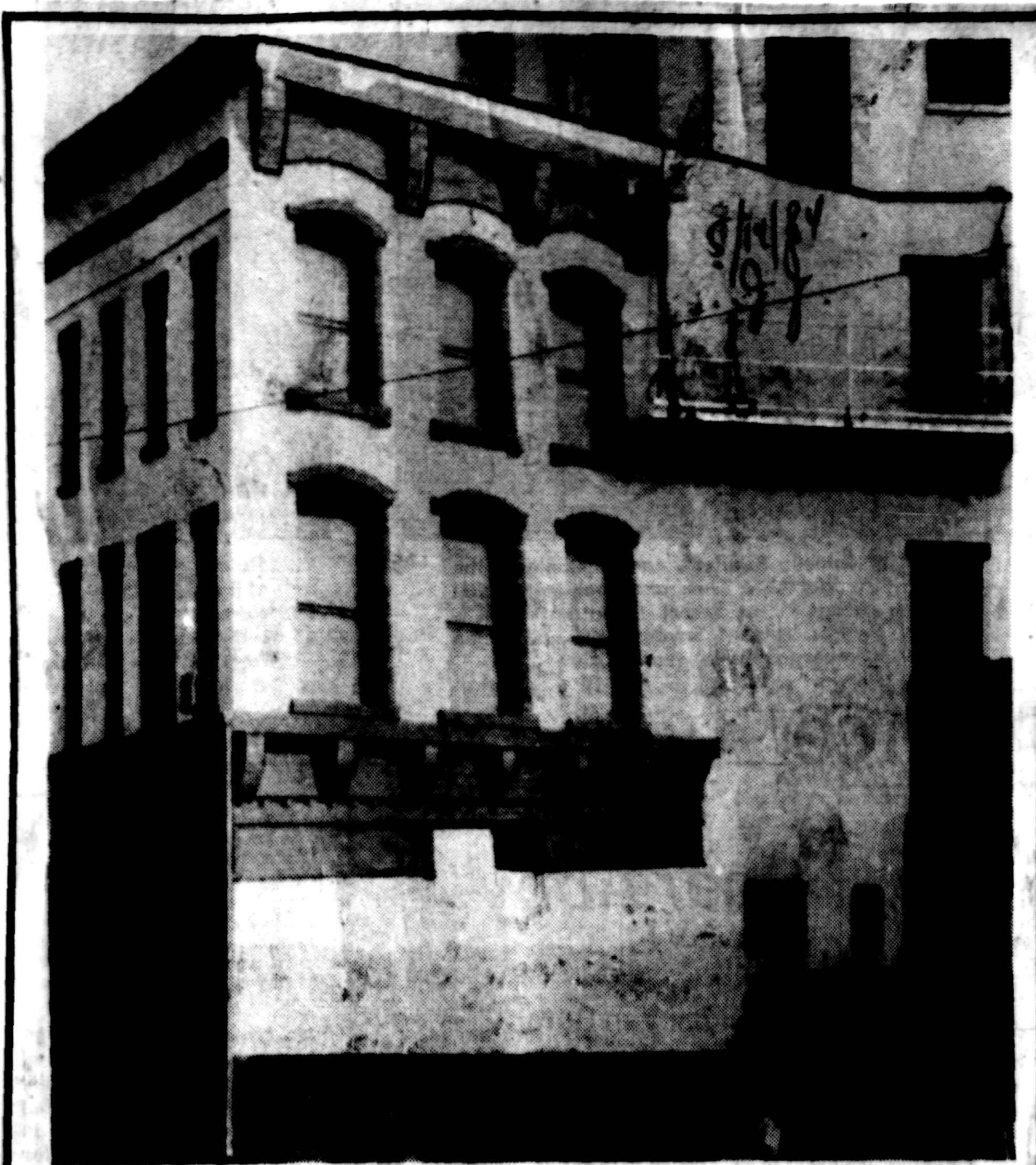
Councilmen Thomas Vezzetti and Patrick Pasculli voted against the new position and Councilman Robert A. Rainieri,

who was not present at last night's meeting, also said he is against it.

The proposed 1984 municipal budget of \$22.9 million calls for a \$1.5 million decrease in the amount to be raised through taxes. Vezzetti, Rainieri and Pasculli want more personnel cuts, but the other council members are not likely to approve any more.

Rainieri has cautioned the council that the city must be fiscally prudent, even though the revaluation is expected to be delayed a year.

Councilman Thomas Kennedy, who voted in favor of the position, said it would be a revenue producing one. "In order to make money, you have to spend money," he said, adding "if he doesn't produce his salary in one to two months, I will be totally shocked."



Artist Kit Sailer makes a pre-brownstone statement with her colorful mural painted, appropriately, on a Newark Street brownstone.

Brownstone says it with colors

By James Kopchans

The last thing a city filled with brownstones like Hoboken would need would be a brownstone-sized mural of another brownstone.

Yet that's just the thing it should have, according to painter Kit Sailer.

Ms. Sailer and her helper, Michael Berman, have been painting for the past two weeks on a 42-by-32 foot brownstone mural on the side of the Florio, Dunn, and Marciano law offices at 55 Newark Street.

"I don't see the mural as anything unusual. The brownstone as a subject matter is fitting for Hoboken," she said yesterday in describing the work. "People are obsessed with real estate and brownstones in this city."

So far, both painters have completed the top two floors of the brownstone and are rushing to complete the work by the end of this month. "We've only got the scaffolding rented for a month," Berman said.

Ms. Sailer chose to use shades of yellow, green, and reddish-pink in creating the "brown" stone building. "The colors make a person notice the work. They can't really ignore it," she said.

In the mural, the reddish-pink windows will remain empty with the windows open.

"I did not want a human influence on the building, that's why there won't be anyone in the windows or by the door. I wanted a simple and solid statement of the city's architecture."

"I believe it is a subject matter that the people

in Hoboken can relate to."

The mural is the second one done by Sailer in Hoboken. Last year she completed one of five different murals on the side of the Universal Folding Box Co. on 13th Street. "That one was also brownstones," she laughed.

The design for this building was one of several submitted to attorney Frank Marciano for his approval. Although she would not say exactly how much the mural will cost, she gave a ballpark figure of \$3,000.

Larry Florio, the city's attorney and partner with Marciano, said the office has been enthusiastic about the idea of a mural. Prior to this, the wall had only been painted with whitewash.

"It certainly is a conversation piece," Florio said.

Hoboken 2nd in state in workfare numbers

By James Kopchans

Hoboken now has the second busiest workfare program in the state, with 39 percent of its welfare recipients employed in some form of public work for their payments.

According to state Division of Welfare figures, Hoboken ranks behind the Ocean County community of Bridgeton in the percentage of welfare recipients employed in workfare.

In the report, based on July 1983 figures, Hoboken had 124 of its 318 recipients employed in workfare. Hoboken welfare director Robert Drasheff said April figures had about 47 percent of the recipients were under workfare.

The report ranked Bridgeton at the top, with 56 percent of its 157 recipients under workfare. In contrast, both Jersey City and Newark each had 7 percent employed.

To Drasheff, the figures only confirmed the success of the controversial program in Hoboken.

"Before I arrived (Drasheff became director in 1981)," he said, "the state was running workfare in the city. Then, only 10 people out of the 800 names on the rolls were involved in workfare. I decided to change that right away."

Besides being a boon to taxpayers, workfare is also one of the best investigative tools we have. When we put people on the workfare and they were on the

rolls illegally, we found out that they just didn't show or offered any excuses."

Under workfare, welfare recipients work a limited number of hours per month to be eligible for their monthly payments. The hours are based on dividing the recipient's monthly welfare assistance amount.

This usually averages between 20 and 25 hours a month, Drasheff said.

In Hoboken, Drasheff said the workers are used largely in the public works department (about 50 employed per month), parks (30), housing authority (30) and public library (20). Most of those employed perform manual and clerical work in these departments, such as sweeping streets and filing reports.

Despite the enthusiasm of directors like Drasheff, workfare remains a controversial concept throughout the country. Proposals by President Ronald Reagan's administration to stimulate workfare programs at state and county welfare agencies has found opposition from the American Civil Liberties Union and municipal employees unions.

The ACLU criticism states that workfare is enforced labor imposed on those relying on welfare for survival and that municipal employees believe workfare takes jobs away from full-time city workers.

At present, welfare depart-

ments in only 22 states, including New Jersey, have initiated workfare programs under the voluntary federal guidelines, Drasheff said.

Drasheff said many of the recipients actually enjoyed the chance to work under the

workfare. "It usually builds the person's self-confidence and pride if he can work at something."

Workfare participants may also use their job performance on resumes in seeking full-time work, he said. Also, the program participants receive information on the availability of private and public jobs.

Drasheff maintained that none of the workfare employees took any jobs away from Hoboken employees even when the city fired 56 employees in 1982.

"The workfare people were already in place and working when the employees were laid off. State law would have forbidden us to use any workfare people to do any of the work of those laid off."

"If all the workfare participants were removed from the city tomorrow, I doubt that the city council would hire any new employees to take their place. All that would happen is that, there would be more work for those employees on the job."

In the future, Drasheff said he will focus on matching workfare participants with suitable jobs by relying on their job records and abilities.

Hoboken hiring hall to close

HOBOKEN—The New York Waterfront Commission plans to close its job referral service for longshoremen here next Friday, a commission spokesman said yesterday.

Jerome Klide said the Hoboken office now handles only a handful of job seekers every day, mainly for jobs in Jersey City and Bayonne, because of the decline of the docks in Hudson County. He said it would be cheaper and more efficient to handle all New Jersey hiring from the Port Newark office.

Edwin Chius, city business administrator, said the commission has rented space on the third floor of City Hall since 1980, paying \$1,750 per month. He said the city plans to use the space for a summer youth program this year and may convert it into a headquarters for the Fire Department.

The commission also has hiring halls in Brooklyn and Manhattan.

Hoboken seeks input on funding

Hoboken residents are being asked to attend a meeting Monday at 7:30 p.m. at the Multi-Service Center, 124 Grand Street to discuss how the city's Community Development Agency should spend approximately \$1.5 million in federal Community Development funds reportedly earmarked for the city this year.

The design for this building was one of several submitted to attorney Frank Marciano for his approval. Although she would not say exactly how much the mural will cost, she gave a ballpark figure of \$3,000.

Larry Florio, the city's attorney and partner with Marciano, said the office has been enthusiastic about the idea of a mural. Prior to this, the wall had only been painted with whitewash.

"It certainly is a conversation piece," Florio said.



Gov. Thomas H. Kean Signed New Jersey bills

NY Senate approves Hoboken development

By BRAD KELLY
Staff Writer

Legislation authorizing the Port Authority of New York and New Jersey to proceed with its proposed \$500 million mixed-use development along the Hoboken waterfront was unanimously approved yesterday by the New York Senate.

The legislation contains two bills, one identical to legislation already approved by both houses of the New

Jersey Legislature and signed by Gov. Thomas H. Kean, and another with amendments sponsored by New York Sen. John Marchi, R-Staten Island. The legislation passed yesterday by a vote of 58-0.

The legislation now moves to the New York Assembly. The Assembly's Corporations, Authorities and Commissions Committee passed both bills by a narrow margin last week. The legislation still needs approval in the Ways and Means Committee before it can be introduced on the Assembly floor.

HOBOKEN

Continued from Page

"One down and three to go," said Port Authority spokeswoman Katy Mackay yesterday. Since the Port Authority is a bi-state agency, any legislation involving it must be approved by both state legislatures.

The legislation, which also authorizes the Port Authority to proceed with a \$500 million waterfront development in Queens, has been the center of controversy between New York politicians and the bi-state agency for over a year. Early versions of the Marchi amendments were criticized by the Port Authority as being too restrictive for development. The original legislation was criticized by New York politicians as favoring development in New Jersey.

Both councilmen have proposed eliminating the positions of director of public works, law department director, public safety director and director of revenue and finance. "You don't need them," commented Vezzetti. "This (amended) budget has to be cut to obtain a cost-effective government," stated Pasculli.

Both Pasculli and Vezzetti have indicated they'll also vote against the budget at next week's hearing.

Hoboken loses water bill appeal

TRENTON — Hoboken's Department of Water and Sewer Utilities yesterday lost its bid to enforce a lien and recover a \$3,001 debt allegedly due for water supplied between November 1977 and September 1981 at a combination commercial and multiple family resident building known as 801 Willow Ave.

"Viewed most favorably to plaintiff, the record shows that during the four-year period in question, the plaintiff's representatives did not read the water meter," said Judges Sylvia Pressler and Thomas S. O'Brien, of the Appellate Division. "While there is some dispute as to the reasons for this default, the conclusion is inescapable that plaintiff failed to make diligent efforts to obtain access to the meter," said the jurists.

The tribunal upheld action in Superior Court granting the motion for involuntary dismissal in favor of defendants, Lura Kron, administrator of the estate of Elisa Corrado, and Parajo Corp., which contracted in 1981 to purchase the property.

The Hoboken department sent Corrado bills based on estimated consumption every three months. The bills were all paid.

Rally in the rain



Photo by Paul Simkin

STRIKING NURSES and supporters rally outside St. Mary Hospital in Hoboken yesterday. Mike Holy, left, representing a seven-state association of nurses, addresses the members of the New Jersey Nurses Economic Security Organization, who struck the hospital March 25. No new talks are planned.

Kean signs bill

By BRAD KELLY
Staff Writer

HOBOKEN—Gov. Thomas H. Kean yesterday signed a bill delaying the city's controversial revaluation for a period of one year.

Assemblyman Robert A. Ranieri, D-33rd, who is also a city councilman, sponsored the original bill that called for a two-year moratorium on the revaluation. Although that bill passed both houses of the New Jersey Legislature, Kean conditionally vetoed it on April 30, favoring instead a one-year moratorium and a one-year extension if necessary.

Kean's recommendations were re-written into the bill, which was passed by both houses earlier this month and

signed by the governor yesterday.

Supporters of the bill say that the city's renaissance has created an inflated real estate market there. For example, 50 two-story homes on Willow Terrace that sold for \$10,000 in 1979 have been reassessed at between \$60,000 to \$80,000.

Although the revaluation was expected to drop the city's current tax rate from \$103.29 per \$1,000 of assessed property value to about \$42 per \$1,000 assessed, most homeowners still would have been faced with larger property tax bills.

For example, the yearly tax bill for a house assessed at \$10,000 and subject to the city's current tax rate comes out to \$1,032.90. That same house, reassessed at \$60,000 and subject to a tax

rate of \$42 per \$1,000 assessed, would receive a tax bill of \$2,520.

Landmark Appraisal Co. of Perth Amboy is currently under investigation by the City Council. Homeowners have alleged that there are inconsistencies in reassessment figures.

The revaluation was ordered by the Hudson County Board of Taxation in 1981 because the residential property assessments had dropped below 32 percent of true market value.

A revaluation is ordered by the county to equal out the tax burden. It is ordered because residential properties are assessed too low and commercial and industrial properties are assessed higher.

Hoboken's Taylor Institute expands educational facilities

The Taylor Institute — Hoboken campus — is pleased to announce the expansion of an additional 7,500-square-foot, occupying the first floor of the building, located at 86 River St. and 41 Newark St. Construction will be completed and Taylor will be moving in on June 1.

A Wang Word Processing System 30 has just been installed, adding to the already existing IBM System 34 Computer and the 10 TR 550 Micro Computers. Taylor is dedicated to high technology training in the fields of word processing, computers, secretarial sciences and travel tourism systems and operations.

The largest proprietary school in New Jersey, Taylor has campuses in Bridgewater, Paramus, Bloomfield, Manasquan, Mt. Laurel, Pomona, and Hoboken.

Hoboken fate seen at stake

By BRAD KELLY
Staff Writer

The future of Hoboken depends on who wins the Democratic nomination for the Hudson County Board of Freeholders seat for the 6th District, according to Nunzio Malfetti, the former city councilman who wants to defeat incumbent Steve Cappiello, who is also the city's mayor.

In fact, his campaign manager, Robert King, has characterized the June 5 Democratic primary as the "weather barometer for Hoboken politics."

Both King and Malfetti believe that if Malfetti wins the nomination, it will be a blow to Cappiello the freeholder, and even more importantly, a blow to Cappiello the mayor. Cappiello is a former freeholder chairman.

Malfetti is running on the Regular Democratic Organization ticket headed by Rep. Frank J. Guarini Jr., D-14th, while Cappiello is running on the state of the Regular Organization Democrats.

"If we get him now, we've got him all the way," said Malfetti yesterday, referring to next May's municipal election. Cappiello, who has been mayor since 1976, has not indicated whether he will seek a fourth term.

In his campaign literature, Malfetti has said he is "joining forces in a 'grass roots effort' to take control of City Hall away from the Cappiello administration. He has not indicated, however, what role he will play in this movement.

"We will turn this city around and give it back to the people," the pipe-smoking Malfetti said yesterday. Malfetti was defeated by Pat Pasculli last year in his bid for a third four-year term on the City Council. Malfetti is a cargo checker at the Mahar Terminal in Port Elizabeth. He and his wife, Irene, are the parents of a daughter, Ariene, and a son, George.

Although the 6th District includes four wards in Union City and two wards in Weehawken, Malfetti said he is concentrating on the four wards in his native city.

"I'm a street campaigner... press the flesh. I've been walking the streets, and the response has been very good," Malfetti said. He said



Nunzio Malfetti
Cosets freeholder seat

he has been relying on his Alliance Civic Association supporters to campaign for him in Union City.

Malfetti has blasted the proposed \$135 million 1984 Hudson County budget that represents an increase over 1983 that he blames on Cappiello. He also blames the veteran mayor for Hoboken's tax rate of \$183.29 per \$1,000 of assessed valuation. He said that as a freeholder, he would work for a more efficient and productive county budget.

In what some officials see as a shrewd campaign tactic, Cappiello, who has served six years on the board, has said he may retire from paid public office but continue to serve as an official in a non-salaried capacity.

Cappiello said his greatest accomplishment as a member of the minority Democratic faction of the board has been keeping the spending habits of the current county administration in check. He said he is a critic of the 1984 county budget and is at odds with the Hudson administration about what he insists is the need to release detailed budget information.

Cappiello said he has not been given a breakdown of the budget and he said he plans to take that matter up with the state Division of Local Government Services.

Cappiello said yesterday he would like to see the county budget reduced by several million dollars and he invited Malfetti to present his views on the budget at the next board meeting.

Hoboken homeowners are likely to get a break on new tax assessments

By Joseph Albright

TRENTON — Hoboken homeowners worried about having to pay hundreds of dollars in increased property taxes this year because of revaluation can breathe easier today.

The Assembly is considered certain to concur with conditional veto recommendations by the governor. The Hoboken revaluation bill is no exception. The Assembly approved the Ranieri bill, 40-27, the Senate 26-7.

Ranieri, Hoboken City Council member, is hoping commercial and industrial development as well as Port Authority development along the waterfront will minimize the impact of the revaluation when it finally takes effect.

Meanwhile, the Assembly is expected to adopt a bill by Assemblyman Joseph V. Doria Jr., Bayonne Democrat, to raise the bid threshold for state college contracts from \$2,500 to \$7,500.

And the chamber is expected to pass a bill by Assemblyman Joseph Charles Jr., Jersey City, requiring the Consolidated Police and Firemen's Pension Fund to calculate a pension using the salary received in the last year if the person has 25 years service. It is now computed on the average salary in the last three years.

Assembly approval also is anticipated on a bill by Assemblyman Wayne Bryant, D-Camden, to stagger distribution of welfare checks by dividing recipients in each county into four equal groups, starting April 1, 1985.

The intent is to eliminate citizens to stand outside in bad weather the first of each month, receive muggings, and discontinue food stores from increasing prices the first of each month, particularly in urban areas.

At the 6 p.m. hearing in Hoboken High School, Council President Helen Macri introduced the \$23,197,662.40 budget, claiming it had been reduced by \$219,000 and represented a decrease by \$15

Hoboken Woman's Club will celebrate 80th anniversary

The Woman's Club of Hoboken will reach a milestone when it observes its 80th anniversary Friday at 1 p.m. at its annual reception and tea at the YMCA meeting rooms, 1301 Washington St.

Chairman of the event will be Mrs. Ward Riani, who was in charge of the club's 75th anniversary and was club president at the time of its 50th anniversary. Mrs. John Engelbrecht of Jersey City, Eighth District vice president, will be a guest of honor. Past presidents of the Hoboken club will be honored. Patricia and Phillip Burgess will present musical entertainment in a program entitled "The Magic of Broadway."

Mrs. Lawrence Eacuvetto, president, has announced that committee members will include Mrs. Ralph Azzolini, Mrs. Henry Bennett, Mrs. Pasquale Bocco, Agnes Conway, Theresa DePalma, Mrs. Ralph Doran, Mrs. Eric Lawton, Louise Strohmeier, Mrs. Gerald Lally,

Mrs. Anthony Silvio and Mrs. Joseph Sidoti.

The Hoboken club is ten years younger than the State Federation, which will observe its 90th anniversary at the state convention May 15 to 18. The Hoboken organization was founded by Caroline B. Alexander Wittmann, the former Carolyn Baynard Stevens, who was the daughter of the founder of Stevens Institute of Technology, Edwin Augustus Stevens.

An early project was the social and educational advancement of different nationalities represented in Hoboken's population. A committee of women also cooperated with the local Board of Trade on civic matters.

The club became the first Federated Club in its district to begin the practice of donating a book to its public library in memory of a deceased member in lieu of flowers, a project headed by Mrs. Riani.



Mrs. Ward Riani
Anniversary chairman

Hoboken may fire teachers

By James Kopchans

Possible teacher layoffs and tax cuts will be the top items at a special meeting of the Hoboken City Council tomorrow night at 7 at City Hall.

Mayor Steve Cappiello called the special meeting and invited members of the city's Board of Education to discuss the amount of money the school district will get for the 1984-85 school year.

Last week the council passed a \$22.9 million municipal budget but delayed discussions on the school budget. Council members have promised to cut the municipal school funding to cut the city's tax rate.

See HOBOKEN — Page 20.

Hoboken

Continued from Page 1.

The board has already sent layoff notices to 45 teachers and employees as a precaution. Board president John Pope said the layoffs will be determined by the amount of funding the board receives to run the schools.

By Earl Morgan

On the eve of the adoption of Hoboken's 1984 municipal budget, property owners were still complaining it is too high.

Several speakers at a hearing to introduce the budget last night urged that more cuts be made before the council votes on the document tonight.

At the 6 p.m. hearing in Hoboken High School, Council President Helen Macri introduced the \$23,197,662.40 budget, claiming it had been reduced by \$219,000 and represented a decrease by \$15

Stevens lab serves as model in Israel

A multimedia management laboratory at the Stevens Institute of Technology in Hoboken now has a brother in Israel.

A new management laboratory, modeled after the Stevens lab recently opened at Tel Aviv University. The two laboratories, both named after their benefactor Lawrence

Schacht, will work in joint research projects and faculty exchange programs.

In a management laboratory, students are allowed to observe and experience the skills necessary to become effective managers. Both Schacht Laboratories feature seminars, conference rooms, and offices,

all connected by monitoring systems that allow students access to the resources of both centers.

Schacht, a 1927 Stevens graduate, is a member of the school's board of trustees. The founder and president of Schacht Steel Construction Inc., Schacht is a director of the American Friends of Tel Aviv University.

Hoboken pupils study environment

A group of 76 elementary school students from Hoboken became the first Hudson County students to participate in the newly-formed Environmental Studies Program at Sandy Hook Gateway National Recreation Area.

The program from May 14 through 18 is designed to acquaint urban children with the relevance of marine biology and environmental studies. During the trip the

students were taught of the importance of man's fragile relationship with the environment.

Students from Connors and Wallace Schools made the trip on Monday and stayed until Wednesday.

A second group made up of students from Brandt, Demarest, and Kealey Schools arrived on Wednesday and stayed

Hoboken revaluation delay backed

United Press International
TRENTON—The Senate yesterday gave final approval to a bill that would delay the revaluation of real estate in Hoboken through 1985.

The measure, sponsored by Assemblyman Robert A. Ranieri, D-33rd, passed 20-4 after an emergency vote and now goes to Gov. Thomas H. Kean.

The legislation conforms to recommendations Kean made last month in his conditional veto of an earlier version of the bill. The year moratorium on property tax revaluation in Hoboken in 1984 and makes the postponement in 1985 subject to the state treasurer's approval.

Kean had agreed the volatile residential real estate market in Hoboken in recent years has created a situation in which property tax assessments performed now might be based on inflated sales prices.

The governor said a one-year moratorium is necessary, leaving the option of extending it through 1985 if the real estate market fails to stabilize.

Sens. Frank Pallone Jr., D-11th, Lee B. Laskin, R-6th, Peter P. Garibaldi, R-18th, and Gerald Cardinale, R-39th, voted against the bill.

Garibaldi said the bill was special interest legislation and said the problem should have been addressed from a statewide perspective.

Hoboken will probe reassessment work

By Barbara Demick

The Hoboken City Council decided yesterday afternoon to investigate complaints against the city whose reassessment of city property has angered homeowners.

The investigation will be undertaken by the tax assessor's office and the city law department, to decide if there are grounds for a lawsuit against the Landmark Appraisal Co., based in Perth Amboy.

Seeking grounds to sue

The charges came to light at a raucous council meeting last Wednesday night, when some 200 residents protested what they called sloppy work by the Perth Amboy firm.

Landmark was hired by the city to assess the values of all properties to comply with the revaluation ordered by the Hudson County Board of Taxa-

tion. In a revaluation, all buildings are reassessed at true market value and the process tends to shift the tax burden onto residential properties, and away from commercial and industrial property.

Mayor Steve Cappiello yesterday expressed some skepticism about the charges against Landmark. He said the firm was

certified for this kind of work by the New Jersey Division of Taxation and that, in any reassessment of property values, some discrepancies will take place.

The mayor also called for the creation of a state board that would review assessments. He said New York State has such a board and that Hoboken Councilman and Assemblyman Robert Ranieri has been urged

See HOBOKEN — Page 18.

Hoboken to probe reassessment job

Continued from Page 1.

to introduce a bill to set up a similar agency for New Jersey.

Ranieri, who was in Trenton yesterday and did not attend the council meeting, was also dubious about the investigation.

"When a revaluation is done it is almost a standard procedure that many people are not happy."

But he added, "I see no harm in an investigation as long as it's handled properly. We just wouldn't want it to look like a witch hunt."

Ranieri said that, by the time the revaluation goes into effect, the city's tax base will have increased sufficiently to ease the burden on the homeowner.

Under legislation, which is expected to be signed by Gov.

Thomas H. Kean, there will be a one-to-two year moratorium on implementing the new tax structure.

"With all this renaissance going on in Hoboken, by the time this takes place it should all be balanced out," said Ranieri.

The revaluation has resulted in quadrupling the assessed value of many homes in Hoboken.

At last week's council meeting, members of the Hoboken Neighboring Alliance charged that Landmark had based its assessments mainly on the outside of the houses and that interior inspections were cursory and inadequate. It was also charged that Landmark had performed inadequately during a 1981 revaluation of Perth Amboy, and that Hoboken officials were aware of the problems there when they hired the firm.

Hoboken

Continued from Page 1.

to vote on the budget.

Block also said he is against the creation of a budget director. Joseph Lisa, an accountant who has been working with the council to study the budget and make recommendations, has been mentioned as a candidate for that job.

Block said that while he admires Lisa's qualifications and feels he should be in city government, it would be wrong to hire someone or create a new job while attempting to cut the budget.

The current tax rate is \$183.29 per \$1,000 of assessed valuation.

Final OK for waterfront plan

By James Kopchains

The road is clear for development of the Hoboken southern waterfront with the passage yesterday of legislation by the New York State Senate. The Senate voted, 58-0, to allow the Port Authority to become involved with \$500 million waterfront developments in Hoboken and Hunters Point, Queens, N.Y., and to plan two future sites.

The Senate also passed, 58-0, a set of restrictions, proposed by Sen. John Marchi of Staten Island, directed toward the choice and development of the two sites. These restrictions will now have to be passed by the New Jersey Legislature before the Port Authority can start preparing both sites.

Hoboken gets approval in N.Y.

The New York Senate ended its long stall of the bill, which had passed both the New Jersey Legislature and the New York State Assembly. The Senate had delayed the bill since last summer despite approval by the Assembly.

The vote also was the result of months of intense negotiations between the authority and both states.

Although the bill was supported by Govs. Thomas Kean of New Jersey and Mario Cuomo of New York, it was opposed in New York by Marchi, Senate Majority Leader Warren

Anderson and Mayor Edward Koch.

Koch's and Marchi's concerns stemmed from fears that the Hoboken site would draw businesses away from New York City and the Hunters Point project would be delayed while the P.A. concentrated on the Hoboken site.

In November, Koch agreed with Cuomo on a "memo of understanding" with the Port Authority, which pledged the authority to forego any efforts of encouraging New York City firms to relocate and put a May 1986 deadline on the P.A. to start

demolition and construction at Hunters Point.

The Port Authority and supporters of the bill, which included Queens Borough President Donald Manes, finally reached a compromise with Marchi in February which included most of the restrictions included in Marchi's second bill yesterday.

The new provisions include:

- A ban on waterfront projects in one state from attracting businesses from the other unless all sides agreed that the business would otherwise leave the region altogether.

A guarantee that construction on the Hoboken and Hunters Point sites would begin at about the same time, so that one project could not be completed first and attract tenants.

Veto power to the New York Legislature over the choices for the other two sites.

A ban on construction of the two projects until the first two are virtually complete. Anderson finally agreed, last month, to support the bill. He had been seeking studies on the possibility of using the Hunters Point site for a major sports complex.

The Port Authority has contracted the Cooper-Eckstut &

See N.Y. — Page 24.

Hoboken Council has not decided on school budget

By Jim Kopchains

The end of the current school year grows near and the fate of 41 Hoboken school employees still hangs in the air, yet the Hoboken City Council still has offered no word on the amount of money it will give the schools for the next school year.

And to John Pope, president of the city's school board, it's getting ridiculous.

"I told them (the council members), 'cut what you will from the budget, just give us a figure.' If they did that, I could go back to the board officers and figure out what we're going to need," Pope said yesterday while describing the meeting the board had with the council on Thursday.

"I was under the impression that the council would propose some numbers and ask us to comment on them or that they would discuss our proposed budget. But then they called a

vote to adjourn and I was still talking. I was shocked."

Pope said that after the meeting Council President Helen Macri assured him that the council would hold a budget workshop before the council's scheduled June 6 meeting. The board of education has scheduled its next regular meeting for June 12. The current school year ends on June 30.

"I hope that they have the budget then, because I do not want to have to call a special meeting of the board if it isn't ready," Pope said. He pointed out that the council has had the board's proposed \$21 million budget since it was passed by the city's Board of School Estimate in April. Less than one-third of the school budget comes from municipal taxes.

At Thursday's council meeting, Pope and other board members attended and answered questions on the school budget from Councilmen

Thomas Vezzetti and Patrick Pasculli.

Both Vezzetti and Pasculli have called for large cuts in the school's operating budget by removing many school administrators who they believe are not needed in the operations of the schools.

Vezzetti said yesterday that the administrators were the main reason the school budget was too high for taxpayers.

"There are just too many administrators who owe their jobs to political favors. Their jobs could be much more efficiently done by another administrator at much less cost," he said.

Vezzetti said he also wanted to clear up reports circulating through the city that he and Pasculli wanted to see teachers laid off.

"We don't want to see teachers laid off at all. We believe that there is plenty of money that could be cut from that school budget without laying off one teacher," he said.

Reassessment woes hit Kearny, Hoboken

It appears that a review of Kearny's reevaluation program can't be completed for the 1984 tax year because of the illness of the town assessor and complaints about the new evaluations of real estate.

That was the word members of the Hudson County Board of Taxation received from Mayor Henry Hill and Norman A. Doyle Jr., town attorney.

The board also received a report that, if Gov. Thomas H. Kean signs a recently passed bill, Hoboken's reevaluation would be postponed until next year.

Mayor Hill and Doyle said that Charles Hand, the town's tax assessor, is ill and will be hospitalized for an indefinite time.

The reevaluation by Systems Technology, a Massachusetts firm, must be reviewed by the assessor before it becomes official.

Doyle said there have been some 1,200 requests, mainly from residential property owners, for a review of values set by the firm.

He fears that with high values on residential and in-

dustrial lands there would be a "deluge" of assessment appeals.

He said Kearny needs at least four or five more months to review the situation. It will submit a further report to the board and ask Superior Court Judge Raymond Young for an extension until next year, he said.

In the interim, he said, Glen Ridge's assessor is helping out and William Stack is serving as a consultant to Kearny.

Tax Commissioner Denis McGuire suggested that if Kearny gets a delay, it should use its 1983 tax books, which are reported up to date with added assessments, for purposes of helping the board set 1984 tax rates.

Other members of the board, Tax Commissioners Rosalie D'Allesandro, president, and Marita Borzaga, said a report on the progress of Bayonne's plans to revalue for the 1986 tax year appears favorable. The city is accepting bids for updating tax maps and making arrangements to hire a reevaluation firm.

It appears that adoption of tax rates for the county and its 12 municipalities will be delayed indefinitely. Seven municipalities have submitted

their budgets, but Kearny, Hoboken and three others, have experienced delays. The county budget is expected to be adopted later this month.

Hoboken hiring hall gets new lease on life

The Waterfront Commission of New York Harbor is expected to grant a reprieve today to its Hoboken hiring center, in light of protests by the International Longshoremen's Association (ILA) and the New York Shipping Association (NYSA).

According to Jerome H. Klined, ILA's deputy director for the agency, the center will remain open past its scheduled Friday closing date "barring any dramatic turnaround."

Klined said the stevedore center costs the commission \$75,000 annually to operate, but serves only 800 dockworkers who can just as easily use the employment center at Port Newark.

Officials with Local 2 of the ILA have maintained that a daily trip to Port Newark would impose a hardship on union members.

In a letter sent to the commission, ILA President Thomas

Gleason and NYSA President James Dickman said they had planned to use the Hoboken center, located at the top floor of City Hall, to try out a new system for dockworker employment.

Klined said the commission agreed to allow the center to stay open temporarily, but the commission "does have plans to eventually close it, no question about it."

Like other commission operations, the Hoboken facility is subsidized by an assessment levied on waterfront employers. Centers in Brooklyn and Manhattan will remain open.

The ILA-NYSA letter to the commission did not detail what the new employment system would include, but both unions have tried for years to abolish the tripartite agency.

One possible form of hiring would implement a telephone system for hiring dockworkers that would eliminate the requirement which insists that members punch in at the hiring hall daily.

Such a system, which would replace daily attendance with a modernized phone-in system, would be an elaboration of the NYSA method used since 1969.

Proponents of the plan said it would make economic sense, since of the 3,000 longshoremen

looking for work on an average day, only about 200 actually are hired.

Hoboken contracts reported given to officials' relatives

By James Kopchains

Two Hoboken councilmen are now seeking records pertaining to the new Columbian Towers senior citizens housing project in the city to check reports of conflict of interest among contracts for the building.

Councilmen Pat Pasculli and Thomas Vezzetti are seeking the records to check reports that relatives of key officials at the project were given contracts to supply materials for the project's operation.

"I hope that we can straighten out the situation and find out exactly what is the situation at the building,"

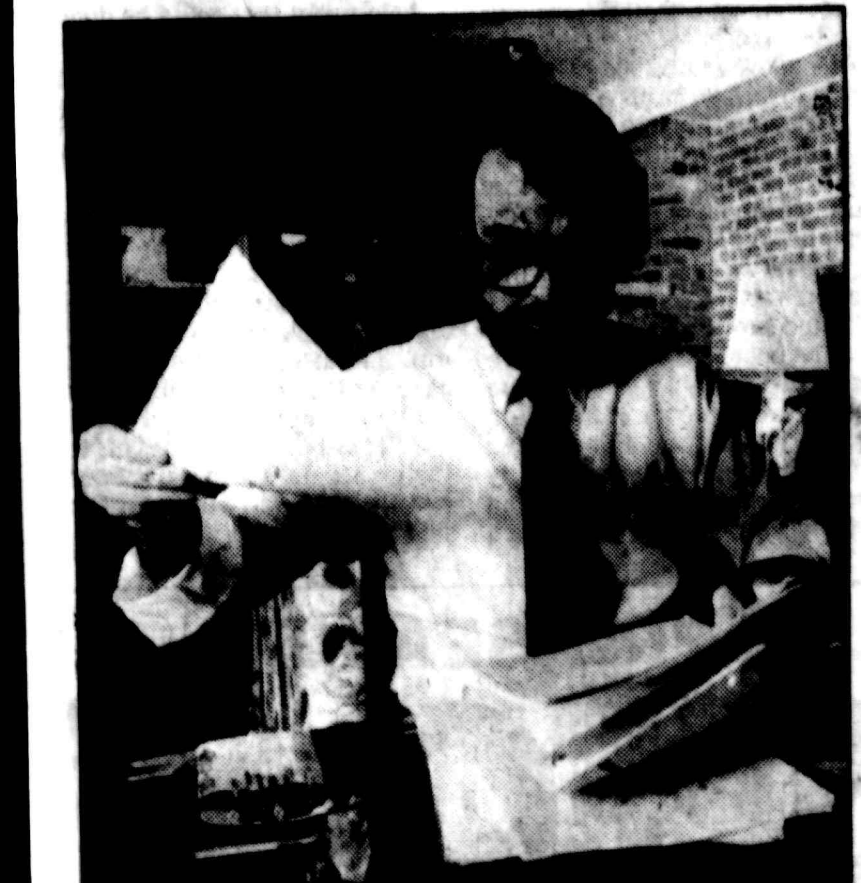
Pasculli said. "If there is nothing to it, then at least it will do some good to check it out."

Pasculli said the most difficult part of his research has been locating the contracts, saying that neither the building manager, Applied Housing Inc., nor Hoboken Community Development Agency Director Fred Bado, nor the federal

Department of Housing and Urban Development office in Newark have been able to give them copies of contracts pertaining to the building.

"Someone must have the contracts. I just cannot believe that in a building of that size, using federal money to build, no one kept any records of the contracts given out," Pasculli said.

John Pope in 'hot seat' in Hoboken



John Pope finds a lot of work ahead of him as he begins his duties as president of the Hoboken Board of Education.

By James Kopchains

With all the fire being directed toward the Hoboken Board of Education, it's a wonder that John Pope didn't burn his hand when he picked up the gavel last week.

Selected to succeed Otto Hottendorf as board president, Pope has assumed the "hot seat" during one of its most disruptive periods.

With sides being chosen in next year's mayoral race, the Hoboken school system has become a political battleground as charges shuttle back and forth over the schools.

Meanwhile, Pope will have to deal with serious cuts in the school budget being threatened by the City Council.

The size and scope of expected teacher layoffs may be determined by the council's decisions.

He becomes president while administrators and staff members attempt to cope with serious educational problems, among them a high dropout rate and low scores on standardized basic skills tests.

Compounding these problems is a serious drop in student enrollment that threatens to cut state education aid at a time when more funds will be needed to improve the system.

"I believe the problems can be solved," Pope declared. "I am not saying that we should be working toward solutions, rather than criticism."

"I've already started to walk around — talk to teachers, talk to principals. You need to work through people. You can't circumvent people if you want to get things done."

As president, Pope controls meetings and chooses the makeup of school committees responsible for the concerns of the district.

As technology marketing manager for the AT&T Systems offices in Morristown, Pope, 36, has had to manage departments for more than five years.

"It makes sense to identify the methodology needed to motivate the staff. Good communications can help by allow-

See JOHN POPE—Page 7.

Hoboken: Let's probe appraiser

Perth Amboy firm is under fire for revaluation in hometown

By BRAD KELLY
Staff Writer

HOBOKEN—The City Council yesterday sent letters to state and county tax officials asking them to review the revaluation methods by Landmark Appraisal Co. of Perth Amboy.

"We feel it has to be done. There are too many complaints," Councilman Thomas Kennedy said yesterday. Members of the Hoboken Neighborhood Alliance have alleged that Landmark has made inadequate and improper revaluations. The alliance has been pressing the city to sue the company.

The council sat down with several homeowners last week to go over allegations which include assertions that:

- Two-family homes are assessed higher than some eight-family homes;
- Homeowners could not set up a time and date to have their houses inspected because the firm's phone was disconnected;
- In-house inspections were not done thoroughly and were often inaccurate.

According to Kennedy, the council has sent letters to both Stanley Kosakowski, the Hudson County tax administrator, and John R. Baldwin, director of the state Division of Taxation, asking for a "spot check" of properties that have been revalued by Landmark.

School Trustee Steve Block, who is also a member of Hoboken Neighborhood Alliance, said yesterday the council's request was a(n) "expedient" move. The state and county are involved. They want the revaluation to go through.

Harry Haushalter, deputy attorney general who is representing the interests of the Middlesex County Board of Taxation, said his office tried to get Landmark and Perth Amboy to resolve their differences over the revaluation conducted there several years ago. Perth Amboy has since sued Landmark for allegedly not revaluing that city's property accurately. The suit is still pending.

"We want the revaluation implemented," Haushalter said, referring to Perth Amboy. He said his office found flaws in the revaluation, but would not say whether Landmark of the city was responsible for them.

Kosakowski responded to Block's statement yesterday by saying, "We ordered it... Of course we want one (revaluation). But we want one where a good job has been done." The Hudson County Board of Taxation ordered Hoboken to revalue its properties in 1981, when assessments dropped to about 25 percent of true market value.

But according to Kosakowski, Landmark's work cannot be reviewed until the firm submits all the revaluation figures.

The City Council has agreed to hold up its final \$4,000 payment to Landmark until the investigation is completed. Kosakowski said he was told by city Tax Assessor Woodrow Monte yesterday that Landmark needs the \$4,000 to make computer printouts of the revaluation figures.

According to Kosakowski, when the revaluation figures are finally completed, they are first sent to the city tax assessor for approval and then to the county tax board for its concurrence.

Ironically, Block and Pope were appointed together to the board in 1979. A lifelong resident of Hoboken, Pope was selected by Mayor Steve Cappelletto after the board changed from an elected to appointed board.

Pope now lives on Bloomfield Street with his wife, Patricia, and two children, Jason, 8, and Claudia, 12.

Pope said he can foresee good things for the system if the money is there to bring them about. Among the long-range projects he said he would seek would be to transform Demarest School into an arts high school.

He said he would like to see a greater emphasis on vocational education and a systemwide program of developing computer literacy for all 5,000 students in the district.

"Nothing can be done at once. It will require time and patience and cooperation from all people involved with the district," he said.

Council: Why are we here?

By BRAD KELLY
Staff Writer

HOBOKEN—The City Council held a special meeting with the Board of Education last night but adjourned it 46 minutes later because council members could not figure out why the meeting was called in the first place.

About 60 teachers and other school employees who had come to the meeting to find out how many layoffs there would be this year went home without any answers.

The confusion started when Councilman Patrick Pasculli asked Board of Education President John Pope to make a presentation of the 1984 school board budget to the council.

Pope, reluctant to make the presentation because, he said, he was not informed earlier he would have to, pulled the notice of the special meeting from his briefcase. "This letter doesn't say anything about making a formal presentation," he told Pasculli.

"What is this meeting about? I'm here because I was informed the City Council had called for a meeting with the

Board of Education," said Councilman Thomas Kennedy.

"I requested this meeting with the board to discuss where there would be cuts in the budget and here we are," answered Councilman Thomas Vezzetti.

Pope then read through a list of budget figures but, he said later, they did not make any sense to the council.

Councilman Robert Ranieri then asked the other members of the council if they had any specific school board budget recommendations. "We've had the budget before us for sometime. Any suggestions?" he asked.

When no other council member responded, Ranieri suggested the meeting be adjourned. Pasculli objected to Ranieri's suggestions and the meeting continued for another 20 minutes before a majority of the council adjourned it.

Pope said if the council agrees not to cut the proposed \$18.9 million school budget, 15 instructional personnel would probably be laid off. Some council members said they wanted no layoffs in return for not approving any budget cuts.

"I'll see what I can do," Pope told...

Hoboken school project criticized

By BRAD KELLY
Staff Writer

HOBOKEN—The Board of Education's business manager and the chief architect of its engineering firm have made allegations of mismanagement of renovations to the David Rue School, and remain at odds over who is responsible.

In a Feb. 8 letter sent to Dr. George Maier, the city's superintendent of schools, chief architect James S. McNeight of Mayo Lynch & Associates Inc. of Hoboken criticized renovations being done at the school by school employees and estimated that at least \$38,000 in renovations has been wasted.

According to the letter, McNeight and Joseph Lynch, president of the engineering firm that has been retained by the school board for many years, inspected the school on Feb. 8.

"Once again, I must bring to your attention the total absence of board workmen, and to the fact that the work that has been accomplished is not only inferior but done at a snail's pace," McNeight wrote to Maier. "Of the approximate \$7,000 expended thus far by the board for this remedial work, more than half has been wasted," McNeight continued.

See SCHOOL, Back Page

Continued from Page 1
McNeight declined to comment to The Dispatch on the letter or the quality of work currently being done at the school.

But in a letter sent to Maier on the same day, school board business manager Walter Cramer, the former City Council president, wrote: "I have had electrical contractors go into Rue with the plans drawn by Mayo Lynch ... and all the contractors find fault with the plans, to put it mildly ..."

In the letter, Cramer also accused the firm of dragging its heels and wrote, "They have to be constantly begged to look in on Rue School." The letters were intended to remain confidential, but copies were obtained by The Dispatch.

The school at Third and Garden streets has been the subject of controversy ever since it was closed several years ago for unsafe conditions.

In 1982, Deerpath Construction Co. of Union was hired by the board at a cost of \$1.4 million to renovate the school by September of 1983. Last year, however, the Board of Education sued the firm, charging that it failed to meet its timetable and did poor work. The suit is still pending.

Earlier this year, the City Council delayed floating \$1 million worth of bonds for school renovations until after the Board of School Estimates discounted allegations of mismanagement against the school board in connection with Rue School. Those allegations came from Trustee Steve Block, who said the school board may have caused unnecessary cost overruns involving the contract with Deerpath by refusing to cancel the contract earlier than it did.

At the time, Lynch estimated that approximately \$100,000 of work was not completed by Deerpath and a number of what it termed improper renovations by that firm have caused other problems at the school.

Cramer would not comment on the letters yesterday, but said work at the school was almost completed. The school is scheduled to open in September.

John Pope, vice president of the Board of Education, said yesterday that McNeight inspected the school Thursday and "assured us everything was moving along to his satisfaction."

In the Feb. 8 letter, however, McNeight wrote: "Mayo Lynch's many communications are ignored and one gets the idea no one is seriously taking responsibility for doing what is necessary to prepare Rue School for student occupancy ..."

McNeight also wrote that he thought Deerpath "was doing better than that and they were terminated. Perhaps this crew deserves the same disposition. It isn't going to work the way it is now."

According to Cramer, Board of Education employees are being paid to repair light fixtures, blackboards, and radiators and to do general cleanup after the contracted work is completed. A firm which does both plumbing and electrical work has been hired by the board for the Rue School project.

In response to McNeight's charges, Cramer wrote that he was not informed until February by the chief architect that school employees should be installing sheetrock partitions. "It's just another example of poor or careless planning by Mayo Lynch or McNeight or whoever happens to be working for them," Cramer wrote.

degrees yesterday were M.G.K. Menon, a science adviser to the government of India; Frederick Reines, professor of physics and radiological sciences at the University of California at Irvine; and Shepard Barhoff, executive vice president of electrical operations at the General Public Utilities Service Corp.

Barhoff, adding a light touch to the otherwise solemn ceremony, told the graduating class he would keep his comments short, as "there comes a time when all us old-timers should stop lecturing and begin listening to you." The class applauded.

Although temperatures were in the 80s yesterday, a light breeze from Newark Bay kept the hundreds of spectators gathered under the large tent cool and comfortable.

Roy Kuttyil John, an electrical engineering major, graduated at the top of his class. The 21-year-old citizen of India, who moved to the United States from that country in 1979, said he plans to work at Bell Laboratories in Massachusetts and to begin working toward a Ph.D. at the Massachusetts Institute of Technology.

He said the only "B" grade he received in his four years at Stevens was in physical education. He graduated with a 3.89 grade average.

Stevens President Kenneth C. Rogers said if he had to pick a thesis for this year's graduation, "...it would have to be the richness of the future of science."

Prior to the ceremony, Bluford said job opportunities in science and engineering were "pretty strong. You just have to get out there and work hard."

Three others receiving honorary degrees yesterday were M.G.K. Menon, a science adviser to the government of India; Frederick Reines, professor of physics and radiological sciences at the University of California at Irvine; and Shepard Barhoff, executive vice president of electrical operations at the General Public Utilities Service Corp.

Barhoff, adding a light touch to the otherwise solemn ceremony, told the graduating class he would keep his comments short, as "there comes a time when all us old-timers should stop lecturing and begin listening to you." The class applauded.

Although temperatures were in the 80s yesterday, a light breeze from Newark Bay kept the hundreds of spectators gathered under the large tent cool and comfortable.

Roy Kuttyil John, an electrical engineering major, graduated at the top of his class. The 21-year-old citizen of India, who moved to the United States from that country in 1979, said he plans to work at Bell Laboratories in Massachusetts and to begin working toward a Ph.D. at the Massachusetts Institute of Technology.

He said the only "B" grade he received in his four years at Stevens was in physical education. He graduated with a 3.89 grade average.

Stevens President Kenneth C. Rogers said if he had to pick a thesis for this year's graduation, "...it would have to be the richness of the future of science."

Prior to the ceremony, Bluford said job opportunities in science and engineering were "pretty strong. You just have to get out there and work hard."

Three others receiving honorary degrees yesterday were M.G.K. Menon, a science adviser to the government of India; Frederick Reines, professor of physics and radiological sciences at the University of California at Irvine; and Shepard Barhoff, executive vice president of electrical operations at the General Public Utilities Service Corp.

Barhoff, adding a light touch to the otherwise solemn ceremony, told the graduating class he would keep his comments short, as "there comes a time when all us old-timers should stop lecturing and begin listening to you." The class applauded.

Although temperatures were in the 80s yesterday, a light breeze from Newark Bay kept the hundreds of spectators gathered under the large tent cool and comfortable.

Roy Kuttyil John, an electrical engineering major, graduated at the top of his class. The 21-year-old citizen of India, who moved to the United States from that country in 1979, said he plans to work at Bell Laboratories in Massachusetts and to begin working toward a Ph.D. at the Massachusetts Institute of Technology.

He said the only "B" grade he received in his four years at Stevens was in physical education. He graduated with a 3.89 grade average.

Stevens President Kenneth C. Rogers said if he had to pick a thesis for this year's graduation, "...it would have to be the richness of the future of science."

Prior to the ceremony, Bluford said job opportunities in science and engineering were "pretty strong. You just have to get out there and work hard."

Three others receiving honorary degrees yesterday were M.G.K. Menon, a science adviser to the government of India; Frederick Reines, professor of physics and radiological sciences at the University of California at Irvine; and Shepard Barhoff, executive vice president of electrical operations at the General Public Utilities Service Corp.

Barhoff, adding a light touch to the otherwise solemn ceremony, told the graduating class he would keep his comments short, as "there comes a time when all us old-timers should stop lecturing and begin listening to you." The class applauded.

Although temperatures were in the 80s yesterday, a light breeze from Newark Bay kept the hundreds of spectators gathered under the large tent cool and comfortable.

Roy Kuttyil John, an electrical engineering major, graduated at the top of his class. The 21-year-old citizen of India, who moved to the United States from that country in 1979, said he plans to work at Bell Laboratories in Massachusetts and to begin working toward a Ph.D. at the Massachusetts Institute of Technology.

He said the only "B" grade he received in his four years at Stevens was in physical education. He graduated with a 3.89 grade average.

Stevens President Kenneth C. Rogers said if he had to pick a thesis for this year's graduation, "...it would have to be the richness of the future of science."

Prior to the ceremony, Bluford said job opportunities in science and engineering were "pretty strong. You just have to get out there and work hard."

Three others receiving honorary degrees yesterday were M.G.K. Menon, a science adviser to the government of India; Frederick Reines, professor of physics and radiological sciences at the University of California at Irvine; and Shepard Barhoff, executive vice president of electrical operations at the General Public Utilities Service Corp.

Barhoff, adding a light touch to the otherwise solemn ceremony, told the graduating class he would keep his comments short, as "there comes a time when all us old-timers should stop lecturing and begin listening to you." The class applauded.

Although temperatures were in the 80s yesterday, a light breeze from Newark Bay kept the hundreds of spectators gathered under the large tent cool and comfortable.

Roy Kuttyil John, an electrical engineering major, graduated at the top of his class. The 21-year-old citizen of India, who moved to the United States from that country in 1979, said he plans to work at Bell Laboratories in Massachusetts and to begin working toward a Ph.D. at the Massachusetts Institute of Technology.

He said the only "B" grade he received in his four years at Stevens was in physical education. He graduated with a 3.89 grade average.

Stevens President Kenneth C. Rogers said if he had to pick a thesis for this year's graduation, "...it would have to be the richness of the future of science."

Prior to the ceremony, Bluford said job opportunities in science and engineering were "pretty strong. You just have to get out there and work hard."

Three others receiving honorary degrees yesterday were M.G.K. Menon, a science adviser to the government of India; Frederick Reines, professor of physics and radiological sciences at the University of California at Irvine; and Shepard Barhoff, executive vice president of electrical operations at the General Public Utilities Service Corp.

Barhoff, adding a light touch to the otherwise solemn ceremony, told the graduating class he would keep his comments short, as "there comes a time when all us old-timers should stop lecturing and begin listening to you." The class applauded.

Although temperatures were in the 80s yesterday, a light breeze from Newark Bay kept the hundreds of spectators gathered under the large tent cool and comfortable.

Roy Kuttyil John, an electrical engineering major, graduated at the top of his class. The 21-year-old citizen of India, who moved to the United States from that country in 1979, said he plans to work at Bell Laboratories in Massachusetts and to begin working toward a Ph.D. at the Massachusetts Institute of Technology.

He said the only "B" grade he received in his four years at Stevens was in physical education. He graduated with a 3.89 grade average.

Hart says technology computes

By TOM DIPIAZZA
Staff Writer

HOBOKEN—Democratic presidential candidate Gary Hart said American workers have been misled to believe that "technology is their enemy" during a visit yesterday to the nation's first college to require its students to purchase personal computers.

Stevens Institute of Technology hosted the Colorado senator on a campaign swing here that included a visit to a computing center and a roundtable discussion with students. Hart was questioned on education, defense and environmental issues, as well as employment and technological concerns.

"Political leaders of the past have given workers a false impression that technology is their enemy," Hart said. "If you had proper political leadership and education, you could explain to the public that it's not a contest between smokestack and computers."

Following the roundtable discussion, Hart told reporters that he will not accept an invitation by former vice president Walter F. Mondale for a one-on-one debate, saying any debate should also include the party's third presidential candidate, the Rev. Jesse Jackson.

Last year, Stevens became the first college in the United States to require incoming freshmen to purchase their own personal computer. Hart called the students "bridge builders to the future."

He said the federal government should play a more active role in promoting higher education. Hart

See HART, Back Page

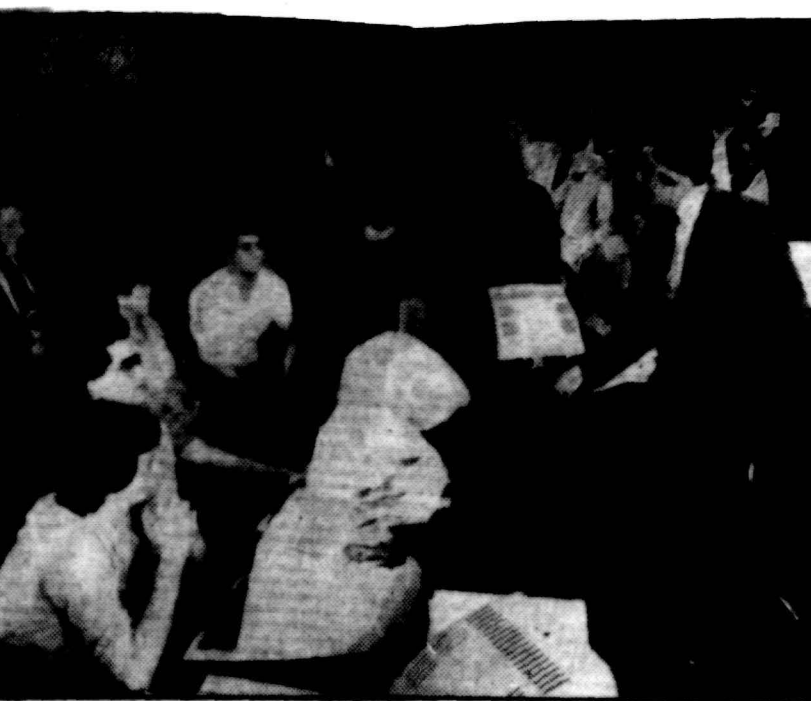


Photo by Bruce Johnson
SEN. GARY HART talks to computer students at Stevens Tech in Hoboken yesterday.

112th commencement ceremony Stevens honors astronaut

By BRAD KELLY
Staff Writer

HOBOKEN—U.S. Air Force Col. Guion Bluford Jr., the first black American astronaut, was awarded an honorary degree yesterday at the 112th commencement ceremony at Stevens Tech here.

Bluford, a mission specialist on the third flight of the space shuttle Challenger, told the 977 graduating students gathered under the large yellow-and-white-striped tent, "There's a awful lot going on out there in the science and engineering fields. I feel a lot of you will be joining me in the future."

Of the graduating students, 48 are from Hudson County, the county with the largest representation at the institute, according to Stevens officials.

Three others receiving honorary

degrees yesterday were M.G.K. Menon, a science adviser to the government of India; Frederick Reines, professor of physics and radiological sciences at the University of California at Irvine; and Shepard Barhoff, executive vice president of electrical operations at the General Public Utilities Service Corp.

Barhoff, adding a light touch to the otherwise solemn ceremony, told the graduating class he would keep his comments short, as "there comes a time when all us old-timers should stop lecturing and begin listening to you." The class applauded.

Although temperatures were in the 80s yesterday, a light breeze from Newark Bay kept the hundreds of spectators gathered under the large tent cool and comfortable.

Roy Kuttyil John, an electrical engineering major, graduated at the top of his class. The 21-year-old citizen of India, who moved to the United States from that country in 1979, said he plans to work at Bell Laboratories in Massachusetts and to begin working toward a Ph.D. at the Massachusetts Institute of Technology.

He said the only "B" grade he received in his four years at Stevens was in physical education. He graduated with a 3.89 grade average.

Stevens President Kenneth C. Rogers said if he had to pick a thesis for this year's graduation, "...it would have to be the richness of the future of science."

Prior to the ceremony, Bluford said job opportunities in science and engineering were "pretty strong. You just have to get out there and work hard."

Three others receiving honorary

degrees yesterday were M.G.K. Menon, a science adviser to the government of India; Frederick Reines, professor of physics and radiological sciences at the University of California at Irvine; and Shepard Barhoff, executive vice president of electrical operations at the General Public Utilities Service Corp.

Barhoff, adding a light touch to the otherwise solemn ceremony, told the graduating class he would keep his comments short, as "there comes a time when all us old-timers should stop lecturing and begin listening to you." The class applauded.

Although temperatures were in the 80s yesterday, a light breeze from Newark Bay kept the hundreds of spectators gathered under the large tent cool and comfortable.

Roy Kuttyil John, an electrical engineering major, graduated at the top of his class. The 21-year-old citizen of India, who moved to the United States from that country in 1979, said he plans to work at Bell Laboratories in Massachusetts and to begin working toward a Ph.D. at the Massachusetts Institute of Technology.

He said the only "B" grade he received in his four years at Stevens was in physical education. He graduated with a 3.89 grade average.

Stevens President Kenneth C. Rogers said if he had to pick a thesis for this year's graduation, "...it would have to be the richness of the future of science."

Prior to the ceremony, Bluford said job opportunities in science and engineering were "pretty strong. You just have to get out there and work hard."

Three others receiving honorary

degrees yesterday were M.G.K. Menon, a science adviser to the government of India; Frederick Reines, professor of physics and radiological sciences at the University of California at Irvine; and Shepard Barhoff, executive vice president of electrical operations at the General Public Utilities Service Corp.

Barhoff, adding a light touch to the otherwise solemn ceremony, told the graduating class he would keep his comments short, as "there comes a time when all us old-timers should stop lecturing and begin listening to you." The class applauded.

Although temperatures were in the 80s yesterday, a light breeze from Newark Bay kept the hundreds of spectators gathered under the large tent cool and comfortable.

Roy Kuttyil John, an electrical engineering major, graduated at the top of his class. The 21-year-old citizen of India, who moved to the United States from that country in 1979, said he plans to work at Bell Laboratories in Massachusetts and to begin working toward a Ph.D. at the Massachusetts Institute of Technology.

He said the only "B" grade he received in his four years at Stevens was in physical education. He graduated with a 3.89 grade average.

Stevens President Kenneth C. Rogers said if he had to pick a thesis for this year's graduation, "...it would have to be the richness of the future of science."

Prior to the ceremony, Bluford said job opportunities in science and engineering were "pretty strong. You just have to get out there and work hard."

Three others receiving honorary

degrees yesterday were M.G.K. Menon, a science adviser to the government of India; Frederick Reines, professor of physics and radiological sciences at the University of California at Irvine; and Shepard Barhoff, executive vice president of electrical operations at the General Public Utilities Service Corp.

Barhoff, adding a light touch to the otherwise solemn ceremony, told the graduating class he would keep his comments short, as "there comes a time when all us old-timers should stop lecturing and begin listening to you." The class applauded.

Although temperatures were in the 80s yesterday, a light breeze from Newark Bay kept the hundreds of spectators gathered under the large tent cool and comfortable.

Roy Kuttyil John, an electrical engineering major, graduated at the top of his class. The 21-year-old citizen of India, who moved to the United States from that country in 1979, said he plans to work at Bell Laboratories in Massachusetts and to begin working toward a Ph.D. at the Massachusetts Institute of Technology.

He said the only "B" grade he received in his four years at Stevens was in physical education. He graduated with a 3.89 grade average.

Stevens President Kenneth C. Rogers said if he had to pick a thesis for this year's graduation, "...it would have to be the richness of the future of science."

Prior to the ceremony, Bluford said job opportunities in science and engineering were "pretty strong. You just have to get out there and work hard."

Three others receiving honorary

degrees yesterday were M.G.K. Menon, a science adviser to the government of India; Frederick Reines, professor of physics and radiological sciences at the University of California at Irvine; and Shepard Barhoff, executive vice president of electrical operations at the General Public Utilities Service Corp.

Barhoff, adding a light touch to the otherwise solemn ceremony, told the graduating class he would keep his comments short, as "there comes a time when all us old-timers should stop lecturing and begin listening to you." The class applauded.

Although temperatures were in the 80s yesterday, a light breeze from Newark Bay kept the hundreds of spectators gathered under the large tent cool and comfortable.

Roy Kuttyil John, an electrical engineering major, graduated at the top of his class. The 21-year-old citizen of India, who moved to the United States from that country in 1979, said he plans to work at Bell Laboratories in Massachusetts and to begin working toward a Ph.D. at the Massachusetts Institute of Technology.

He said the only "B" grade he received in his four years at Stevens was in physical education. He graduated with a 3.89 grade average.

Stevens President Kenneth C. Rogers said if he had to pick a thesis for this year's graduation, "...it would have to be the richness of the future of science."

Prior to the ceremony, Bluford said job opportunities in science and engineering were "pretty strong. You just have to get out there and work hard."

Three others receiving honorary

degrees yesterday were M.G.K. Menon, a science adviser to the government of India; Frederick Reines, professor of physics and radiological sciences at the University of California at Irvine; and Shepard Barhoff, executive vice president of electrical operations at the General Public Utilities Service Corp.

Barhoff, adding a light touch to the otherwise solemn ceremony, told the graduating class he would keep his comments short, as "there comes a time when all us old-timers should stop lecturing and begin listening to you." The class applauded.

Although temperatures were in the 80s yesterday, a light breeze from Newark Bay kept the hundreds of spectators gathered under the large tent cool and comfortable.

Roy Kuttyil John, an electrical engineering major, graduated at the top of his class. The 21-year-old citizen of India, who moved to the United States from that country in 1979, said he plans to work at Bell Laboratories in Massachusetts and to begin working toward a Ph.D. at the Massachusetts Institute of Technology.

He said the only "B" grade he received in his four years at Stevens was in physical education. He graduated with a 3.89 grade average.

Stevens President Kenneth C. Rogers said if he had to pick a thesis for this year's graduation, "...it would have to be the richness of the future of science."

Prior to the ceremony, Bluford said job opportunities in science and engineering were "pretty strong. You just have to get out there and work hard."

Three others receiving honorary

degrees yesterday were M.G.K. Menon, a science adviser to the government of India; Frederick Reines, professor of physics and radiological sciences at the University of California at Irvine; and Shepard Barhoff, executive vice president of electrical operations at the General Public Utilities Service Corp.

Barhoff, adding a light touch to the otherwise solemn ceremony, told the graduating class he would keep his comments short, as "there comes a time when all us old-timers should stop lecturing and begin listening to you." The class applauded.

Although temperatures were in the 80s yesterday, a light breeze from Newark Bay kept the hundreds of spectators gathered under the large tent cool and comfortable.

Roy Kuttyil John, an electrical engineering major, graduated at the top of his class. The 21-year-old citizen of India, who moved to the United States from that country in 1979, said he plans to work at Bell Laboratories in Massachusetts and to begin working toward a Ph.D. at the Massachusetts Institute of Technology.

He said the only "B" grade he received in his four years at Stevens was in physical education. He graduated with a 3.89 grade average.

Stevens President Kenneth C. Rogers said if he had to pick a thesis for this year's graduation, "...it would have to be the richness of the future of science."

Prior to the ceremony, Bluford said job opportunities in science and engineering were "pretty strong. You just have to get out there and work hard."

Three others receiving honorary

degrees yesterday were M.G.K. Menon, a science adviser to the government of India; Frederick Reines, professor of physics and radiological sciences at the University of California at Irvine; and Shepard Barhoff, executive vice president of electrical operations at the General Public Utilities Service Corp.

Barhoff, adding a light touch to the otherwise solemn ceremony, told the graduating class he would keep his comments short, as "there comes a time when all us old-timers should stop lecturing and begin listening to you." The class applauded.

Although temperatures were in the 80s yesterday, a light breeze from Newark Bay kept the hundreds of spectators gathered under the large tent cool and comfortable.

Hoboken's assessor claims school budget is too high

While the Hoboken Board of Education decides how many teachers will be laid off June 30, the city tax assessor complains the school budget is too high.

"Enrollment is less than ever," said Woodrow Monte, the assessor, yesterday. "There's plenty of fat that can be trimmed from that budget."

The \$22 million budget contains \$6,056,894 to be raised through taxation, a figure approved Wednesday by the City Council in a 7-to-2 vote. It is nearly \$100,000 more than the city appropriated last year.

"He's not an educator," Otto Hottendorf, a member and past president of the board of education, said of Monte. "He knows nothing about the cost of education. He's a real estate

man." Council President Helen Macri, a member of the board of school estimate, said that, with federal cutbacks, "we trimmed it (the budget) as much as we could."

Layoff notices were sent to 55 school workers — 45 teachers, three clerks, two janitors and five maintenance workers — in April, said Anthony Curko, board of education auditor. Since the appropriation passed as the board of school estimate requested, about 14 teachers are expected to be laid off and the rest reinstated, but no decision has been made.

During last night's board of education caucus, board president John Pope said that, of those teachers, 19 could be

rehired in August. Six teachers said they would come back to work if the board calls them.

The notices went out before budget hearings. Hottendorf said, because law requires the board to give workers two months notice.

The school district this year had about 5,000 students, a decrease of about 300, and 427 teachers. Ms. Macri said the number of teachers had not been cut this year because the board "is looking for smaller classes" which it believes are better for learning.

"You just don't want people to lose their jobs," she added, saying that line cuts have been made.

Councilman Thomas Vezzetti, who voted against the ap-

propriation with Pat Pasculli, said the budget a "travesty" and said administrative cuts should be made.

The board of school estimate originally said it would need \$8,476,894 from the city tax coffers for the 1984-85 school year and then cut its budget by \$426,000. The rest of the \$22 million budget comes from state and federal aid.

The city's appropriation for 1984 is actually \$5,396,042 — \$2,568,595 for half of the 1983-84 school year and \$3,028,447 for half of the 1984-85 school year. The city's fiscal year runs from January 1 to Dec. 30, and the board of education's fiscal year coincides with the academic year.

Hoboken may hire firefighters

By TOM DIPIAZZA
Staff Writer

Tuesday's U.S. Supreme Court ruling which minority groups are assailing as a blow to affirmative action programs is expected to have an unusual impact in Hoboken — the hiring of minority firefighters.

Hoboken Business Administrator Edwin Chius said he expects to hire at least 10 firefighters, including minority group members, if Tuesday's high court decision overturns a May 3 ruling by a U.S. District Court judge in Newark saying white firefighters can be laid off to preserve minorities' jobs. An attorney for state firefighters said he will ask today that the judge who made the ruling set it aside.

Michael Prigoff, an Englewood attorney representing the New Jersey State Firemen's Benevolent Association, said the Supreme Court ruling, which he reviewed yesterday, supercedes Judge H. Lee Sarokin's controversial decision.

"Based on the decision, we're going to file papers tomorrow asking Judge Sarokin to vacate his decision," Prigoff said yesterday.

The Supreme Court ruling in a Memphis, Tenn., case said that seniority rights override affirmative action programs when layoffs occur. Prigoff said he will ask Sarokin to respond to his request by June 25.

Hoboken and Jersey City were among 12 New Jersey cities affected by Sarokin's ruling because they hired firefighters under consent agreements in 1980. Chius said he has not hired firefighters since Sarokin's decision for fear that subsequent layoffs would displace firefighters with greater seniority.

"We hesitated on hiring because we couldn't be reasonably sure that there would be no layoffs," he said. To lay off senior firefighters to retain minority members would have "degraded the department," Chius said.

Hoboken gets tough on rehab work and hiring



Photo by Wally Hennig

Hoboken crossing guard Eleanor Carroll makes sure youngsters follow her commands as she crosses them at 11th and Washington streets.

Crossing guards face hazards protecting Hoboken children

By Mary Fitzgibbons

They stand tall in their blaring blue uniforms and shiny buttons from Hudson Street to Adams Street.

A group of 44 strong, plus six substitutes, they protect the children attending both public and private schools in Hoboken.

They are the city's crossing guards and "a real credit to the city," states their boss, Sgt. Karl Fause.

"They're out there in the freezing cold temperatures of February and in the rains of spring. People might just fluff over that, but these women have to go home and come back a few times a day, not an easy task for anyone. I mean they have to change their clothes and be back on their corner on time. It isn't an easy task," he says.

And some of the corners are hazardous, he said.

He uses the examples of 12th and Willow, Fifth and Adams and "any corner that turns onto Observer Highway."

"Not only must they safeguard the lives of the children, but these women must protect themselves against trucks, buses and unsafe drivers."

He explains that when a guard comes up against a hazardous or abusive driver she reports it to the police department and have a summons made out, followed by a court appearance.

Some of the guards he seeks out for special praise, include Margaret Dempsey who covers Fourth and Willow avenues. "Her husband was a cop and

she's been a guard as long as I can remember. And a good one, too." And Florence Meehan, the guard's supervisor, who he says does an exceptional job, adding that she received her position after taking a Civil Service test.

Mrs. Meehan, who was a guard for four years before becoming supervisor two years ago, says she first took the job because it was in a word "convenient."

"I wanted to be off the same time as my kids, during Christmas, Easter and summer vacations and with this type of job I could be," she says.

Describing the weather con-

We all go out and have breakfast together. We feel like a team."

The absentee rate for the women who only receive \$20 a day is "I'll bet better than that of major industry," says Sgt. Fause. "We have very little absenteeism. The women are very dedicated to their jobs."

The sergeant blames the absence of any male crossing guards on "a type of sexism, if you have to call it that."

He believes that if men ever saw other men as guards, they too would apply for the job. "It's just that first person we don't have that we need to break the

"We go out and have breakfast together. We feel like a team"

Hoboken parking panel likes site in north end

The Hoboken Parking Authority may have a site for residential parking in the city's northern section during summer.

The authority has yet to approach the landlord but it is looking at a site that would accommodate approximately 30 cars, said Joseph Hottendorf, executive director.

"There's been a need for parking there for 30 years," he said, "but it's only been in the last five years that we're starting to address it."

The parking situation in the area is "deplorable," said Councilman Thomas Vezzetti, whose ward would benefit by a new lot. It particularly hurts small

businesses — such as cafes — which will be "strangled out of the city" unless patrons can find more parking, he said.

Anthony Dell' Aquila, owner of the Lipton Tea site north of 14th Street between Bloomfield and Hudson streets, has "indicated a willingness" to help the community by leveling the site and using it as interim parking for several hundred cars before developing it, said Mayor Steve Cappiello.

He added that he is waiting for Dell' Aquila to call a meeting with community residents.

"I need a lot of parking spaces," Vezzetti said. "I'll take whatever I can get."

Hoboken private housing set for Sept. 1

By Margaret Schmidt

The owners of the first major project to be built in Hoboken without subsidies or federal funding in decades are scheduled to begin construction Sept. 1.

They will apply for two variances for changes in the front and rear yards but expect the June 28 request to be a formality, said Daniel Gans of Jefferson Trust Renaissance Associates.

When the owners and architect approached the planning board yesterday, they were told there was "no problem" with their new design, but that the paperwork would be necessary.

The project was approved in February.

The Jefferson Trust Renaissance Residence, 300 Newark St., was originally designed to have 112 condominium units and will now have 103, Gans said.

The change is due to a redesign that will align the front of the eight-story building with Newark Street rather than with Clinton Street and Willow Avenue, according to architect Dean Marchetto.

It will also allow room for an access road in the rear of the building which will be "more conforming" with the city's zoning laws, Marchetto said. The road will keep trash away from the front of the building and will

be used for moving vans and deliveries.

The change will also increase the ratio of parking spaces to units to 84 percent from 80 percent.

Marchetto said the principal reason for the redesign was to make the development consistent with Hoboken's architecture. He said the three sides which face streets will have the appearance of row houses even though there will only be one

entrance, on Newark Street. "It uses its surroundings to make it stronger," he explained. "It takes its cues from its neighbors."

The one- and two-bedroom condominiums will sell for an average of \$120,000, Gans said. He said the reduction in units may allow him to charge more for each, but added that it shouldn't be much since price is determined according to square feet and the changes do not

Heliport will be operating in Weehawken this month

By Mike Garrity

The firm that plans to construct a heliport on the Weehawken waterfront expects to be in partial operation by the end of the month.

Joseph Weichselbaum, vice president for the Damin Aviation Corp., of Morristown, said the firm is currently waiting for

special steel doors as part of its rehabilitation of an existing structure at the southern end of the township waterfront near Hoboken.

Once the doors are installed and other improvements made, the firm hopes to begin operations, Weichselbaum said.

Full operation is expected next month, he said.

Damin has already received a temporary license for the site from the state Department of Transportation Division of Aeronautics, according to Arlene Feldman, aeronautics director.

Barring objections to the planned heliport, a full license could be issued in early July.

The application is now in a 30-day "comment period" in which those with questions or opinions on the heliport proposal can contact the aeronautics division. If there is significant new information, the division can schedule a public meeting on the proposal.

Mrs. Feldman said the department had inspected the proposed site and found it "excellent."

Damin, which owns eight helicopters, plans to use the facility for both service and short stops. Weichselbaum said plans call for six to eight landing spots.

Facility will be near Hoboken

Hoboken election's big losers may be city's schoolchildren

Continued from Page 1.

As superintendent, Maier has found that he has to walk a very thin tightrope between both sides. As a result, he finds he must phrase his words carefully while trying to keep the system running.

"We try to adhere to a code of behavior, but there are no perfect beings."

As 1985 approaches, two distinct political groups are forming. One side, composed of supporters of Mayor Steve Cappiello, includes the majority of city officials and board of education employees. The other side comprises most critics of Cappiello and includes Councilmen Thomas Vezzetti and Pat Pasculli and board member Steve Block as well as several other community group leaders.

Both have taken turns criticizing the other for conditions in the schools and offering their own plans for their improvement.

Certainly by any standard Hoboken's public schools are struggling. State figures released recently showed Hoboken leading Hudson County in the percentage of its students dropping out of school.

The statewide minimum basic skills tests, although showing improvement from the past several years, show that over 36 percent of the system's ninth-grade students did not read at the ninth-grade level.

Meanwhile, the scholastic aptitude tests taken by high school seniors for college admission show Hoboken seniors scoring at the 312 point mark for verbal skills and 363 for mathematics. These are 104 and 90 points below the state average, respectively.

"It would be career suicide to speak out publicly over this."

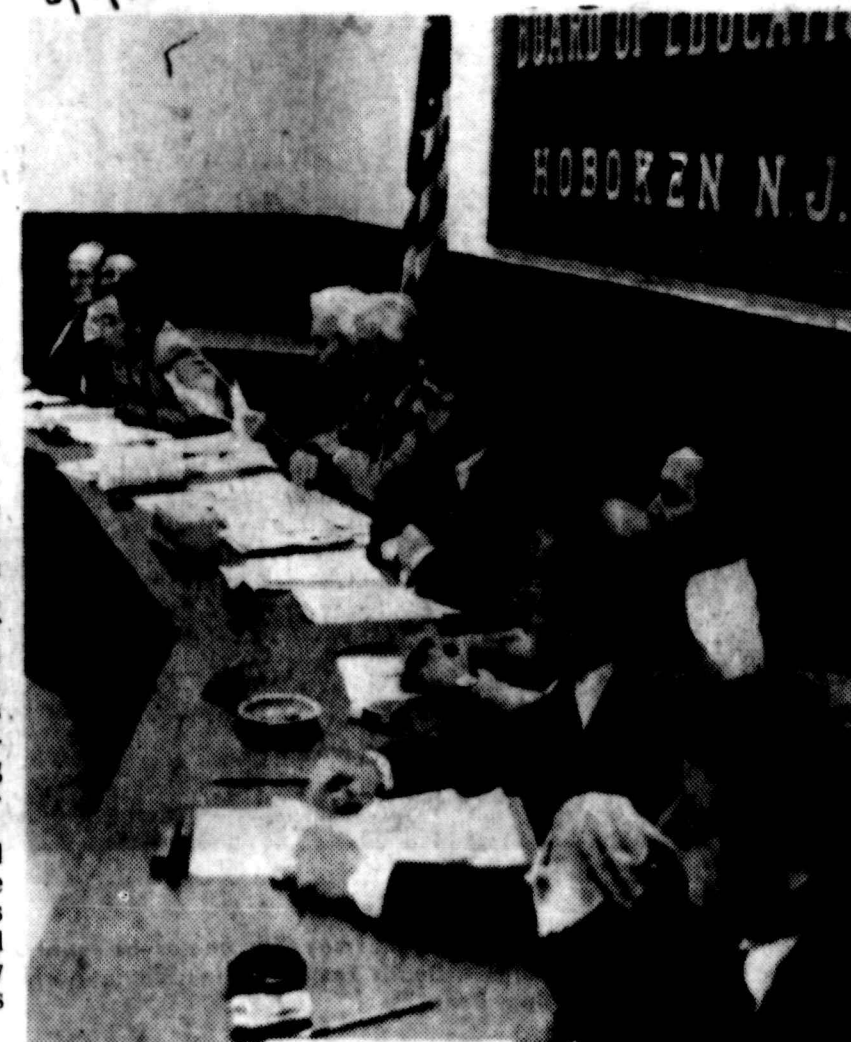
These figures have coincided with a steady drop in student enrollment. Once the city had over 7,200 students in its system; now fewer than 5,000 students are being projected over the next several years.

Most persons interviewed on the schools' performance have laid the blame on the seven-member board.

In recent months, almost every decision by the board, save the most trivial, has come under instant criticism and rejection by opponents to Cappiello.

Cappiello, for the most part, tries to remain publicly separated from the board. His opponents charge that he pulls the board's strings from behind the scenes.

In return, all suggestions and ideas offered by the opposition groups, most notably Block, are rejected out-of-hand by the six-member Cappiello majority on the board, often with little or no public debate.



Members of Hoboken's Board of Education deliberate on agenda item at one of the board's sessions.

The monthly board meetings now seem to center on one side or another, rather than conscientious debate of all sides of a question. Those who might offer objective solutions have grown tired of trying to crack this political debate.

This can only grow more pronounced as the election draws nearer.

Of all the board's decisions, three recent ones have sparked the most involved debates between both sides:

• The hiring of Councilman Anthony Romano, the board's assistant secretary, as secretary, replacing former Assemblyman Thomas Gallo.

• Cutting the board's proposed school budget by \$880,000 solely in staff cuts rather than across-the-board cuts.

• The proposed closing of Demarest Elementary School — the second elementary school to be shuttered in the past two years.

Each decision has been defended by Board President Otto Hottendorf and other board members as logical and necessary. Block and opponents have charged each was chosen for the political gains it would make.

The Romano appointment, made to one of Cappiello's top supporters, immediately brought criticism from opponents.

Hottendorf pointed out that Romano had worked under Gallo for many years and that he would insure that the office would continue as it did under Gallo.

To Block and other opponents, Romano's appointment was just the latest of appoint-

ments involving political patronage or nepotism made by the board to Cappiello supporters.

As for the budget, Block charged at the time that the board's actions were meant to "punish" the city's teachers union, which won an eight percent increase in their new contract. School officials have countered, saying the staff salaries represented the only area that could be cut.

Still, the cuts may mean layoffs to 14 or more teachers and other personnel.

The Demarest School closing has raised a storm of controversy similar to the protests over the closing of Leinhardt School in 1982.

Demarest, which formerly served as the city's high school, had new boilers installed last year, which has led opponents to wonder why the board would want to close the school. Hottendorf said the school was "not viable."

"We try to adhere to a code of behavior, but there are no perfect beings."

Block has argued that the closing is needed because of the drop in student enrollment and the fact that the David E. Rue School is scheduled to open (after a two-year wait) in September and will be able to handle Demarest's students.

All board members and administrators have argued that their positions are meant in the best interests of the city's students.

Hoboken school morale is low, and sinking fast

By James Kapchansky

First of two parts

The biggest losers in next year's Hoboken mayoral election may be the city's schoolchildren.

Politics, both real and alleged, now threatens the performance of teachers and administrators within the city's public school system — the one area where politics is meant to be avoided.

Already, political decisions and threats and rumors of future decisions have made school employees wary of taking action and instead have brought in a new conservatism in a district struggling to bring up its educational standards.

Meanwhile, a lack of cohesiveness among school board members and a definite split on the city council about school expenditures has put its members into two political camps, with each member's opinions largely shaped by the opinions of the side he or she has chosen.

"God, it's hard to work when you don't know what the

"... Everyone seems to be interested only in themselves; the students come in second."

situation will be in the next few months. Everyone seems to be interested only in themselves; the students come in second," one school administrator said.

"I don't know whom to trust and depend on anymore. Every day you hear a new rumor about this job or this person," a teacher observed.

None of the school personnel interviewed for this article would allow their names to be printed. "It would be career suicide to speak out publicly over this," one employee commented.

All administrators and teachers spoken to agreed that the city's school system has become a skirmishing ground between sides in the upcoming elections.

This infighting, combined with several controversial decisions made or being considered by the school board, has created a disheartening atmosphere in the schools.

"There's no doubt that the alleged disclosures have had a demoralizing effect on the morale of teachers and other educators in the district," Dr. George Maier, the city's superintendent of schools, said.

One such area that worries Maier is that the adverse publicity that the political charges give to the school system is causing apathy among many of the parents of the schoolchildren. "No one hears of the positive accomplishments of the district."

Cappiello denied no data, says Clark

Hudson County Executive Edward F. Clark Jr. denied yesterday that budget data had been withheld from Steve Cappiello, the Hoboken mayor and freeholder.

"He can walk in downstairs anytime he wants and get it," Clark said. Clark made his comments in response to a letter sent by the state Local Finance Board demanding that Cappiello get the information he wants.

Cappiello, who charges that Clark won't give him access to the data used to be make up the

1984 budget, had written the state board to complain. He said yesterday that he believed an additional \$2 million could be trimmed off the proposed budget, but that he can't make the changes without more information.

According to Clark, Hudson County Finance Director William F. Pearl was handling the Cappiello matter yesterday and would see that he got the requested information. Pearl could not be reached for comment.

Hoboken PBA wants fast action on pay

Hoboken Police Benevolent Association officials may soon seek state arbitration to break the deadlock on a new contract for this year.

PBA President Thomas Meehan said the union would try to negotiate a new pact with the city for another two weeks, but said it seemed inevitable that the contract would have to be decided by a state arbitrator.

The 66-member police union has been seeking a new contract with the city for the past two months. Although the two city fire unions and the police superior unions had agreed last year to extend the contract through this year with no pay increases, the PBA voted against the extension. As a result, its members have been working without a contract since January.

The one- and two-bedroom units range from \$95,000 to \$190,000, he said.

THE COUNT GOES ON

Absentees aid Cappiello, but 8th District still in doubt

By Peter Weiss

Absentee ballots from Union City have turned Freeholder Steve Cappiello from possible loser to sure winner in his re-election bid in the Sixth District, but have little impact on the eventual outcome of the Eighth District contest.

However, participants in both contests have made it clear a recount will be required.

Meanwhile, discrepancies over reported results in those two freeholder district primaries remain unresolved. The results on the computer printouts released by county elections officials on Tuesday night show Cappiello a winner in the Sixth District and Frank Gargiulo the victor in the Eighth District, but handwritten tally sheets filled out by poll workers show just the opposite — that Cappiello lost to Nunzio Malfetti and Freeholder Anthony DiVincent beat Gargiulo.

The County Clerk's office and election workers are still trying to reconcile the computer printout with the tally sheets.

The absentee ballots from Union City were counted later than the others because of problems encountered when they were mailed to voters. Some absentee voters received ballots on three different occasions.

The Sixth and Eighth District Democratic candidates began arriving at the Board of Elections offices at 8 a.m. yesterday with their lawyers and supporters and most remained until 1 a.m. this morning through the exhaustive process of arguing over procedures to be used to count the Union City absentee ballots and, later the actual counting.

The Union City absentee count favored Cappiello over Malfetti, 96-33, and turned the incumbent, freeholder into a seemingly sure winner. However, Malfetti said he would seek a recount.

According to the computer printout of Tuesday, Cappiello who is also mayor of Hoboken, held a 100-vote lead over Malfetti, a former Hoboken councilman. But Malfetti's tally sheet figures showed him with an 18-vote lead over Cappiello, not counting the Union City absentees. Cappiello said he would assume Malfetti's figures are correct, to be on the safe side.

See THE BALLOT — Page 16.

The ballot count goes on

Continued from Page 1.

Even after the absentee count showed him moving ahead, Cappiello was reluctant to claim victory.

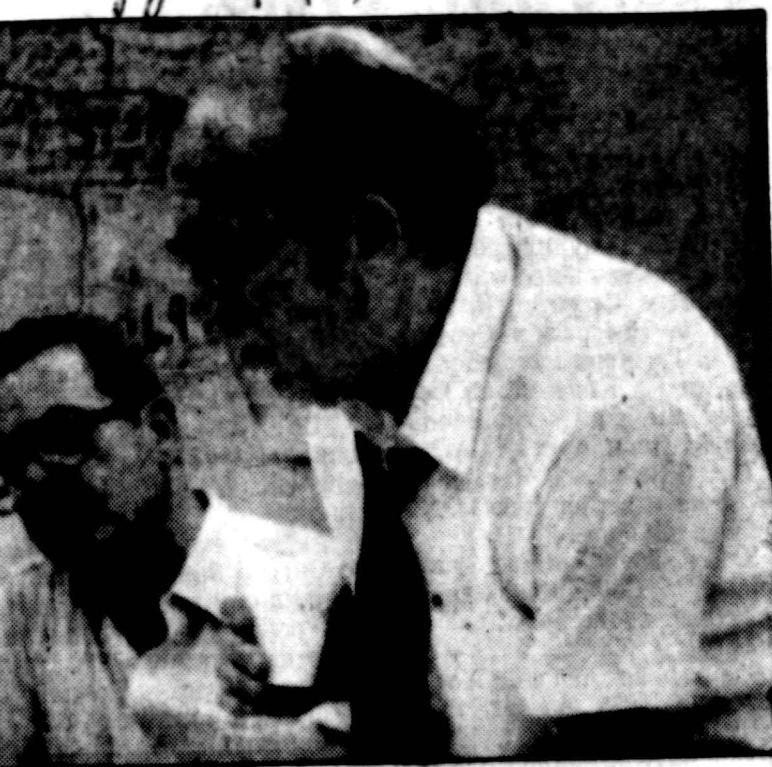
"I don't want to make any statements because of the see-saw type of results," he said. "I'm being very reserved about it."

He said his margin in the Union City absentee vote count was better than he had expected. The plurality also surprised Union City Commissioner Anthony Dragona, who stayed with Cappiello during the tabulation.

Malfetti said he anticipated losing the Union City absentee to Cappiello, because the freeholder had the support of Dragona and other administration leaders in that city.

The Union City absentee count in the Eighth District gave Gargiulo, a high school principal, a narrow 57-53 margin over DiVincent, who also is mayor of North Bergen.

DiVincent claimed that still gives him a lead of 229 votes over Gargiulo, based on handwritten tally sheets. County



Freeholder Steve Cappiello, right, and his Sixth District Democratic primary opponent, Nunzio Malfetti, observe the vote counting.



Freeholder candidate Frank Gargiulo, left, confers with attorney Bernard Kenny.



Freeholder Anthony DiVincent, left, and attorney Dennis Oury await decision on absentee ballots.

elections workers, who made preliminary reviews of the tally sheets, seemed to agree with DiVincent's figures. But Gargiulo, with a 54-vote lead based on the Tuesday computer printout, would not concede.

"What I've seen so far says we've won," said Gargiulo, even though the primary night figures gathered by his staffers were much closer to those of DiVincent than to those of the computer.

"I agree there was a mistake with the computer, but I want a closer look," he said.

"I can truthfully say now that I won now that all the ballots have been counted," he said. He claimed to have pointed out to election officials where mistakes were made in feeding information to the computer.

DiVincent said the primary was much closer than he anticipated. He blamed that on his poor showing in the West New York part of the freeholder district. DiVincent ran on the Regular Democratic Organization slate while West New York Mayor Anthony DeFino, who won nomination for freeholder in the Seventh District, is a leader of the rival Regular Organization Democrats. Cappiello was a running mate of DeFino and they appear to be the only ROD candidates to win their primaries.

Absentee ballots rescue Cappiello

By SHEPARD BARBASH and PETER WEHRWEIN Staff Writers

Hoboken Mayor Steve Cappiello pulled out a close victory last night as absentee ballots put him over the top in Hudson County's 6th District freeholder race.

But the 8th District contest was still up in the air as the chaotic ballot counting process continued into the night.

More Hudson election coverage on Page 8.

By midnight, Cappiello had a 40-vote lead with all absentee ballots counted. Earlier, he trailed his opponent Nunzio Malfetti by 18 votes as election officials began counting absentee ballots from Union City. Cappiello took 80 of the absentee ballots and Malfetti 31.

Malfetti refused to concede defeat. "We are waiting until all the facts are in," he said.

Backers of North Bergen Mayor Anthony DiVincent claimed last night that their candidate was ahead by 233 votes over Frank Gargiulo. But Superintendent of Elections Joseph T. Brady said that he did not "have the slightest idea what the tally was" and predicted that the results would not be officially certified until Monday.

CAPPIELLO

Continued from Page 1

Early yesterday Gargiulo claimed victory, but DiVincent backers said Gargiulo's apparent 600-vote margin resulted from an error made by a computer operator at the Board of Elections.

Regardless of vote totals last night, both the Regular Democratic Organization and the Regular Organization Democrats said they expect recounts in both districts. Cappiello and Gargiulo are ROD candidates, while DiVincent and Malfetti are backed by the RDO.

The laborious sorting and counting of duplicate and triplicate absentee ballots from Union City stretched on into the evening yesterday.

All four candidates spent yesterday hovering over secretaries and election officials in the County Administration Building in Jersey City, rooming from room to room and conference to conference as the five-member Board of Elections tried to decide how to tally close to 300 absentee ballots from Union City. The board spent much of yesterday deciding which ballots to throw out.

The confusion arose because of last minute, court-ordered changes to the ballot that required the county clerk to mail two versions to absentee voters. Many of those voters, especially in Union City, consequently mailed back two, and in rare cases three ballots to be counted.

The task was further complicated because County Clerk Frank Rodgers did not in all cases distinguish between the two versions on the sealed ballot envelopes mailed.

Observers in the board office yesterday — and there were many — predicted the confusion would lead to calls for a new election. The two districts where freeholder races went down to the wire each include four wards from Union City.

Fourth District Freeholder Frank Manzo, the ROD mainstay who was upended yesterday by RDO newcomer Nidia Davila Colon, requested a recount yesterday.

Colon, making her first bid for elected office, took the downtown Jersey City district by 4,181 to 3,870.

DiVincent and Gargiulo spent what both said was a sleepless Tuesday night and yesterday morning on a roller coaster, with both men giving DiVincent an unofficial 100-vote edge on the machines, only to be told at midnight by Superintendent of Elections Joseph T. Brady that his count had Gargiulo in front by 600.

Asked yesterday morning which tally was correct, a red-faced Brady, who spent most of the day in court on a variety of election challenges, threw up his hands and shouted, "Don't ask me, I don't know anymore."

Gargiulo, principal of St. Joseph of the Palisades High School and a newcomer to politics, said he would demand a recount or contest the results "if that's what I'm supposed to do."

In the ongoing post-mortem yesterday, Manzo and Cappiello both cited the popularity of ROD's Rep. Frank Guarini, D-14th, as the biggest reason their races were so tough.

The incumbent beat ROD challenger Anthony Peduto in the primary by a margin of more than 3-1 and helped carry the RDO to a sweep of all four Jersey City freeholder districts.

"Guarini was a tremendous force," Manzo said, adding that the RDO was more sophisticated in its campaign and spent more money, especially on mailings and advertising.

The RDO currently holds a 7-3 majority on the board. Manzo's loss was offset by ROD candidate Anthony M. DeFino's defeat of Joseph Simonovich in the 7th District. This election guarantees them a majority on the board, but ROD strength could increase depending on the final results in the contested elections.

Waterfront transit one step closer

By FRANCES ANN BURNS Staff Writer

A rail link along the Hudson River waterfront north from the Hoboken terminal is one step closer.

Yesterday the state Department of Transportation announced that it has acquired an easement, or right of way, from West New York to the Hudson-Bergen county line from developer Arthur Imperatore, who owns the largest waterfront tract.

Arcorp, Imperatore's development company, sold the 6,500-foot-long easement, which runs from the northern end of Arcorp's property in West New York, to the state for \$1 on June 1. Arcorp recently bought it from Conrail.

Under the agreement between Arcorp and DOT, the state must acquire a continuous right of way from Hoboken to the railroad tunnel under the Palisades in Edgewater within seven years. A public transit link must be operating within 15 years or the easement reverts to the developer.

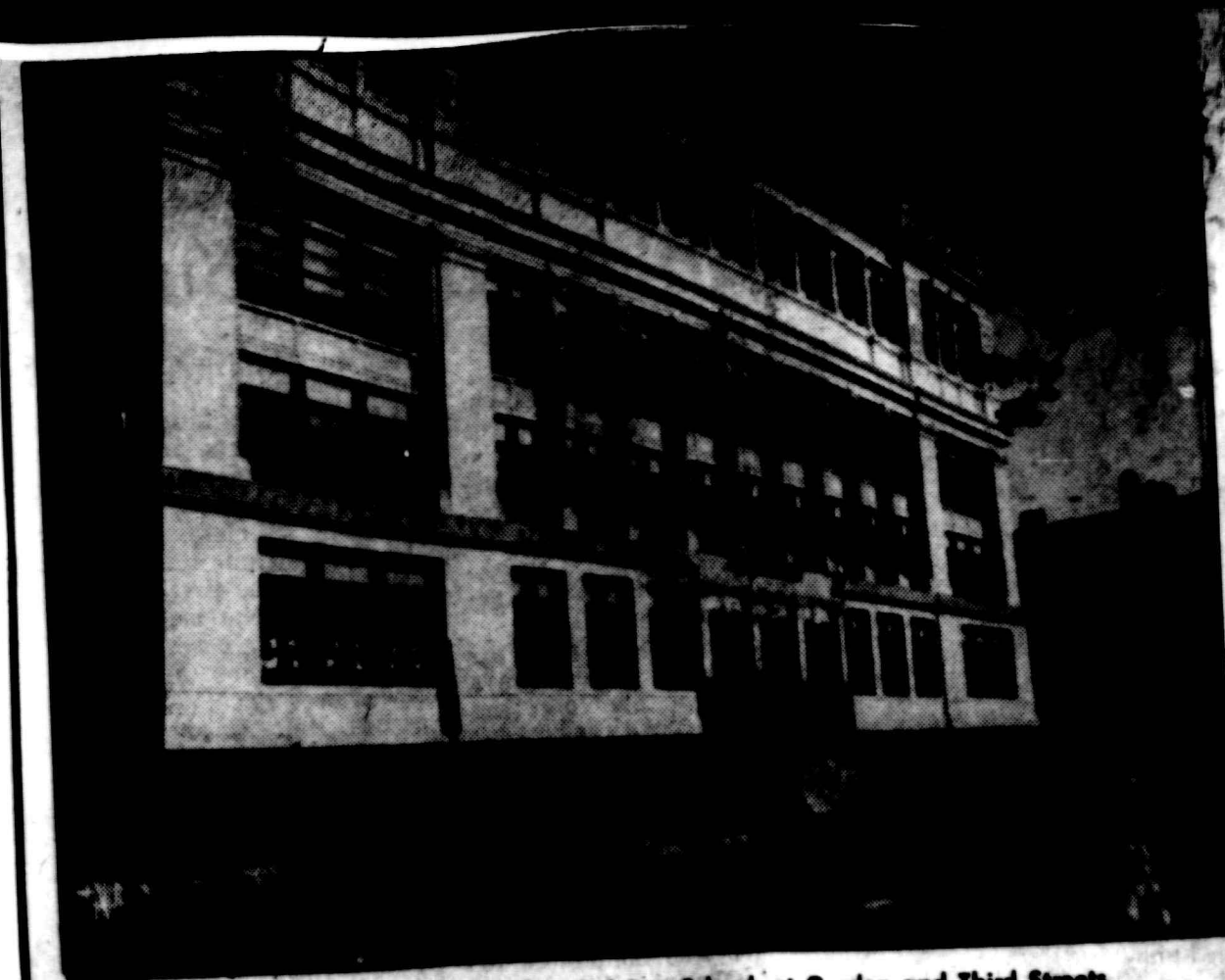
Al Harf, DOT's director of planning, said the department is studying whether light rail, a monorail or some other form is best, and what route it will follow — not whether to create public transportation along the Hudson River.

Because the waterfront is a narrow strip between the river and the cliffs, public transit is vital to development in the area, Harf said. "We want to help bring that about by providing a first-class public transit system along the waterfront."

Imperatore plans to grant DOT an easement through the Arcorp tract when final plans are made for his massive development on 2 1/2 miles of waterfront in Weehawken and West New York, Harf said.

DOT has held preliminary talks with Harf, Mountain and other developers and property owners, Harf said. Lever Brothers, which is building a new research facility on its property in Edgewater, is negotiating with the New York, Susquehanna and Western Railroad to buy the right-of-way adjacent to its property.

Harf said he hopes Lever Brothers will negotiate a right-of-way with DOT.



Hoboken's classically founded Rue School, at Garden and Third Streets, presents an outward appearance of good condition. But it is currently undergoing a full renovation to meet current needs.

Hoboken school buildings face a shaky future

By James Kopchansky Last of a series

Perhaps the greatest obstacle to improving Hoboken's public education may be the public schools themselves.

With the majority of its seven schools more than 60 years old, Hoboken schools face a serious problem of maintenance and repair.

And though school officials have started a long, steady program to repair and renovate the schools, the prospects of repair remain shaky and unsure.

The city's schools fall neatly into two areas: the older ones, include Connors, Kealey, Demarest, Rue, and Brandt Elementary Schools. These buildings

were all built within 20 years of each other from 1900 to 1922.

The new buildings, Hoboken High School, Wallace, and Calabro Elementary schools, have been built since 1961, largely through state and federal education funds available then.

Now, all buildings need repairs of varying sizes.

The serious nature of the schools' structural problems first came to light as part of a study by the engineering firm of Mayo, Lynch & Associates in 1978. At the time, the firm said it would take a minimum of \$1 million in each of the older schools to repair deficiencies.

A year later, the state Education Department ordered

the city to close the Rue School because of its unsound structure. The school's walls had lost several bricks that had fallen to the sidewalk and threatened the students' safety, state officials said.

In addition, the state ordered repairs made to all other buildings.

In answer to this, Superintendent of Schools Dr. George Maier and other school officials proposed an \$18 million construction plan in 1979 that would have built a central education complex in the southwest section of the city, replacing Connors, Kealey, and

See HOBOKEN — Page 18.



Demarest School, Fourth and Garden streets, Hoboken, built early in this century, appears in good condition in this exterior photo. But, like many school buildings of its era, it requires extensive repairs.

Hoboken School buildings face a shaky future

Continued from Page 1.

Leinkauf (since closed and sold to the city).

However, financing of this project was based on promises of over \$12 million in state aid and a \$5.6 million municipal bond issue that would have to be passed by the city's voters. In January, 1980, the city council refused to authorize the bond issue and the project died.

The school board did salvage state aid to finance a full renovation of Rue, which is finally scheduled to reopen this September. Delays in construction and a long, drawn-out legal battle with the renovation project's sub-contractor has delayed this reopening for two years and cost over \$2 million.

Recently, the Rue renovations came under attack by Councilmen Thomas Vezzetti and Pat Pasculli, who charged that much of the work done on Rue was substandard and

represented a hazard to the children who will use it.

The criticism is not expected to stop the renovation work, but has focused attention on the building again and raised doubts on a plan to close Demarest School and replace it with Rue.

The biggest hurdle preventing renovation financing has been the city council and its concern about tax increases caused by the renovation financing.

Hoboken is classified as a Type I school district under the state education department guidelines. As a Type I district, the board has no power to go out and sell bonds for capital improvement financing, but must go to the council for bonding.

The council approved a \$2 million bond issue in 1982 and in January passed another \$1 million bond to renovate the schools. The \$1 million bond was in exchange for the transfer of a

similar amount made by the board to the council last year to help cut taxes.

According to Anthony Curko, the board's internal auditor, the district has committed about \$1.35 million of the \$2 million issue to renovations. This includes waterproofing, masonry, and painting at all the city's schools with remaining work still to be planned.

However, most of the work has been done to the exterior of the buildings. Curko said that funding for interior works would have to come out of future fundings.

Almost all of the older buildings need interior work, especially plumbing and woodwork. Although it will require additional funding, Curko said this will have to be seen in the future.

"With the worry in the city about taxes it may be a while before we see this funding."

Hoboken Shipyards Inc. loses bid for frigate

Hoboken Shipyards Inc., hoping to win an \$11 million contract so it could rehire some of 325 furloughed workers, has lost out to a shipyard in Maine.

Bath Ironworks in Maine, with an \$11.1 million bid, edged out Hoboken Shipyards Inc. in

the bid to overhaul a Navy frigate. The Hoboken firm bid \$11.3 million to overhaul the USS Richard L. Page.

The private Hoboken yard, one of two in the Port of New York-New Jersey equipped to handle oceangoing ships, had bid

on contracts for the overhaul of two frigates.

The contract award for the overhaul of the other frigate, the USS W.S. Sims, is being held in abeyance because the Defense Department has ruled that Congress never allocated the

money for the job. Hoboken Shipyards Inc. was hoping to snag the \$11 million contract so it could rehire some of the 325 workers who have been furloughed now that a nine-month overhaul of the USS Kalamazoo is nearing completion.

Cappiello record as mayor is freeholder issue

By Peter Weiss

Freeholder Steve Cappiello is also mayor of Hoboken and his Democratic primary race for county office this year is at least as much about his performance as mayor and next year's municipal election.



Steve Cappiello
Fights majority

His opponent, Nunzio Malfetti, is a former city councilman and while he said he harbors no ambition to be mayor, concurred that Hoboken affairs play a big role in the campaign.

(Cappiello is running on the Regular Organization Democrats ticket. Malfetti is on the Regular Democratic Organization slate. The district includes most of Hoboken and parts of Union City and Weehawken.)

Win or lose, said Malfetti, "we're going to stay united after the primary and push for whoever's running for mayor against him." He said he could "never" support Cappiello for mayor.

Cappiello agreed that "there will be some impact from my performance as mayor," but added that he has not made a decision about running next year.

Cappiello accused Malfetti of being an agent of outside interests, notably the North Bergen Democratic leader, Michael Pollotta, and Jersey City Mayor Gerald McCann.

He said they chose

Malfetti after several other potential candidates refused the offer. "They wanted someone who would be a controlled candidate," said Cappiello. "Malfetti is Pollotta's personal candidate."

Malfetti's version is that Cappiello is bitter because the mayor wanted



to run on the other slate. "He was refused by McCann. He wanted to be McCann's candidate."

There had been "peace talks" between Cappiello and other RDO leaders and representatives of the RDO, prior to the filing deadline for the primary, but nothing could be worked out. Each side later claimed it was just trying to feel out the other.

Cappiello's opposition to McCann and other county leaders, including County Executive Edward Clark, has hurt Hoboken, contended Malfetti.

"Why should the people of Hoboken suffer for his mistakes?" asked Malfetti. He said that if he

was elected, Hoboken residents would get more key positions in county government.

"I want to work with the whole county," he said. "We should work together as a team. I'll work with anyone."

Cappiello said he seriously doubts Malfetti would be independent.

"He would be absolutely under the thumb of Mike Pollotta and (County Administrator) Aaron Schulman," said Cappiello.

The freeholder said he was largely responsible for exposing abuses in county institutions and in the budget process which the majority bloc preferred remained hidden.

"I think I and (Freeholder) Frank Manzo are the people who made the public aware of some of the things they do not like to divulge," said Cappiello. Those include the hiring process and the awarding of contracts, he said.

"The secret budget process is an issue I have been fighting for years," Cappiello said. "I believe there is money hidden in that budget. Every year we wind up with a surplus of

about \$3 million." He said he is still trying to get a budget breakdown from the county administration. Malfetti finds his opponent's complaints late in coming.

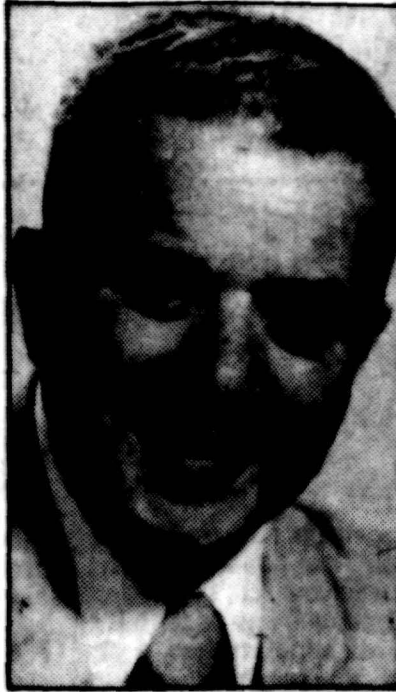
"When his friends were in charge, he never said anything, did he?" asked Malfetti. "Nothing was wrong with anybody as long as he had his way. Now he talks about being a minority member."

Malfetti said Cappiello must take some responsibility for each year's county budget. "He loves to spend other people's money," said Malfetti. "Taxes are so high here people are being forced out of the city. How can we afford Mr. Cappiello?"

Despite being mayor and freeholder, Cappiello contended he has "an uphill fight. It won't be a runaway." He said that is because of the out-of-town interests opposing him.

Malfetti said that was just a Cappiello ploy to try to win sympathy. "Do you see Mike Pollotta here?" Malfetti asked indignantly, looking around his office. "Do you see anyone from North Bergen?"

He said he would fare better than in the 1983 municipal election, when he was ousted after two terms, because the freeholder district contains parts of Hoboken that are strong for him, and because Rep. Frank Guarini, heading the RDO slate, will pull in votes.



Nunzio Malfetti
Was councilman

Cappiello foes see hope for mayor's seat

By BRAD KELLY

Staff Writer

HOBOKEN—Tuesday night's rumor that Nunzio Malfetti had beaten Mayor Steve Cappiello for the 6th District Democratic nomination for the Hudson County Board of Freeholders prompted one Cappiello foe to declare, "I am definitely going to run for mayor now."

That rumor proved to be false, and the foe, unsuccessful 1981 mayoral candidate Anthony Russo, said he has not made any official announcement concerning the 1985 mayoral election.

But critics of City Hall said yesterday that Cappiello does not stand a chance if he decides to run for a fourth term as mayor next year. They claim Cappiello lost to Malfetti in Hoboken but was able to cap-

ture the nomination on the absentee ballots from Union City.

"He beat us in Union City. Can you believe it?" Malfetti said yesterday. "You can see people want a change," he added.

Although Cappiello enemies yesterday were claiming victory in three of the four Hoboken wards, the 6th District, Edward Zampella, chief clerk for the Hudson County Board of Elections, said yesterday his unofficial tally of the race has Cappiello with 3,812 Hoboken votes and Malfetti with 3,712. The results of that race are expected to be certified by the board next week.

The Hoboken Neighborhood Alliance is picking a slate to run in the 1985 mayoral election. Three

See CAPPIELLO, Back Page

CAPPIELLO

Continued from Page 1

councilman-at-large seats are also at stake. Board of Education Trustee Steve Block, a member of the alliance, said yesterday the primary results are an indication of growing "anti-Cappiello sentiment" in Hoboken.

"Steve Cappiello is dead in Hoboken," Block said yesterday.

Block pointed out that Nidia Davila Colon, considered an underdog in the race for the 4th District freeholder nomination, beat incumbent Frank Manzo in the first and fourth Hoboken wards to gain the nomination. Manzo is considered a good friend of Cappiello, and those wards are considered a Cappiello stronghold.

"If I were Steve, I would walk away with my head above water," Russo said, referring to the possibility that Cappiello will seek a fourth term next year.

But Cappiello has not indicated whether he will seek a fourth term. He said yesterday the primary results will have nothing to do with his decision. In fact, he said, he thinks the results are not an indication that he would do poorly if he decides to run again.

"It was a lopsided campaign. Guarini (Rep. Frank J., D-14th) had a different impact," Cappiello said. The popular congressman, who won the Democratic nomination, headed the opposing slate. Cappiello said Guarini made an extensive campaign push several days before the primary.

Cappiello said that in contrast, he did little campaigning during the primary race. His campaign manager, Edwin Chius, who is Hoboken business administrator, said the reason Manzo lost the two Hoboken wards to Colon was that Cappiello did not campaign for him there.

State backs Hoboken on evaluation

TRENTON — The State Employment Relations Commission voted to grant a request by the Hoboken Board of Education to restrain arbitration in a grievance filed by the Hoboken Teachers Association in a contract dispute over the board's evaluation system.

The association alleged that the board system violated the collective bargaining agreement. The board argued that evaluation criteria are a management prerogative.

The board voted 4-1 with two abstentions to restrain arbitration but also said it could arbitrate the issue of whether the local board gave the teachers notice of what criteria it selected, a spokesman said.

PERC agreed with the Hoboken board it had the right to select evaluation criteria but the association could grieve any failure of notice.

Gayle Electric Co. in Whippany offers to install the lights for \$159,045. The Middlesex-based firm Solar-Mite Electric Co. offers to install them for \$150,000.

Landlords find loopholes in condo law

By BRAD KELLY

Staff Writer

HOBOKEN—What an empty building is worth depends on how it is emptied.

Former tenants of 1122 Hudson St. say this is the lesson they discovered when they noticed an advertisement in a local newspaper touting their old apartments as "quite frankly, the most exciting condominiums in Hoboken."

What landlords may have discovered is a way to sidestep strict laws protecting tenants caught in the middle of a condo conversion.

State tenant leaders say that loophole — the use of local substantial-rehabilitation eviction procedures to get around strict condo conversion laws — is being used more and more in Hudson County to vacate buildings. They also argue it may have been used to vacate 1122 Hudson St. last summer.

That building was vacated in late August and early September after the tenants living there received notices from their new landlords, The Hudson Development Group, that the building was about to be substantially rehabilitated.

Tenants have very little protection under local rent laws when it comes to substantial rehabilitation, which is defined in the city's rent control ordinance as improvements on properties that equal or exceed the property's current assessment. In Hoboken, the ordinance also allows a building to become free of rent control for a period of 15 months once improvements have been approved by the Rent Leveling Board.

But because assessments in Hoboken are characteristically low, it does not take too much money or time for a landlord to rehabilitate a building, get approval and then raise the rent. If a tenant refuses to pay the new, increased rent, eviction can be undertaken by the landlord 30 days after notification is given of the rent increase.

The Hudson Development Group's substantial-rehabilitation application was approved by the Rent Leveling Board in April. One week later, however, the building was approved for condo conversion by the Department of Community Affairs.

"The building is vacant. The department registered a vacant building as eligible to be converted to condominiums," said Ken Meier, deputy director for the state Department of the Public Advocate. "If the tenants were in place at the time of the conversion, they would get protection under the state laws. If the tenants were gone, we can't take the owners to court," he added.

In 1975, Gov. Brendan T. Byrne signed into law legislation that allows a tenant to stay in

an apartment slated for condo conversion for a period of three years before legal eviction action can be taken by the landlord.

Another bill, signed into law by Gov. Thomas H. Kean in 1981, gives the same protections to disabled tenants and senior citizens, for a maximum of 40 years. Another law requires a landlord to find comparable housing for tenants. If he chooses not to find such comparable housing, he must allow the tenants five months of free rent or the equivalent in money.

Martha Globus, a former tenant of 1122 Hudson St., said that had she been notified that the building was going condominium, she probably would have stayed. She said her landlords agreed to give her and a roommate \$4,600 to move out of the building.

"People say that is a lot of money. Well, I'm paying \$200 more a month for my new apartment," she said.

Will Rodgers, supervisor of the state Office of Landlord-Tenant Information, said that a loophole could exist because of the lack of a state rent control law. Differences in various municipal rent control ordinances and points on which local rent laws and state condominium legislation do not match can produce problems, he said.

But while New Jersey has no firm guideline as to how long a building must be empty before a conversion is approved, such approval before the standard three-month eviction period expires would be unlikely, Rodgers said.

In the case of the Hudson Street condominiums, however, the tenants "killed themselves" by signing an agreement with the owner, the state official said.

"The owner has covered himself very carefully," Rodgers said. "Very few people ever get away with it this cleanly." By signing the agreement, he said, the tenants lost any chance to argue that their eviction rights were violated. However, he said, they could try to sue on the grounds of consumer fraud, charging that the owner misled them by indicating they would have to leave quickly to make way for a substantial rehabilitation.

"But if I were the owner, I know what I would say — (that) I changed my mind after the agreement was signed," Rodgers said.

According to Phyllis Salowe Kaye, president of the New Jersey Tenants Organization, the approximately \$34,000 the owners finally paid to the tenants of 1122 Hudson St. to get them out of the building, "... is not that much money, it's nothing. Where are those tenants now?" she asked.

Many of those tenants have moved out of Hoboken, which, according to Joan Kransky,

attorney for the organization, makes it very hard for this type of loophole to be detected.

"No matter how much the laws are written to protect, there are victims. Once those tenants leave the neighborhood, they don't know what has happened to them," she said.

Hudson Place Realty Inc. of Hoboken is aiming for July 1 occupancy for the condominiums at 1122 Hudson St. Prices start at \$15,000 for a two-bedroom condominium. One-bedroom condominiums with a private garden are priced higher. According to Realtor Kevin Smith, four or five of the eight condos for sale have already been taken.

According to Kransky, the former tenants may have grounds to sue the owners for common-law fraud.

"It's up to a judge to decide, but in my opinion, it could be consumer fraud. (The owners) may have a hard time defending that, up until the time those people left, there was never any intention to convert. The timing is rough, if not impossible," she said, referring to the six-month period between the time when tenants first received rehabilitation notices and the time when the first condominium ads appeared in a local newspaper.

But according to tenant lawyer Ray Korona, it may be very difficult for a tenant to prove that the landlord intended to commit fraud.

The principals of the Hudson Development Group did not return phone calls. The Dispatch placed with an answering service over a period of several months.

Hoboken council OKs sale of school for apartments

By Blanca Quintanilla

The Hoboken City Council debated for more than two hours last night before approving the sale of Sadie Leinikoff School to local contractors.

They ratified the sale for \$1.2 million to Samuel Shafan, Frank Raia and Frank Hothrem.

Seven out of nine members voted to sell the school to the Hoboken-based firm. Councilmen Thomas Vezzetti and Pat Pasculli voted against it.

Before the final vote was taken, the members of the council and a packed room at the Hoboken City Hall listened to Joseph Barry, the other developer.

The two developers offered to build apartments for moderate income earners in

Hoboken, but most of the discussion focused on the actual price of the dwellings after construction and how many units can be built in the now vacant school.

Robert Weiss, the attorney representing Frank Raia, said that his client would start construction immediately if the board approved the bid.

"There is a need in the city for moderate housing. We can build from 60 to 70 units within the property," he told the council members and the residents attending the meeting. "Based on immediate economic projections, sale prices would approximately start from \$85,000."

Weiss said that local banks are financing the project and that between 12 to 18 months, the units can be occupied. He also explained that some parts of the

building can be converted into a community service facility such as a day care center.

Councilman Thomas M. Kennedy said he had no formal documents on how many apartments could be built. "I'd like to see something in writing," he said, "there is no guarantee that the prices will remain the same after construction."

"I cannot accept this bid," said Councilman Thomas Vezzetti. "The residents of Hoboken are being forced out of the city by insensitive developers."

Following this statement, Vezzetti moved to table the sale, but the other members of the board elected to vote and passed the resolution 7-2.

"I don't see any way of turning down this offer," said Eileen Cappock, a resident. "We need

Rent control change sign of rift

Under Vezzetti's amend-

ments, the "substantial rehabilitation" clause would be entirely removed and all rent increases would have to be applied for under hardship or capital improvement regulations.

Also, the amendment would allow owner-occupants of building with three or less units to increase rent of up to 50 percent for apartments vacated by the previous tenants.

Both will now receive a public hearing at the next board meeting in July before being

passed on by the full council.

Under Ranieri's amendment, all determinations on the amount of building improvements allowed in determining "substantial rehabilitation" rent increases would be based on state building code data, rather than on the assessed value of the building, as it now allowed.

Also, the amendment would allow owner-occupants of building with three or less units to increase rent of up to 50 percent for apartments vacated by the previous tenants.

Both will now receive a public hearing at the next board meeting in July before being

passed on by the full council.

Under Ranieri's amendment, all determinations on the amount of building improvements allowed in determining "substantial rehabilitation" rent increases would be based on state building code data, rather than on the assessed value of the building, as it now allowed.

Also, the amendment would allow owner-occupants of building with three or less units to increase rent of up to 50 percent for apartments vacated by the previous tenants.

Both will now receive a public hearing at the next board meeting in July before being

passed on by the full council.

Council takes no action on school board budget

The Hoboken City Council held a special meeting yesterday afternoon to discuss the Board of Education budget, but "nothing was resolved," according to Councilman Thomas Vezzetti.

Vezzetti said the council met with the intention of voting on the school's \$22.9 million budget, but the vote was delayed until possibly its regularly scheduled meeting Wednesday at 7 p.m.

"I'm totally against this budget," Vezzetti said. "They're cutting teachers, but they're not touching the administrators."

"They can cut more areas. We need the teachers very badly. It is the unnecessary administrators that should be cut."

Vezzetti said that if the budget is approved by the council about 45 teachers will be fired.

Both Vezzetti and Councilman Patrick Pasculli have repeatedly voiced their opposition to the budget.

At recent council sessions, Vezzetti has unsuccessfully sponsored resolutions to

streamline many city departments in an effort to retain the teachers.

Wednesday's regular council meeting will be preceded by a caucus Monday night.

Hoboken trustee head starts term with blast

By Earl Morgan

Within minutes after being named president of the Hoboken school board last night, John Pope accused another trustee of violating the code of ethics by reading documents to the City Council that were of a "confidential nature" and could bear on litigation the board is involved in.

Steve Block was the target of Pope's accusation concerning letters sent to Superintendent of Schools George Maier by architect James S. McNeight of Mayo Lynch & Associates of Hoboken critical of renovation work being performed at the Rue School by city employees.

In other business, Block asked the board to appoint a committee to investigate his ac-

cusations that the board is violating its own affirmative action policies.

Pope was elected president and James Monaco vice president of the board during a reorganization meeting held before the trustees tackled the regular meeting agenda.

Almost immediately after the meeting got under way, Pope made the accusations about the letter written by McNeight, terming the nearly \$40,000 in renovation work "inferior."

Block responded that the correspondence he read involved the work done by board employees and he did not see what bearing it could have on a suit brought by the board against a Union construction company.

The board has accused the Deerpath Construction Co. of

performing inferior work and failing to adhere to a time-table for completion.

Block quoted the board's by-laws concerning the voting on matters at caucuses to justify his call for an investigation of board affirmative action practices.

"I first asked the county superintendent of schools to conduct the investigation but he told me the board had to approve it," Block said. "So I asked the board to convene a special committee to examine the charges at a caucus. In an unprecedented move it was voted down even though we don't vote on matters during a caucus."

It was decided that Block's recommendation should be considered at a future meeting.

School board seeks vehicles

The Hoboken Board of Education will be taking bids on a school bus and jeep-like vehicle through July 12.

Both the 1984 school bus and 1985 GMC Suburban will be used to shuttle children within Hoboken, said John Pope, president of the board.

The Suburban will also take maintenance workers from school to school and plow snow. The bus and Suburban are replacing their vehicles, Pope said.

४४ ६१/४५

dt 8/8/84

Housing
ng bids on

88 6/15/97
gone
had

Hoboken taxpayers will see
a 20 percent drop in the tax rate this

eam
ELLY
EL

HART 88 6

88 61.18



ins i

campuses in Jersey City and Union, Jersey City State College and St. Peter's College, also in Jersey City.

By **BETH KUHLES**
Staff Writer

with campuses in Jersey City and Union City, Jersey City State College and St. Peter's College, also in Jersey City.

of no

URS
6/2/94

arks
J.F. 6/24

for training programs as computers which has yet to pass

Doria said more high technology

on Monday. Doria said the bill had bipartisan support and the governor's backing.

8

Special games in Hoboken

The first Hoboken Olympics for Special People took place yesterday at the Hoboken Little League Field on Fifth Street. The day was highlighted by a special guest appearance by Mike O'Koren of the New Jersey Nets, who posed for photographs and signed



RAOUL RIVERA gets a hug from Maggie Menendez during the special olympics in Hoboken yesterday.

autographs. O'Koren gained his early basketball prowess while attending Hudson Catholic High School in Jersey City. The event was sponsored by the city's Community Development Agency, and their director, Fred M. Bado, said that many civic groups and individuals contributed time and funds to the event. Bado said that the 25 special youngsters who competed in the events had been training for the past eight weeks. "Their enthusiasm is contagious," Bado said.



SHOWING THEIR TROPHIES are speedsters Joseph Theresa, Patrick O'Brien and Margarita Quinones, who came in first, second and third, respectively, in the 50-yard dash at yesterday's special olympics in Hoboken.



GIVING IT ALL HE'S GOT, Joseph Theresa is about to release his throw during the softball toss at the Hoboken Olympics for Special People yesterday.

Hoboken resolves to assist planned sewerage panel

The Hoboken City Council last night passed a resolution "of intent" to create a North Hudson Sewerage Authority in conjunction with Weehawken, West New York and Union City.

The action brought an objection from Anthony Russo, who is also the vice chairman of the Hudson County Utilities Authority, claiming that a sub-regional authority is not a viable solution to waste treatment problems in North Hudson.

Councilman Robert Ranieri, who originated the resolution said the measure is only one of intent and not a move to separate the municipalities from the HCUA.

"I still see the HCUA as the parent or umbrella agency," Ranieri said.

"But, Ranieri continued, 'With no financing and other problems the HCUA cannot adequately address itself to the problems North Hudson communities with developing waterfronts are having."

Ranieri pointed out that Hoboken is already developing its own waste treatment facilities and Jersey City is contemplating two plans for redeveloping and upgrading its waste system.

Russo said a sub-authority would only add a layer of bureaucracy and maybe in violation of state statutes pertaining to sewage administration.

Ranieri said he has received assurances from state Department of Environmental Protection officials that the move will meet with their approval.

Weehawken passed a similar resolution last week. West New York and Union City are expected to take the measure up at upcoming commission meetings.

Hoboken rent rules will be discussed

The Campaign for Housing Justice will hold an informational meeting on amendments to the Hoboken rent control ordinance adopted Wednesday.

Council members have been invited to the public meeting scheduled for 7:30 p.m. Tuesday at the senior citizens center, Washington and Eighth streets.

The amendments, drafted by Councilman Robert Ranieri, would base the amount of building improvements allowed in determining "substantial rehabilitation" rent increases on state building code data and would allow owner-occupants of buildings with fewer than three units to increase rents by as much as 50 percent when tenants vacate.

Currently, "substantial rehabilitation" increases are based on assessed value.

Cappiello foe named to housing unit

By Margaret Schmidt

Angelo Valente, known in Hoboken as a reformer and outspoken opponent of Mayor Steve Cappiello, has been named to the state-appointed seat of the city's housing authority.

Valente, head of the Hoboken Neighborhood Alliance, said yesterday he will review the authority's budget and workings before announcing any plans.

The housing authority oversees the city's projects and senior citizen housing.

Valente, 21, replaces Enrico Siano, who was appointed to the board in February, 1982.

The state-appointed member serves at the pleasure of the commissioner of the state Department of Community Affairs and has no specific term. The other six members are appointed by the mayor.

Commissioner John Renna could not be reached for comment yesterday.

However, Deputy Commissioner Gerome White said Valente's recommendation came from Gov. Thomas Kean's office. Valente's "good reputation" in Hoboken and "very high recommendations" from people in the city and county helped the commissioner make the choice, he said.

Siano said yesterday that he didn't expect to be ousted and

read about it in the newspaper before being notified.

He blamed the change on "Republcrats" who need help from the state, and said Valente is "being drawn into the line of fire."

"I just hope he doesn't use this as a political base," Siano said of Valente.

Valente said all of the board members are politically appointed, and added that he will be bound in his decisions "just by my conscience."

The Kean administration has been making a point of naming political mavericks to local housing agencies, last year naming Bayonne Republican Andrew Zakutansky, a long-time administration critic, to the Bayonne Housing Authority.

Helen Macri, city council president and wife of Gene Macri, the incumbent who lost the chairmanship to the county Republican organization last week, defended Siano yesterday, saying he'd done "a great job."

While she was hesitant to call the replacement purely political, she noted that Valente had supported Lee Lichtenberger, the new chairman of the Republican organization.

"It could be politics," she said. "That's the bottom line."

Lichtenberger called Valente "a most qualified per-

son" for the job and said Valente's appointment came days before his election.

Councilman Thomas Vezetti said Valente's appointment shows that the governor "is now recognizing the anti-Macri group in Hoboken."

Valente, who ran unsuccessfully for the city council as an independent, began in the unpaid position June 12.

He sponsored an authority resolution last week to get emergency quotes on air-conditioning systems for the elevator room of the three

senior citizen buildings.

The elevators in the 10-story buildings can now overheat and stop. Power will only be resumed when the system cools.

As head of the Hoboken Neighborhood Alliance, Valente has participated in several controversial drives, such as the recent "tax revolt" held on the steps of City Hall and the call to investigate Landmark Appraisal Company, which revalued Hoboken buildings.

The position is also unpaid. Valente is a student at Montclair State College.

Hoboken will hire 8 cops, purchase new patrol cars

Hoboken plans to hire eight police officers later this month and spend more than \$100,000 for new police cars.

The officers will be hired with funds provided for six months in the municipal budget, said Edwin Chius, business administrator.

However, the new officers will only be replacing retiring members, Thomas Meehan, president of the Hoboken Police Benevolent Association, has said.

Chius responded that only one lieutenant will be leaving shortly and several officers will retire in January.

"You don't need cops in the winter," he added, "you need cops in the summer."

Chius said the budget allows approximately \$54,400 for the

new officers — half the yearly salary of \$13,000 and a \$300 clothing allowance each.

The city now employs 118 people in the police department.

The 10 police cars to be purchased will cost about \$11,000 each, he said. The city will request bids.

They are needed, he added, because many of the cars in the fleet are "falling apart."

Cars were last purchased in 1979, so the newest models are 1980, he said. Before that, cars were purchased in 1978 and 1978.

Chius said he has \$140,000 to

spend on the equipment. Each car has a base price of \$9,400. Options needed by the police include lights, sirens, public address systems, right-side mirrors for maneuvering through Hoboken's narrow streets, power locks, rust-proofing and undercoating to protect against salt damage.

Radio, costing about \$1,500 each, will also be purchased.

Leftover funds could go toward one or two police motorcycles, Chius said.

The city now has 15 cars and uses at least five during each shift.

Hoboken looking at disclosure law

By Margaret Schmidt

The Hoboken Law Department is drawing up an ordinance that would require many public officials and their spouses to submit annual financial disclosure statements.

The ordinance, proposed by Councilman E. Norman Wilson Jr., may go before the council as early as July 11.

"We're sitting down here making tremendous decisions affecting the lives of an awful lot of people," Wilson said yesterday. "We have to know if they (officials) are going to be financially gaining by the decisions they're making. . . Are they doing it for the good of the community or to make money?"

He said a key area for concern is the surge in development in Hoboken. It should be known, for example, what types of investments officials have.

"We don't know who the principals are in all the corporations," he noted.

Thomas Callig, assistant attorney in the law department, has been reviewing the proposal and cases relating to it for two weeks and said there are legal grounds for the ordinance to be drawn up.

He was originally concerned with its constitutionality but found that court rulings favor

proponents of financial disclosure statements.

The courts have even upheld disclosures for non-salaried employees, he said.

Several New Jersey communities have passed such ordinances, he said.

City Council President Helen Macri said she would oppose the ordinance because she sees no correlation between a council member's income and his office.

She was particularly bothered that the ordinance might include information about officials' spouses.

When told of Wilson's concern that officials may be influenced by hidden special interests, she said: "I don't think anybody would do anything like that."

John Pepe, non-salaried president of the Board of Education, said he would only be comfortable with statements that were unresponsive about the amount of income.

As a private-sector employee, he said, the statement would be "a large infringement on my personal life."

He said a better way to protect everyone's interests would be a short statement requiring officials to say they haven't received gifts from people they deal with publicly or

otherwise presented a conflict of interest.

Wilson said he hoped the ordinance will meet little opposition in the council. "I'll push for it," he said.

He called it a way of establishing a code of ethics and said it would foster "openness in our discussions."

Wilson solicited information about financial disclosure statements from the New Jersey State League of Municipalities and received a 1979 ordinance from Lawrence Township. While he intends to use it as a base, his ordinance may vary its terms.

Among the provisions in the Lawrence ordinance is a list of officials from council members to the chief of police to the parks director.

Callig said Wilson will have to decide which officials should be included in the Hoboken ordinance.

The Lawrence ordinance specifies that all officials must file the statement annually, and the information will become part of the public record.

The source of income above \$1,000 must be identified, but not the amount, and income totaling \$1,000 and derived from various sources would be aggregated and identified "as to profession, employment,

business or particular enterprise or investment."

Gifts totalling more than, but Wilson said he thought this clause may be too personal to be included in the Hoboken ordinance.

The Lawrence statement also requests the names of any business organizations or labor unions in which the official has held office or had any fiduciary relationships with in the past year.

Stocks, security and interest-making real estate are also to be listed.

While the Lawrence statement asks for loans, Wilson said that may not be included in his ordinance.

The Lawrence ordinance also has a penalty clause through which officials or their spouses who refuse to file or do so falsely may be fined up to \$300 or imprisoned up to 90 days.

The land, which Dell 'Aquila purchased earlier this year, was the center of a long debate in the

Hoboken forecloses on developer for taxes

By Margaret Schmidt

Hoboken has begun foreclosure proceedings against property owned by developer Anthony Dell 'Aquila.

The city has officially filed a complaint in Trenton because more than \$300,000 are owed in back taxes on 3.7 acres of land Dell 'Aquila owns on Washington Street between 14th and 15th streets, according to the law department.

The land, which Dell 'Aquila purchased earlier this year, was the center of a long debate in the

city when a Pathmark supermarket was proposed for it. The city council had voted to grant Pathmark zoning amendments to allow a supermarket in an industrial area, but Mayor Steve Cappiello vetoed it.

Councilman E. Norman Wilson Jr., chairman of the revenue and finance committee, said the committee notified the law department to begin proceedings.

The taxes have been owed for several years, and Dell 'Aquila, as the new owner, is responsible for them.

On the waterfront

Hoboken project one step closer

By BRAD KELLY
Staff Writer

Legislation authorizing the Port Authority of New York and New Jersey to proceed with its planned \$500 million Hoboken waterfront project has passed the Ways and Means Committee of the New York State Assembly — and not a day too soon.

With members of the Assembly eyeing the weekend of June 30 as a good time to begin their four-month summer recess, that bill and many others will have to be acted on by the end of next week.

"We're in a rush to get done," said Gordon Boyd, a spokesman for Assembly Speaker Stanley Fink, D-Brooklyn.

The bill passed the Ways and Means Committee by a vote of 25-4 late Tuesday afternoon and must now go to the Assembly floor for a final vote. The legislation passed the New York Senate last month.

Boyd said the Assembly is seeking assurances from key New Jersey lawmakers that both houses of the

New Jersey Legislature also will act on the legislation before summer recess begins. The New Jersey Legislature will not break until at least July 1.

"If there are no assurances that will throw a monkey wrench into things," Boyd said.

Legislation involving the bistate agency must be approved by both the New York and New Jersey state legislatures. A spokesman for Gov. Thomas H. Kean said yesterday the bill has been reviewed by key members of the Kean administration and that, "We have no problems with it."

The legislation expired in December 1982, after the New York Assembly adjourned for the winter holidays without taking action on it. Boyd said yesterday it is very unlikely that would happen again.

The legislation also authorizes a similar \$500 million project to be built along the Queens side of the East River. The bill has been the center of political controversy for the past two years.

Hoboken sits on shaky ground

By James Kopchans

Unless they start paying attention above the ground, Hoboken residents may find that their biggest problems may lie beneath them.

After years of neglect and poor maintenance, the city's sewer and water pipes now lie in a state of disrepair, leaving city crews with little choice other than to play a guessing game with possible tragedy.

Sewer and water pipes threaten cave-ins

"Right now, there's no way of knowing where the next collapse may occur," Roy Haack, the city's superintendent of sewerage, said. "All you can do is react and fill in when a break occurs."

To discover the actual condition of Hoboken's streets would

require a major survey of each street. Such a survey would carry a cost far too high for the city council to approve, particularly with its promises to cut costs to city taxpayers.

However, recent breaks and near-collapse have pointed to a

need for some knowledge of the streets' condition.

A series of breaks along the wooden sewer line on First Street has put the street in constant peril of a collapse. After a break last year near Willow Avenue, Haack said only wooden ties belonging to a former

trolley line held up the street from collapse.

City crews recently hired an outside firm to make soundings along Washington and Hudson Streets to find the source of a large water leak. The water still is running, threaten-

ing the foundations of several buildings.

Water leaking under old trolley lines on Washington near 11th Street washed away nearly all the fill beneath the heavily-used street before being discovered in April. Again, only the wooden trolley ties held the street up.

Both Haack and Public

See HOBOKEN — Page 21.

Hoboken ups rehab minimum

By BRAD KELLY
Staff Writer

HOBOKEN—The City Council last night defeated an ordinance that would have done away with controversial substantial rehabilitation and approved a separate ordinance that increases the amount of money which must be invested in a building to free it from rent control.

Under the new ordinance, a property owner who wishes to qualify for substantial rehabilitation — the approval of which allows a building to become free of rent control for 13 months — must first 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 become free of rent control.

Previously, a property owner was only required to make repairs equal to the assessed value of a building to free the building from rent control. In Hoboken, property assessments are generally low so that it is not uncommon for a property owner to have to make only \$40,000 worth of renovations to free his building of rent control.

The ordinance also allows owners of one- to three-family homes a 50 percent vacancy rent decontrol increase. For example, if a tenant moves out of a one- to three-family home, the rent for the vacant apartment(s) can be raised by 50 percent.

The council approved the ordinance by a vote of 7-2, with Councilmen Patrick Pasculli and Thomas Vezzetti voting against the ordinance.

The ordinance to do away with substantial rehabilitation altogether was defeated by a vote of 6-3, with Vezzetti, Pasculli and Councilman Robert A. Ranieri voting for the ordinance.

Hoboken sitting on shaky ground

Continued from Page 1.

Works Director William Van Wie agree that all their crews can do is patch a broken system. But the huge projected cost for an overhaul of the systems leaves them little alternative.

The city's consulting engineer, James Caulfield, has already estimated the cost of replacing all the city's sewer lines at about \$200 million — far above the financial capabilities of the city.

Meanwhile, no estimates have been made on the amount of money needed to locate and repair or replace all leaky pipes in the city's water system.

Yet, even if the projects were done, the systems still might not be able to withstand the problems caused by Hoboken's soil composition.

This especially is true in the city's western sections, where the marshy nature of the soil forms a very poor bed for the pipes. Nowadays, the smallest rainfall or even high tide can cause floods and sewer backups throughout the area.

First Street with its wooden sewers running along the lowest portion of the city, also sits in its most marshy areas. The combination of age and moisture has caused the sewer line to deteriorate, thus leaving the street in a most precarious position.

"There are cracks and collapses in every system you can name; you can't escape that," Van Wie said. "Hoboken is an old city with an old sewer system."

Although records in City Hall list the sewer system as far back as 1847, the majority of sewer lines were laid at the turn of the century during the city's greatest period of growth.

Within a 20-year period, Hoboken saw itself burst from a small town of about 20,000 inhabitants to a city of close to 80,000 people, most of whom were drawn to jobs along the docks or on the Erie-Lackawanna Railroad.

With such growth in such a short period, much of the city had little planning. This included the city's water and sewer systems, which expanded haphazardly as the city developed.

The problem grew worse as for years the city government turned down requests and recommendations to replace portions of the systems. Surveys done in 1900, 1911, and even 1955 warned of an eventual collapse of the inadequate sewer system. The 1955 report recommended an almost total replacement of all sewer lines.

Meanwhile, a 1961 survey of

the city's water system urged a complete repair and replacement project. All these surveys were forgotten as the council refused to spend for potentially expensive projects recommended by the surveys.

As a result, virtually all of the city's sewer and water systems have been lying underground for close to 100 years. In the case of the wooden sewers in the city's southern section, the sewers go back to the Civil War era.

The age of the lines has produced a very serious situation regarding their operation. Sewer cracks occur now on an almost regular basis, while the city's water system, despite improvements, loses a large proportion of its water to leaks.

According to Haack, the danger of streets collapsing comes from the way that the sewer usually cracks. "It's never the bottom of the line that

we have problems with," Haack said. "It's the top portion, where the pipe is exposed to air, where the breakdown occurs."

Once a break occurs, fill rushes into the pipe, producing a cavity between the street surface and the pipe. Vibrations caused by traffic rumbling over the street then hammer the surface, increasing the risk of a collapse.

Although the city cannot afford major repairs, officials are placing their hope in developments planned along the city's waterfront area.

Councilmen Robert Ranieri and Thomas Vezzetti have both started efforts to use money from the developers to fund repairs.

"They realize that, if the system is not repaired, it will prevent them from building anything along the waterfront," Ranieri said. "It is to their own benefit to do so."

Cappiello: I will veto rent law amendments

By BRAD KELLY
Staff Writer

HOBOKEN—Mayor Steve Cappiello said yesterday he will veto amendments to the city's rent control ordinance, approved 7-3 by the City Council last week, because their intent is unclear. One of those amendments places stricter controls on the city's substantial-rehabilitation clause.

Cappiello said he is not opposed to the substantial-rehabilitation amendment, which increases the amount of money that must be invested in an apartment building to free it from rent control. He said a number of other amendments, however, are confusing and will cause more problems than they are supposed to solve. But since the amendments were approved under a specific ordinance, Cappiello must veto the entire ordinance.

"I have to veto the ordinance. The intent of it is just not clear," Cappiello said yesterday.

City Business Administrator Edwin Chius described the ordinance as an "administrative nightmare. There is a lot of confusion with it. It makes neither homeowners nor tenants happy. Only investing landlords will be happy with it," Chius said.

Mayor calls some of amendments confusing

The amendments under fire are:

A 50 percent vacancy decontrol for one-to-three-family homes. Under this amendment, if a tenant moves out of a home, the rent for the vacant apartment can be raised by 50 percent. Although supposedly intended to help the small homeowner who for years has kept rents below market value, Chius said he fears the amendment could be abused by landlords who vacate an apartment several times by having friends move in and then out within a short period of time.

The definition of "newly constructed dwelling." Under the rent control ordinance, the owner of a newly constructed dwelling is free of rent control for 13 months. Chius argued yesterday that if a four-family house is converted into eight units, the ordinance does not specify whether four or eight newly constructed dwellings are created.

Cappiello is expected to veto the ordinance today.

Hoboken school board clamps gag order on press talks

Some are calling it an administrative tool. Others say it's a gag order.

In any case, a memo sent to 13 business office employees of the Hoboken Board of Education has directed them "not to release any information (about the school system) directly to any of the media and/or press."

The memo, addressed to "all personnel" from board secretary Anthony Romano, continues that all press requests should be referred to Romano or business manager Walter Cramer and all releases come from them.

The directive, which was decided upon at a private session Tuesday, and not in a public meeting, may also be in violation of the state's Sunshine laws, experts say.

The laws require public knowledge of or input into actions by public agencies. Only certain matters, such as personnel problems, may be discussed by the agencies in private and then the nature of the discussion must be included in the next public meeting's minutes.

The seriousness of the directive depends on the intention of its authors, said Howard Moskowitz, a member of the state board of the American Civil Liberties Union.

On its face, he said, it is "perfectly OK" because it deals with press releases. But if it is meant to proscribe any contact with the press by anyone other than official spokesmen, "then it

raises serious constitutional problems."

Steve Block, a member of the board who was unaware of last Wednesday's directive until reporters asked about it, called it "absurd" and "counterproductive" and said it was "clearly designed to try to contain their (some members of the board) losses."

He said new board president John Pope has made it known he doesn't want negative press and he connected the directive with next year's mayoral election.

"This is not the CIA, for God's sake, where we've got the national security to worry about," he said.

He added that he will fight the order at the Wednesday's board meeting.

Pope, however, denied that the memo was meant to "gag" employees. Instead, he said, it was issued in an effort to ensure that correct information is given to the press by those who are responsible for it.

"The purpose is to provide one spokesperson for the district," he said.

He added that "from time to time" there have been problems with reporters calling employees who may not have the "benefit of the deliberations" of the board.

When inaccuracies appear in newspapers, he said, "it takes a long time to undo those things."

Pope at first said there was no specific story or inaccuracy he could point to. But, later said the continuing stories about the

June 1 food poisoning at Hoboken High School prompted the board to consolidate the release of information to the press.

Romano, who could not be reached for comment yesterday, reportedly told Block that the food poisoning stories prompted the order. Block said that he questioned Romano as to what inaccuracy was found, and that he received no answer.

Pope said he didn't know that action would be taken against anyone who ignored the order. He said the 13 employees voluntarily signed it and will hopefully comply. He stressed that it had only gone to the business office.

He added that the policy was not unusual and that many companies have a central public information office or one spokesman.

"Those people are responsible and being paid to answer the questions," said James Farina, a board member present at the discussion. "I don't think it was intended that way — to infringe on their (the employees') rights as American citizens."

He said perhaps the wording was stronger than the intent he had understood.

Private housing project in Hoboken starts this week

By Margaret Schmidt

The nation's first housing development to combine middle-income ownership and low-income rental is finally underway in Hoboken.

After three years of planning and difficulties, construction of the Caparra Homes Project should begin this week.

Local and federal officials gathered yesterday for the ceremonial groundbreaking, and estimates put project completion at nine months. Some homes should be ready for occupancy within six months.

The \$2.3 million development will consist of 20 two-family homes. Thirteen will be located from Grand to Adams streets between First and Newark streets. The other seven will be built on Jefferson Street between First and Second.

The attached homes will be owner-occupied with the tenants receiving federal subsidies toward their rent.

It's the first project to combine the two and utilize financing from Urban Development Action Grants, Section 8 and private sources, said Mirza Negron, a multi-family housing representative from the federal Housing and Urban Development agency.

"It's the single, most original, innovative project," she said.

The homes will be built on vacant land acquired by the city's Housing Authority in the late 1960s, said Joseph Cicale, a housing consultant. They will be in an area only peripherally touched by gentrification.

While there are some private homes in the area, there are also tenements — some of them are clean and decorated with plants, others are boarded up.

The project is "a sign of

human dignity for all of the new homeowners and particularly for this area of Hoboken," said the Rev. Joseph Madden of St. Joseph's Church.

He praised the project for addressing the needs of those who cannot afford Hoboken's new rents or mortgages and may have been displaced.

Each of the homeowners put a \$10,000 deposit on the homes and received UDAG loans for \$15,000 to complete the deposit. The loans will only be repaid if the owner sells, Cicale said.

They have received mortgages through the Washington Savings Bank at adjustable rates with the first year's rate at 11 1/2 percent, he said.

Before dealing with Washington Savings, the developers had trouble getting private financing, Cicale said, because bankers were skeptical of a non-profit organization for moderate-income homeowners who are mostly Hispanic.

The families, many of whom put their life savings into the development and have stayed with it for at least two years, earn approximately \$25,000 to \$35,000 a year, Cicale said.

Most live in Hoboken, and some live in other cities after being displaced by housing development they couldn't afford, he said. All but one of the homeowners hold jobs in the city.

Other problems arose last fall when the group asked the City Council for tax abatements. They withdrew the request after it met with heated opposition.

The development concept was initiated by United for Progress, a local Hispanic organization.

It takes its name from the Villa Caparra settlement in Puerto Rico that was established by Ponce de Leon.



Participants in yesterday's groundbreaking ceremonies for Caparra Homes in Hoboken, from left, Andrew Schauer, chairman of the Hoboken Housing Authority, Mayor Steve Cappiello, Abraham Lea, Housing Commissioner Edward Durey and Claude O. Miller of the U.S. Department of Housing and Urban Development, dig in to mark the beginning of construction. Officials estimate the project will be completed in nine months.

Hoboken school board rehires 15 more teachers

The Hoboken Board of Education has rehired 15 more of the 48 teachers and staff members laid off in April in anticipation of budget cuts.

Another 14 employees are still out, said John Pope, president of the board of education.

The board voted to rehire 10 tenured teachers, a home economics teacher, two custodians and two electricians at Wednesday's meeting. It had earlier brought back 19 teachers.

Of the 14 still laid off, three are maintenance workers and the rest teachers, Pope said.

The board had laid off more workers than needed thinking that the city council would substantially cut the part of its budget to be raised by taxes. However, the council passed it without changes.

The board gave its final approval to the budget Wednesday. In other business, the board

hired 21 teachers and 16 aides for its citywide summer recreation program.

The free program offers children athletic and cultural activities and runs Monday through Friday, 10 a.m. to 4 p.m. It begins Monday and ends Aug. 17.

Among the activities are music and art classes, basketball, tennis, baton twirling and swimming, Pope said.

"It's basically fun and games," he explained. There will be some field trips, and lunches are provided.

Also approved were a summer school project in reading for elementary school students and an employment orientation program for the high school special education students. The special ed students will be able to hone skills in different trades through the program, Pope said.

N.Y. gives OK to P.A. project in Hoboken

The New York State Assembly passed legislation last night allowing the Port Authority of New York and New Jersey to build huge waterfront development projects in Hoboken and Queens.

After extensive debate, the bill was passed 133-15 and sent to Gov. Mario Cuomo.

Assemblyman G. Oliver Koppell, who led the debate on the floor in support of the bill, feels that it "will give us great economic development opportunity and should bring construction jobs initially and then many other jobs after the site is developed."

On Monday, three Hudson County Democratic legislators introduced identical bills to

revive the Hoboken waterfront through Port Authority development — the multi-million dollar plan that would create 10,000 construction jobs and 4,500 permanent positions.

Sen. Christopher J. Jackman of West New York, and Assemblymen Robert A. Ranieri of Hoboken, and Nicholas J. LaRocca of Union City sponsored bills to conform the present LaRocca law to the New York version that was passed in the New York Assembly last night.

The legislatures in both states must enact identical acts in dealing with the Port Authority.

See N.Y. — Page 8.

N.Y. OKs Hoboken project

Continued from Page 1.

Gov. Thomas H. Kean signed legislation last year sponsored by then Senator LaRocca committing the Port Authority to the Hoboken waterfront rebirth along River Road. The New York Senate amended it.

The three Hudson lawmakers said their bills reconcile the differences in both states.

The Port Authority would spend \$100 to \$125 million in public improvements, infrastructure and other work in Hoboken, Jackman said. The massive project would feature

new housing, a marina, motel, restaurant, office tower, specialty shops and parking.

The proposed \$500 million Queens project, at Hunter's Point, would be expected to include hotels, stores and marinas, although a complete plan has not been developed.

The project is opposed by several New York City lawmakers who believe it would displace existing industrial activity.

Sen. John Marchi, (R-Staton Island), the Senate sponsor of the legislation, has also expressed concern the Hoboken project could attract business away from New York.

The Port Authority project also would require the approval of the New Jersey legislature and Gov. Kean.