

The pitcher gets ready to throw the ball in this Currier & Ives print depicting the first recorded baseball game, which was played June 19, 1846 at Elysian Fields, Hoboken.

Business group to recognize baseball's start in Hoboken

By Margaret Schmidt

Baseball umpires in top hats and tails? Players in pantaloons and cravats? A resort town? Surely, this isn't Hoboken. But it was — 138 years ago when the first recorded baseball game was played at Elysian Fields.

"We always knew the first baseball game was played in Hoboken," said Hoboken Business Administrator Edwin Chius.

It's just the rest of the world that thinks the "national pastime" must have originated in Cooperstown, New York City, Boston or Washington, D.C.

To help people remember the occasion and its equally momentous location, the Hoboken Industry and Business Association will install a plaque a block away from the original site.

An unveiling is planned by the local business group for noon July 12 at Washington and 11th streets.

The actual site of the game was Hudson and 11th streets, Chius said.

As if debunking one baseball myth isn't enough, Hoboken researchers who staged a recreation of the first baseball game for the Bicentennial celebration — and many historians — say the umpire for the first game was the inventor of baseball.

The Abner Doubleday story may be a myth, they say, which should be replaced by the Alexander Joy Cartwright Jr. story. The first recorded baseball game, played under rules similar to today's, took place June 19, 1846.

The New York Nines played the favored Knickerbockers ball club, and it only took the Nines four innings to trounce the Knickerbockers, 23 to 1.

Back then, the game ended when one team reached 21 "counts or aces," or runs.

Baseball historian Seymour Church names Cartwright and his friends as the originators of baseball's rules. They tried the game out in Manhattan and found it phenomenally successful.

The Knickerbockers, for

whom Cartwright was the star player, were formed in September 1845. They were more than a club. They were an association of gentlemen amateurs, and they eventually challenged the New York Nines.

They were the most famous club of their day. But urban crowding forced them to take the ferry from Manhattan across the Hudson River, to play in Hoboken, then a summer resort for the well-to-do.

The game against the Nines was not only the first recorded baseball game, it also had the distinction of having been the site of the first baseball fine. Cartwright, who volunteered to act as umpire, penalized one of the Nines 6 cents for "cussing."

The beating the Knickerbockers took is attributed to smugness. Apparently, they didn't bother to practice before taking the field.

Cartwright kept score at the game, and the original score book can be found in the New York Public Library.

Church recaptured the setting.

"A walk of about a mile and a half from the ferry up the Jersey shore of the Hudson River, along a road that skirted the river bank on one side and was hugged by trees and thickets on the other, brought one suddenly to an opening in the 'forest primeval.'"

"This open spot was a level, grass-covered plain, some 200 yards across and as deep — surrounded on three sides by the typical eastern undergrowth and woods, and on the east by the Hudson. It was a perfect greensward for almost the year round."

The first game, according to one observer, was "played under perfect skies as lady visitors sat under a canvas pavilion to protect their elaborate complexions from the sun."

The centennial of the game was celebrated June 19, 1984, when the New Jersey Commission on Hispanic Sites put up a bronze marker explaining the significance of the occasion. "It is generally conceded that until this time the game was not seriously regarded."

As three Hoboken firefighters prepare to retire this week, the department is bracing for more overtime.

The department started 1984 with 127 employees but will be down to 112 Aug. 1, said Fire Chief James Houn.

"I anticipate that there will

be appointments, but when, I don't know," he said. "I can only recommend; I can't appoint."

The city has been waiting for settlement of conflicting court cases regarding the hiring of minorities before appointing people to the department, said Edwin Chius, business ad-

ministrator. He expects to hire about 10 fire-fighters by the end of the year.

Until then, the city must pay an undetermined amount of overtime to keep the department fully staffed, Houn said.

Retiring Sunday are fire fighters Michael Fitzgibbons,

who has 32 years of service in the department, and Louis Com-forti and John Huelbig, who both have 28 years of service.

Capt. Anthony Mosca, a 25-year veteran, is scheduled to retire Aug. 1, Houn said.

Tenants seek data on new owners' plans

By Margaret Schmidt

It's been almost a month since tenants of 625 Washington St., Hoboken, learned their building was sold to a group that includes Municipal Court Judge Peter J. Giordano and lawyer Leonard Franco.

Having received no formal notice of what the new owners plan for the building, they fear they may be displaced as their neighbors and friends were.

"We came from Holland when I was 5," said 73-year-old Rita Erffmann, building superintendent. "We've lived and worked in Hoboken all our lives. I always loved this town. What the hell is happening to it lately?"

When asked what will happen to the nine-unit building he and three partners bought for \$330,000, Franco has said he plans some renovations.

"We have several plans," he said. "It depends on how the tenancy questions are resolved."

He said some of the bathrooms and kitchens can be modernized or need repair, but stressed that even those plans are tentative.

Although he was hesitant to describe possible renovations as minor or substantial, he said the tenants have "nothing to be afraid of. It is not our present intention to make that a condo building."

Rents in the building now average between \$300 and \$350 a month, Ms. Erffmann said.

"If any indication of the future is what the past shows, then there will be major renovations," predicted Patrick Pasculli, the ward's councilman.

The rents will go so high, he said, that the lower-middle income people living there will be unable to stay.

According to city law, when "substantial rehabilitation" is done, the property is taken off rent control for 13 months and the owner can raise the rents as high as he wants.

"They use that 'substantial rehabilitation' clause as a loophole in order to decontrol rents," Pasculli said. He and Councilman Thomas Vezzetti have unsuccessfully tried to pass an amendment to the rent control ordinance that would eliminate the "substantial rehabilitation" clause.

One issue the tenants haven't raised, but at least one tenants-rights activist said was important, is: Who are the new owners?

Franco has represented landlords in tenancy cases, said Juan Garcia, general organizer

of the Alliance of Tenants Organizations, and municipal judges hear some tenant complaints.

"To me, that's a conflict of interest," he said.

Judge Giordano insisted that his positions as municipal court judge and landlord wouldn't clash.

He stressed that he owns less than a half interest in the building and that he is uninvolved in its business aspects.

Both he and Franco said their main interest in buying the building was to move their law offices into first-floor space not needed by the telephone company.

Ironically, the offices they now rent at 70 Hudson St. are in a building undergoing major renovations and they must move.

Giordano said most tenancy cases go to county housing court in Jersey City. Franco said any cases handled locally would be

given to another judge if they involved property owned by Giordano.

Garcia questioned the practical effect of such a move.

"If you are a Hudson County tenancy judge and Judge Giordano comes in front of you, you're going to be more lenient toward the judge," he said, adding that, in his view, most courts are skewed against tenants.

Councilman E. Norman Wilson Jr. is pushing for a city ordinance that would require officials and their spouses to file financial disclosure statements annually. He has said one "key concern" is property owned by the officials and interests they may have in development projects.

He said he fears that unless the officials' sources of income are known, they may be making decisions that would financially benefit themselves regardless of their effect on the city.

Hoboken PBA head blasts failure to hire new cops

The president of the Hoboken Policemen's Benevolent Association yesterday blasted the city for failure to hire eight police officers this month.

"The money is there," said Thomas Meehan. "There's no reason why they can't get them on the job."

The city had set aside six months funding in the 1984 budget for new police. However, public safety director James Giordano said Tuesday that the officers couldn't be hired until the end of the summer because police academies were closed.

He further said FBI checks of the people on the police waiting list are incomplete and psychological testing, which

takes two to four weeks, has to be done.

"The statement that the director made is probably the most asinine statement I've ever heard in my seven years as president of the PBA," Meehan said. "There's not a police officer on the force — there's never been a police officer on the force — that hasn't done his uniform without experience."

He said some officers wait more than a year before going to the police academy at Sea Girt because there are no openings at times.

"That is no excuse," he added.

Giordano said yesterday that the officers may be hired

sometime in August.

Aside from the checks and tests, he said, the city will have to give the people two weeks notice so they can leave their current jobs.

He reiterated his fear of hiring officers before they can attend school.

"You just don't train a man with a gun and tell him to go out on the street and deal with people."

Meehan said the usual procedure is that a rookie goes through a week of in-service training and then works with another officer.

Meehan also criticized the fact that FBI checks are incomplete saying the list which expires in August has been available three years.

Break dancing classes this summer in Hoboken

Bee-bop, hip-hop and all that break dancing comes to Hoboken this summer as part of the recreation department's Summer Teen Program.

Dance instructor Patricia Masters of Weehawken and local "breakers" will teach break dancing on Wednesdays during the two-month program.

The program, at Hoboken High School, begins Monday. It is open Monday through Thursday, 6 to 10 p.m., and ends Aug.

25, said Maurice Fitzgibbons, coordinator.

Ms. Masters will incorporate break dancing with jazz, Fitzgibbons said.

Other activities include swimming, basketball, volleyball, aerobics and weightlifting.

Hoboken residents, ages 14 to 19, may register for the program Monday and Tuesday, 9 a.m. to 4 p.m., at the high school.

Hoboken tallies overtime

As Hoboken begins tallying the cost of last week's sanitation strike, the department of public works has already put in for 764 hours of overtime.

DPW employees were taken off regular duty and worked into the night to keep the city's garbage collection on the regular schedule.

The overtime translates into about \$10,000 to \$12,000, said Edwin Chius, business administrator.

The city has yet to calculate the cost of shipping garbage from a temporary site to the county baler, he added, and to determine what it saved while its contractor, LaFerra, was out.

Condo boom seen in Hoboken

By BRAD KELLY
Staff Writer

HOBOKEN—Warehouses, garages and machine shops that make up the city's industrial section may soon be replaced by luxury apartments and condominiums, according to real estate experts who have arranged recent property sales to some of the city's biggest speculators.

Hudson County realtor Robert DeRuggiero said his Union City firm has handled the sale of seven abandoned industrial properties to residential developers within the last year — a total of 190,000 square feet for a total sales price of \$2.7 million. Those sales were:

- Fourteen lots at 7th and Jefferson streets, the site of an old pencil factory, sold for \$350,000 to Dominick Binetti.

- An abandoned paper company at 6th and Jefferson streets, a total of 23,000 square feet, sold for \$465,000 to Binetti.

- Industrial lofts and buildings at 816-820 Jefferson St., a total of 23,000 square feet, sold for \$350,000 to Patrick Caulfield.

- An abandoned sewing factory at 532 Jefferson St. and a vacant garage at 502-504 Jefferson St., a total of 23,500 square feet, sold for \$375,000 to Patricia Tuohy.

- An abandoned trucking warehouse at 1100 Jefferson St., a total of 38,000 square feet, sold for \$650,000 to Dominick Incantolupo.

- Industrial property at 3rd and Adams streets, a total of 48,000 square feet, sold for \$400,000 to Alan Richards.

The majority of those properties are in an area of the city that for

the past 40 years has undergone a slow transformation from industrial to residential use. In fact, the zoning designation for most of Jefferson Street was changed from industrial to residential about 10 years ago.

But the piece of property purchased last week by Incantolupo falls within one of the last remaining industrial zones. Another old warehouse, at the corner of 12th and Grand streets, which is being sold for \$550,000, is also located in that zone.

"Businesses are falling by the wayside. Industrial properties will ultimately be turned into commercial and residential space," DeRuggiero said.

Residential development in an industrial zone requires a variance from the city's Planning Board. According to city Business Administrator Edwin Chius, the new owner of 1100 Jefferson St. may not get a variance if he decides to go condo because that section of the city may not be conducive to residential development.

But according to DeRuggiero, "Why would it (the board) prohibit vacant land from being turned into more habitable?" He said the first condominium built in the city's industrial section will establish a new demand for residential use.

"The logical use will be conversion to residential. When space opens up, you are not going to get another company moving in. Industries will no longer pay the higher sales prices. They will look elsewhere... Newark and Paterson, where space is still cheaper," he said.

DeRuggiero said the demand for vacant industrial properties is



Photo by Paul Simkin

THIS WAREHOUSE and loading dock in Hoboken are on one of the industrial properties bought in that city

growing because the cost of converting them to condominiums is cheaper than converting apartment buildings.

"Most are already gutted. So all you have to do is lay out the rooms, redo some windows, put in the electricity and plumbing, sheet rock the place up. The big cost — what to do with tenants — is already taken care of. Relocation is a costly and passionate experience," he said.

Tuohy said conversion of vacant buildings is not necessarily cheaper. "But part of doing it is because you don't have to get into the displacement issue."

The city's renaissance, coupled with rent control laws that make condo conversions and substantial rehabilitations a profitable venture for property owners, has resulted in the displacement of many long-time residents who cannot afford the new \$700 to \$1,000-per-month rents being charged in Hoboken.

City officials encourage the conversion of vacant industrial properties because it will likely add to the city's tax base and not displace tenants.

But with the residential real estate market closing in on Hoboken's diminishing industrial base, the

by real estate investors expected to use the land for condominiums and luxury apartments.

city's Community Development Agency (CDA) is trying to keep the bigger companies from moving out.

The agency applied for a \$800,000 grant from the U.S. Department of Housing and Urban Development last year, which would be used for sidewalk, street and sewer renovations in the western part of the city. The grant has not yet been approved.

In the past 10 years, more than 100 industrial firms have moved out of Hoboken. The renovations are not intended to attract new industries but are planned to keep existing ones in the area and to stimulate

expansion, according to CDA officials.

Ironically, one of the properties that would benefit from the renovations is 1100 Jefferson St., which may be turned into a residential development.

Tom Ahern, director of the department of economic development for the CDA, said that while condos will bring more property taxes into the city, "They will not provide jobs and will require more city services than a warehouse."

According to Ahern, of the approximately 17,000 people who work in Hoboken, almost half are Hoboken residents.

Hoboken will get report on parks

By Margaret Schmidt

The Hoboken Community Development Agency expects to receive a preliminary report today on the types of improvements it should undertake in two parks.

Clarke and Caton, a Trenton architectural firm, is scheduled to give the report after studying Church Square and Elysian parks and attending public meetings, said Pierre Maneri, project coordinator for the CDA.

Then "we have to balance all the ideas with the budget we have," he said. "We'll have to whittle it down to the most essential improvements."

Maneri had originally anticipated work such as new pathways, additional benches, fence repairs and new rubber padding around the play areas. Last week's public meetings, however, brought out "a lot of problems we were unaware of."

Among the concerns voiced at the two meetings — attended by approximately 20 residents from each park area — were the need for "tot lots," the use of the baseball field at Elysian Park and the restoration of the

Church Square Park gazebo. Mothers of Young children requested controlled areas at both parks, Maneri said, to prevent tots from running out.

Residents were divided about the baseball field, he said. "Half don't want it and half do." Some residents complained that players become noisy and that the activity hinders the growth of grass, making the area dusty.

The gazebo, built in the 1930s by the Works Progress Administration, needs to be made "a little more attractive," Maneri said. The structure has been painted and is filled with graffiti, he added.

Among the improvements suggested for it were restoring it to natural brick and adding decorative railings.

The Clarke and Caton report will identify the problems to be addressed, Maneri said. The CDA will discuss how the improvements fit into its budget next week, he added, and will then request bids.

He said some of the general improvements that the public did not request, such as new pathways, will probably be done.

Cappiello pushes for stricter rent control approach

By Margaret Schmidt

Hoboken administrators, lawyers and members of the rent control board may meet Tuesday to begin drafting a new rent control ordinance.

"We want to get the mayor's ideas in writing," Edwin Chius, business administrator, said.

Last week Mayor Steve Cappiello vetoed an amended ordinance passed June 20 by the city council, saying it did not "meet the needs of community."

The veto indicated the mayor would like a strict ordinance that limits vacancy decontrol and substantial rehabilitation rent increases.

Although the council members could override the veto with six votes at their July 25 meeting, the mayor wants to have an ordinance ready for their consideration.

The new ordinance would be structured to limit vacancy decontrol rent increases to those units that have very low rents, Chius said. It would not be extended to landlords whose apartments bring in high rents.

It would also curtail substantial rehabilitation increases so that only substandard buildings fall into the category, he said.

Many people have blamed the current clause for spiraling rents in Hoboken, saying that owners put thousands of dollars of unnecessary changes in a building in order to get the 13-month decontrol allowed.

The meeting tentatively set for Tuesday would be the first step in a process involving comment from various rent control experts.

"I want input from all sectors," Cappiello said. "I'm not going to rush it."

The council members seem to be missing from the process, Chius said that only people "won really understand" rent control issues will be involved.

"After we get the Mayor's recommendations," Chius said, "we're going to try to shoot them down."

When rent control ordinances are passed, he continued, "the first thing people do is look for ways to abuse it."

Representatives of landlords and tenants will be asked to comment on the ordinance to look for possible loopholes or ways it can be abused. The city will also take cases of past abuses and see if they could get through under the new ordinance, Chius said.

Among the people Chius named to examine the ordinance are tenants' rights activists Sister Norberta, O.S.F., and Sheldon Frank.

Sister Norberta, a member of For la Gente/For the People tenants organization, said she would probably serve on such a committee if she was sure "it was not just a ploy to keep people busy."

She noted that her group has submitted many recommendations to the city but has seen few results.

Frank, who is not connected with a particular group, said he would be willing to attend an initial meeting to determine what the mayor wants in the rent control ordinance.

"I don't think they're trying to exploit me to legitimize this thing," he said, adding that if the ordinance had provisions to which he objected, he would discontinue his service.

He also noted that "the time frame has to be clear. This has to be done quickly."

Hoboken couple resisting offers from developers

By BRAD KELLY
Staff Writer

HOBOKEN—It's an oasis in the city's industrial desert.

Surrounded on all sides by factories and warehouses, the bright red, three-story aluminum-sided house on Adams Street has withstood the industrial encroachment of the 1940s, and its owners are ready to challenge the condominium craze of the 1980s.

Lorraine Lodham, who lives there with her husband, Warren, her parents and her sister, looks through the maple trees that shade the front of the house. The side of an industrial building blocks what used to be a view of the Palisades.

"We've had plenty of offers for this house. But we're not interested in selling," she said.

"My husband's grandfather's father built this house over 100 years ago. There used to be a pond out there," she added, pointing to the maze of warehouses and garages. An abandoned trucking warehouse behind her home is up for sale. Realtors expect the ware-

'They just want to tear it down and build condos.'

house to be turned into luxury apartments or condominiums.

"Yeah, we've heard about it. Some people have come around asking about our property," she said. "They just want to tear it down and build condos. NO, no, no... this is our home. No way!"

Trucks rumble by the house many times during the day. "It's normal. We're used to that. And on Sundays it's beautiful. Where else would we go? We have privacy here," Mrs. Lodham said.

Lodham's parents, Viola and

Frank Bilven, left the residential area of Hoboken years ago to join their daughter in one of the few

houses in the industrial section. The house was built before the city had zoning.

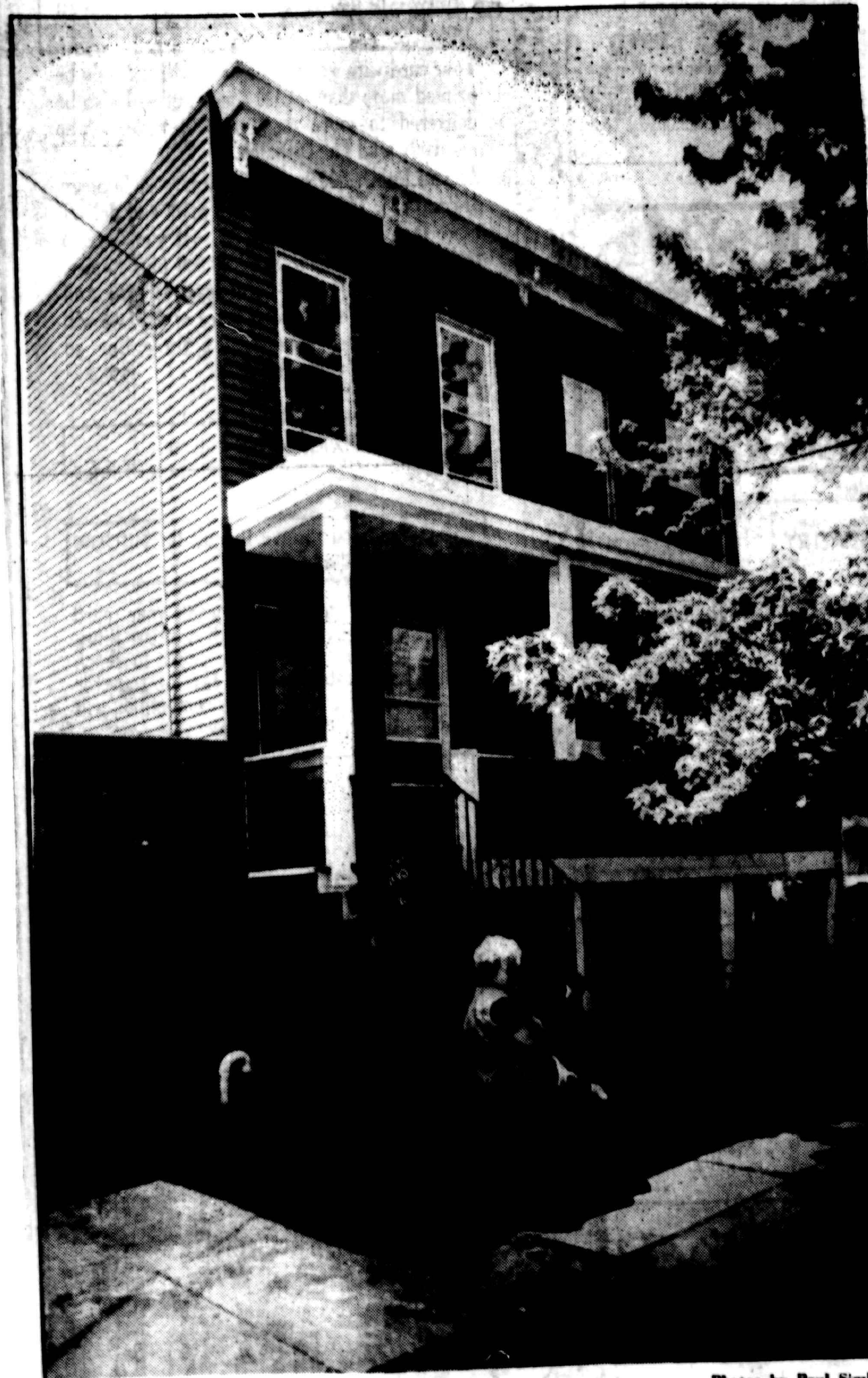
"I'm alone here with my family and I like it," Viola said. Clothes hang on a rope tied between two maple trees. Viola sells the clothes to passing truckers.

A truck roars past the small, but house. Frank waves to the driver. "Is that Denny, Ma?" he yells to his wife.

"No, it's Harry," she yells back.

Frank sits back in his chair and takes another sip of his beer. "See those peach trees over there?" he says, pointing to the trees growing in the back yard. "Ever seen peaches growing in Hoboken?"

"No, we're not interested in selling," he says.



Photos by Paul Simkin

VIOLA BILVEN, left, sits in front of the house on Adams Street in Hoboken in which she, her husband, two daughters and a son-in-law live surrounded by factories



and warehouses. In the middle, Lorraine Lodham talks about the family home, while on the right, her father, Frank Bilven, discusses the neighborhood.

Hoboken to get state money

By BRAD KELLY
Staff Writer

HOBOKEN—After a two-year battle with Gov. Thomas H. Kean, the city will get approximately \$560,000 in lieu of tax payments from railroad properties owned by New Jersey Transit and another \$500,000 in urban aid.

The state stopped making the payments in 1982 and, according to city Business Administrator Edwin Chius, this has cost taxpayers about \$1 million over the past two years.

The tax payments, one of several state budget resolutions introduced last month by Assemblyman Robert

A. Ranieri, D-33rd, were approved by both houses of the New Jersey Legislature and signed by Kean on Friday.

The \$500,000 in urban aid will come from another resolution sponsored by Ranieri. The state has not provided Hudson County with urban aid revenues for the past three years.

Chius said he intends to fight against the money being used for spending purposes. "The taxpayer has suffered for two years... it belongs to the taxpayer," he said.

It is not certain whether the money can still be used to decrease the

amount of money to be raised through taxation for the 1984 budget. The \$22.9 million budget was approved by the City Council more than a month ago.

The city's tax rate for 1984 is expected to be almost \$10 per \$1,000 of assessed value less than last year's rate, which was \$183.29 per \$1,000 — the highest rate in Hudson County.

Chius said he plans to talk with Mayor Steve Cappiello this week to see if the railroad property tax money can be used to bring that tax rate down even further.

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Chius said a resident whose house is currently assessed at \$20,000 would pay another \$100 less in taxes this year if the railroad taxes can be included in the 1984 budget. If the urban aid can also be included in the budget, that same homeowner would pay another \$100 less in property taxes this year.

Chius said he was not sure if the railroad tax money owed the city for 1983 would be given to the city next year.

Hoboken A&P closing seen

The A&P supermarket in Hoboken is expected to close before the end of the year.

The supermarket at 1300-1314 Willow Ave. is near the Fox Hill senior citizens project.

The A&P's lease will be up shortly, said Councilman Thomas Vezzetti, who said he spoke with A & P officials.

"It's already committed to

something else," he said. "They (the supermarket) would like to stay in Hoboken."

A&P officials did not return telephone calls yesterday.

A spokesman for the property owners said "we don't know," when asked what will replace the supermarket.

The owners are listed as Sue-An Realty Company Inc. of

West New York, according to tax records. A spokesman for the company, which is not listed in the telephone directory, was reached at Stadium Home Appliance Inc. and declined to identify himself.

The two businesses have the same address, and the spokesman said he was connected with Sue-An Realty.

Cops claim thefts over

Hoboken police feel they have solved a series of "roof burglaries" and don't need to meet with residents of the city's northern end.

Councilman Thomas Vezzetti had suggested the meeting Friday but Public Safety Director James Giordano said police officers were too busy to participate.

Five daytime burglaries in which the robber dropped into a

house through a skylight occurred in the area of the Bloomfield and Garden streets near 12th and 13th streets in the last two weeks, Giordano said.

Police arrested a 17-year-old Jersey City youth last Monday and said he confessed to three of the burglaries. They closed the other two cases at the same time, Giordano said.

Two of the victims were police officers, Giordano said.

Boat restaurant may need a new berth in Hoboken

The Hoboken planning board has once again delayed granting final approval to a boat-restaurant it fears may conflict with the Port Authority waterfront development.

At Thursday's meeting, the board extended the S.S. Victoria's temporary certificate of occupancy until Sept. 30 citing problems with an electrical box. It has been giving the three-month certificate for about a year.

The S.S. Victoria, docked on New Jersey Transit property at the foot of Newark Street, also has to make various "minor" adjustments to comply with the Community Development Agency's adjacent Ferry Plaza Park before a final certificate can be

granted, said Helen Macri, a member of the planning board and city council president.

The city has been researching the boat-restaurant's 10-year lease to see if the boat could be moved, Ms. Macri said.

The lease gives NJT permission to move the boat to another location with 120 days notice, she said, adding that "New Jersey Transit is looking to work with the Port Authority and the City of Hoboken. They have a large piece of property."

By Sept. 30 the Port Authority master plan, being developed by the New York firm of Cooper Eckstut, should be completed, said Frederick Boyd,

a Port Authority spokesman.

"It may very well be that the development plan for that area may not be compatible with the boat's continued occupancy of the site," he said. If that were found, "we would hope that New Jersey Transit would be willing to take longer-range development plans into account."

He declined to mention specific projects that the boat-restaurant would interfere with.

The \$500 million waterfront development was recently approved by both the New York and New Jersey legislatures.

"We're there and we have a lease," said George Costa, owner of the S.S. Victoria. "We're there, period."

He said he didn't feel the

city was purposely delaying final approval. "After we've been operating for over a year?" he asked.

City sources, however, have said that while the administration hasn't done anything to hinder the S.S. Victoria, they are not helping it. They don't want to put it out of business, but would prefer if it moved to different spot.

Another controversial point has been that the boat-restaurant pays no city taxes. It pays rent to New Jersey Transit — a state agency — and no payments in lieu of taxes.

Local restaurant-owners have complained that the situation creates unfair competition.



Photo by Bruce Johnson

HOBOKEN BUSINESS ADMINISTRATOR Edwin Chius, right, helps pick up trash along Washington Street yesterday.

Hoboken's Chius hoists barrels

City official tackles trash

By BRAD KELLY
Staff Writer

HOBOKEN—Decked out in baggy jeans, a River City Fair T-shirt and white sneakers, city Business Administrator Edwin Chius was a bit overdressed for his new job — garbage collector.

The city's financial keeper was out on the streets yesterday keeping garbage from piling up outside city businesses and homes. A strike by more than 1,200 sanitation workers has halted garbage collection in Hoboken, leaving the task to 15

Department of Public Works employees and three city garbage trucks.

"We don't have enough people to work. We've lost the young help with layoffs and CETA," he said referring to layoffs of city employees last year and the phase-out of the federal Comprehensive Employment and Training Act.

In fact, the 32-year-old business administrator appeared to be in better shape than several of the public works employees who tackled the garbage on Washington Street with him yesterday.

Chius began picking up garbage early yesterday morning and was still at it late yesterday afternoon. At about noon, he could be seen hoisting garbage cans over his head one minute and scooping up loose papers and cartons the next.

"It's not bad. I like this job. It gets me out of the office so I don't have to be bothered by people," he

said in a high-pitched laugh.

Two hours later, Chius was still on Washington Street with the six-member garbage crew. By this time however, his opinion of the work had changed.

"You can keep this job," he muttered, wiping the sweat from his forehead with the back of his arm. "It's good exercise, but this heat is no good," he said referring to yesterday's warm weather.

City employees were expected to have all the garbage east of Willow Avenue picked up by 9 p.m. yesterday. Garbage collection west of and including Willow Avenue was expected to begin this morning.

Chius said residents and businesses east of Willow Avenue should put out the garbage Sunday, Tuesday and Thursday. Residents who live on or west of Willow Avenue should put out their garbage Monday, Wednesday and Friday.

Shipyard workers worried

By MARITES CHICHICO
Staff Writer

HOBOKEN—The whistle stopping work blew at 4 p.m. yesterday, with many Hoboken Shipyards Inc. workers fearful they would not soon be hearing another.

Despite assurances from management that most of those laid off would be called back if needed, workers were uncertain and bitter about the prospect of being out of work again.

The announcement came yesterday afternoon that the South Carolina-based Braswell Shipyards Inc., the parent company of

Hoboken Shipyards Inc., was phasing out operations here and consolidating them in Bayonne.

According to William Gallagher, manager of the Hoboken shipyard, the company will retain as many people as it needs. He said that a majority of those currently employed — about 120 — will be transferred to Bayonne.

But workers yesterday did not seem optimistic.

Julio Mateo, a welder from Manhattan who was laid off yesterday, said, "I don't know. I just don't know. I guess I'll have to look for another job."

PA eyes Hoboken building

By BRAD KELLY
Staff Writer

HOBOKEN—A three-story building owned by the federal government and located next to city piers A, B and C, may become part of the Port Authority of New York and New Jersey's proposed \$500 million waterfront development.

According to informed sources, the planners for the Port Authority's waterfront development have recommended that the building be purchased from the federal government by the city and used as part of the development. The building is occupied by the U.S. Department of Agriculture and sits yards away from the piers that are slated for development.

Port Authority spokesman Tom Young said yesterday that the building was discussed during a closed meeting of the City Council and Port Authority officials earlier this week. "We might be interested in the thing being part of the site," Young said yesterday.

The piers were purchased from the federal government earlier this year for \$1.5 million. Although the building is located next to the piers, it was not included in the sale because it is still being used by the USDA for plant and health inspections of maritime commerce.

In a preliminary master plan of the \$500 million mixed-use development, the planners, Cooper Eckstut of New York, have recommended the sale of the building to the city.

The Port Authority's waterfront proposal calls for development on Piers A, B and C, as well as property owned by Stevens Institute of Technology and New Jersey Transit.

Although Port Authority and federal General Services Administration officials have discussed the building, there has been no indication it will be sold and no price for its purchase has been given, according to sources.

DeGennaro, a holdover from Bethlehem Steel, said, "I lost my benefits from Bethlehem and I lost my benefits from here. All I know is that I want to work."

According to Gallagher, if business picks up at the Bayonne shipyard, more jobs will be available. "They've been laid off, not terminated," Gallagher said, adding that there is no way to predict how much business will come the company's way in the coming year.

Peter Bellizzi, president of Local 15 of the Industrial Union of Marine and Shipbuilding Workers of America, said that of the 400 workers now laid off, those with the most seniority would be called back first, if call-backs do occur.

But hopes for the revitalization of the city's shipyard were dimmed yesterday. "There is just not enough commercial work around," Bellizzi said.

Cave-in closes Hoboken street

By CHARLES JAY DOANE
Staff Writer

HOBOKEN—City Department of Public Works employees were at work yesterday repairing a 10-by-5-foot section of street that caved in at Second and River streets.

Second Street between Hudson and River streets was closed off yesterday while the repairs were under way.

Foreman James Burke, who was conducting the work with heavy equipment operator Maszy Morales and mechanic Charles Siodat, said the cave-in, which occurred about 4 p.m. Tuesday, was apparently the result of "a wash-out" under the street resulting from stoppage in a sewer line.

The stoppage was in a portion of 5-inch plastic pipe connecting two sections of the 12-inch sewer line, he said.

"It seems to be part of a makeshift repair job done I don't know how long ago," Burke said of the 5-

Sewer pipe suspected in 2nd St. collapse

Roy Haack, city superintendent of water and sewage, said the piece of pipe will be replaced with one of the proper size, and he said he hoped repairs would be completed by the end of the day.

Burke said that while street cave-ins are uncommon in that area of the city, "we have had two cave-ins along this one stretch of sewer line recently." He indicated one spot a half block farther up Second Street, which he said caved in six months ago, and another near Hudson Street which caved in last year.

Hoboken yard ships out



Photo by Bill Bayser

The main gate at Hoboken Shipyards.

"The work is just not there," Kinard said yesterday.

Since securing the \$14 million Kalamazoo overhaul last summer, Braswell Shipyards has lost out on two major Navy repair contracts —

an \$11 million overhaul of the U.S.S. Page and a \$10 million overhaul of the U.S.S. Connel.

Kinard said Braswell is currently

See SHIPYARD, Back Page

Continued from Page 1 in the running for a major repair contract on the U.S.S. Sims. According to Kinard, the awarding of the bid has been delayed in bureaucratic red tape. "It will eventually be awarded, but meanwhile, we're in limbo," she said.

According to Anthony DeNicola, director of the department of Revenue and Finance, the shipyard paid \$916,550 in property taxes last year, making it the city's second-largest taxpayer next to Maxwell House Coffee.

City Business Administrator Edwin Chius said yesterday the move is not expected to deal a financial blow to the city. "Unlike 15 years ago, when people wanted

to move out of the city, we have people who will be interested in buying the property," he said.

Braswell officials would not say whether the Hoboken facility will be sold.

Chius said the size of the property, which stretches along Hudson Street between 12th and 16th streets, offers the potential for a number of different kinds of developments.

"I don't think they can sell to another shipyard," Chius said, referring to Braswell. Braswell bought the facility from Bethlehem Steel Corp. last year for approximately \$5 million, Chius said.

Shipyard Manager William Gallagher said Braswell is scheduled to begin moving equipment to the Bayonne facility next week.

Hoboken has 4 applications for housing variances

The Hoboken Zoning Board of Adjustment will meet Thursday, 7:30 p.m., at City Hall to review variance applications for 'our projects.

J.F. Caulfield Associates is scheduled to ask for a variance to build a one-story addition to 738 Washington St., while Eddy Troncoso applies for a variance to construct a four-story struc-

ture at 80-82 Willow Ave. Troncoso also needs variances for rear yard, parking and lot coverage requirements.

Also, Drs. Yusuf Ziya and Emine Efe wish to convert the basement and first floor of 902-904 Washington St. to doctors' offices, and Elizabeth Magella, 1103 Garden St., wants to put a greenhouse in the rear yard.



Photo by Bruce Johnson

HOBOKEN Department of Public Works employees repair a section of road that collapsed at Second and River streets.

It's the end of an era in Hoboken, but a new beginning in Bayonne

By Barbara Demick

Hoboken Shipyards Inc., the last vestige of the waterfront city's once formidable shipbuilding industry, announced yesterday it is leaving town.

The Hoboken operations will gradually be phased out and consolidated with another facility owned by the same firm at the U.S. Military Ocean Terminal in Bayonne, the firm said.

Elliott S. Braswell, chief executive officer of Hoboken Shipyards Inc., said in a prepared statement the move is due to "the current poor business climate in the ship repair industry and the need to take prudent austerity measures." He said the Bayonne facility will be upgraded to accommodate the consolidation.

The announcement coincides with the departure of the U.S.S. Kalamazoo, a Navy oil tanker, Monday morning after a



Photo by Steve Golob

Employees leave Hoboken Shipyards Inc. on their last day of work.

End of an era in Hoboken

Continued from Page 1 nine-month \$14.25 million facelift in Hoboken.

Two weeks ago, the Hoboken operation learned it had lost out to a Maine firm on a \$11 million contract to overhaul another Navy vessel.

The Hoboken Shipyards Inc. opened in January of last year after Braswell, who operates a similar facility in South Carolina, purchased 46 acres of waterfront property that had been owned by the beleaguered Bethlehem Steel operation.

The firm employed between 500 and 600 people at its peak.

But as the work on the U.S.S. Kalamazoo drew to a close, the yards began laying off staff to the present level of 150, according to Patricia M. Kinard, assistant to Braswell.

Ms. Kinard said there was no formalized schedule for the phasing out of the Hoboken operation and no decision as to whether the firm will sell its Hoboken property.

The company has promised to make all efforts to transfer the remaining Hoboken staff to the Bayonne facility.

U.S. Rep. Frank J. Guarini of Jersey City said yesterday

that he and other members of the New Jersey congressional delegation are working to get the shipyard a contract to overhaul the Navy frigate, the U.S.S. Sims.

If that contract is awarded to the shipyard, it would provide jobs for some of the laid off workers from the Hoboken facility in Bayonne, according to Guarini.

Guarini speculated that the soon-to-be-defunct shipyard site might become part of the waterfront renovation still in the planning stages for Hoboken. "We'll have the release of 46

acres of downtown Hoboken for spectacular development which could, in the long run, mean more jobs for the people of the city," he said.

He said the site was the most important U.S. shipyard during World War II, when it employed 16,000 workers. Since then, Guarini said, the shipbuilding and repair industry has been most unstable.

"It's feast or famine. These people don't know when they are going to be working or laid off," Guarini said. "The area needs more stability."

Hoboken taxpayers may get an additional \$8 cut

Hoboken taxpayers, promised a \$9 break this year, may get an \$8 bonus because of legislation reinstating state payments in lieu of taxes on railroad properties.

Property taxes could drop from \$183 per \$1,000 of assessed valuation to \$166 if the city requests and the state allows insertion of railroad funds in the 1984 budget, said Edwin Chius, business administrator.

Hoboken has the highest tax rate in the state.

Chius is checking with the state director of local government services to determine if the insertion is permissible.

Director Barry Skokowski of the Division of Local Government could not be reached yesterday.

Gov. Thomas H. Kean recently signed legislation, sponsored by Assemblyman Robert A. Ranieri, Hoboken councilman, to provide the city with \$562,425 in lieu of taxes on Class II railroad properties.

The money is due Dec. 10 and will "hopefully" be incorporated in the state budget every year, Ranieri has said.

The payments on the 26.5 acres of Department of Transportation property began in 1966 when Conrail started paying the state in lieu of tax money which the state gave to the municipalities. They stopped in 1982 when the Supreme Court decided it was unconstitutional for Conrail, a federal agency, to make the payments.

Ranieri has said he thought the decision was too late to affect the 1984 tax rate since the budget has already been adopted, but Chius said state law would permit the director of local government services to intervene.

While Chius said he is supporting the move, he noted that other city administrators may prefer to wait until next year to insert the money into the budget, thus doubling the tax break for one year.

"That's playing games with the taxpayers," he said.

Taxpayers made up the budget deficit with higher taxes

when the railroad payments stopped, he said, so they should get a break as soon as the money is available.

With the possible \$17 drop in the tax rate, many rents may also decrease, Chius said.

If landlords have increased rents because of tax hikes, they should decrease them proportionately with the drop, he said.

Info and entertainment by HAND on Thursday

Hoboken Action for Nuclear Disarmament will hold an evening of informational entertainment Thursday, 7:30 p.m., at Maxwell's, Washington and 11th streets.

"Testament," for which Jane Alexander was nominated for an Academy Award, will be shown after opening remarks. The film explores the dangers of nuclear war.

Following the movie, Raoul Rosenberg, coordinator of The Downstate Nuclear Weapons Freeze Campaign, will do ventriloquism with his sidekick, Julius.

Julius is noted for fielding questions from the audience.

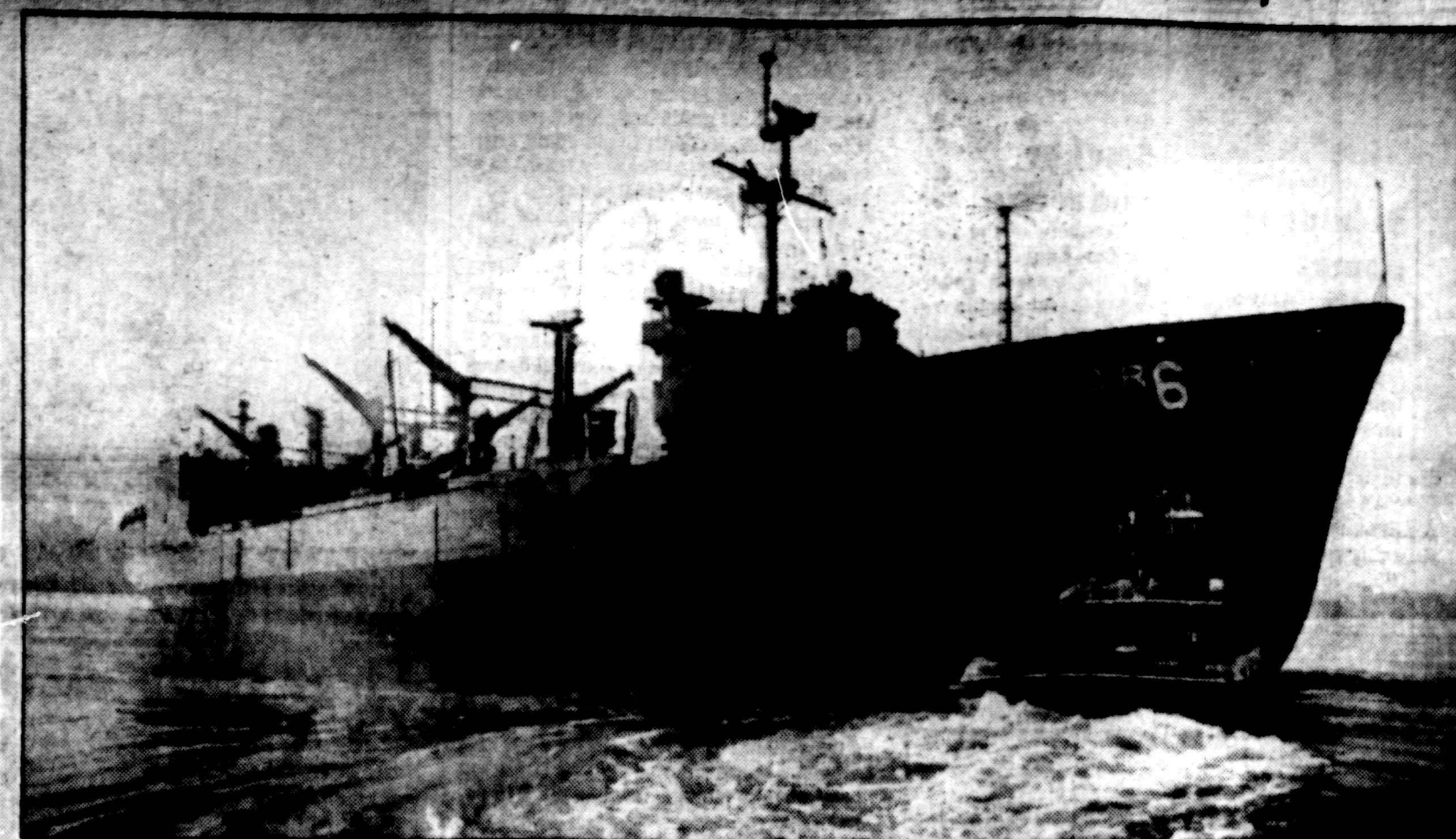
The evening will close with a performance by The Objects, a

Hoboken band which has performed in Manhattan nightclubs.

HAND, which describes itself as "a group of concerned Hoboken residents and merchants who believe that there is no ethical or rational basis for the nuclear arms race," will have petitions and voter registration materials available.

With several other Hoboken groups, HAND is circulating a petition to put a "Nuclear-Free Hoboken" referendum on November's ballot. It estimates that more than 2,000 registered Hoboken voters have signed.

Last ship out of Hoboken



The USS Kalamazoo is steered out of the Hoboken Shipyards toward New York Harbor at 7 a.m. yesterday.

By BRAD KELLY Staff Writer

HOBOKEN—The city's great shipping area said goodbye to the USS Kalamazoo early yesterday morning, leaving a wake of water-front memories behind it.

The 40,000-ton U.S.S. Kalamazoo, expected to be the

last vessel docked in the local shipyard or anywhere else on the waterfront here, set sail for Norfolk, Va., at 7 a.m. yesterday after a nine-month overhaul in the facility located at the foot of 14th Street.

Elliot S. Braswell, chief executive officer of the shipyard, revealed last week that the

Hoboken facilities will be moved to the Military Ocean Terminal in Bayonne. Since the facilities were purchased from the Bethlehem Steel Corp. more than a year ago, Hoboken Shipyards has been underbid on seven major contracts totaling \$94 million. The Kalamazoo was the only major ship to be serviced

at the shipyard.

"It's unfortunate. We were in the running (for the contracts), but as it turns out, they were not awarded to us," Braswell said yesterday. According to Braswell, major Navy vessel overhauls are vital to the Hoboken facility and the only such contract currently up for bid has been delayed.

Although Braswell said plans for the shipyard are still in the air, many city officials doubt it will be sold to another shipyard. The 45-acre waterfront property is expected to become one of the most valuable pieces of property ripe for commercial and residential development. The property is currently assessed at \$4 million, according to Hoboken Tax Assessor Woodrow Monte.

"As a shipyard, it's not a good buy. If sold for development... they should make a profit, Monte said, referring to the shipyard's current owner.

The city's waterfront was the last stop for American servicemen being shipped to Europe during World Wars I and II and was a center of the shipping industry at the height of maritime commerce in the years just before World War II.

Freeze-vote party set for Hoboken

As part of a nationwide project to raise funds for the Freeze Voter campaign, Paul Laird of Hoboken will hold a "countdown party" next Sunday.

"Countdown" refers to the fact that the national election of Nov. 6 will be exactly 100 days after July 29. The Freeze Voter campaign is focused on electing to Congress and to the Presidency supporters of a bilateral, verifiable nuclear weapons freeze between the United States and the Soviet Union.

"Anyone who is interested in furthering this cause by attending a countdown party should get in touch with Laird," said Rachel Findley, one of the leaders of the Freeze Voter Campaign in New Jersey.

Freeze Voter activities this summer have concentrated on collecting signed pledges from voters promising that the positions of the candidates on the nuclear weapons freeze will be "a key determining factor in how I vote."

These pledges have been obtained through neighborhood canvasses. The ultimate purpose, according to Findley, is to "turn out millions of Freeze Voters on election day."

"Now we need to raise funds, so that we can inform all the signers of the pledges of their candidates' positions on nuclear arms issues," she said. "We will have costs connected with printing and postage, and we hope that this week-end's parties will raise the funds we need."

Forty-five countdown parties have been scheduled in various cities and towns in New Jersey.

Hoboken, P.A. start on preparatory talks

By Margaret Schmidt

Hoboken officials and Port Authority representatives have begun working out the \$500 million development proposed for the city's waterfront.

Among issues discussed at a closed session Monday were possible sources of revenue for the city, properties that might be needed for the development, and site preparation, said Councilman Patrick Pasculli.

"They weren't that clear as far as what final revenue sources would be for the city," Pasculli said. "Whatever revenue will be derived will come from negotiations."

One option, he said, is some form of revenue sharing.

The Port Authority is generally tax exempt. It has, however, often made payments in lieu of taxes to municipalities.

The land now slated for development is owned by Hoboken and leased to the Port Authority through a contract ending in 2002 and providing a 50-year option. The \$70,000 annual rent is kept by the Port Authority as payment of a loan negotiated when the city bought the pier property from the federal government, Pasculli said.

The Port Authority isn't prepared to discuss financial arrangements, said Thomas Young, a spokesman. He said the subject came up when Councilman Thomas Vezetti asked if abatements would be given for the development.

The mayor and Port Authority representatives told Vezetti the discussion was premature, Young said.

Also discussed at the meeting were properties the Port Authority indicated might be needed for the project, Cappiello said. Who would buy the land is undetermined, he said.

Although Cappiello declined to identify the property, Young said it involved a "not very large" parking area and building owned by the U.S. Department of Agriculture on the western end of the site, along River Street.

Pasculli said the discussion also included New Jersey Transit property to the south of the project site and Stevens Institute of Technology land to the north.

"The Port Authority left it to the council to formulate steps for land acquisition," he said.

Pasculli added that the Port Authority said site preparation will begin within six months. Groundwork, such as the tearing down of warehouses, will begin

in that time.

The Port Authority master plan, being developed by the architectural firm Cooper Eckstut, is due in September.

The plan will be open to public comment, Young has said. Construction should begin early next year.

Legislation authorizing the project recently passed the New York and New Jersey

legislatures. It must be signed by the governors of both states before being finalized, but no problems are foreseen.

The development is to start in tandem with a similar Port Authority project in Hunters Point, Queens.

The Hoboken project is expected to create 10,000 construction jobs and 4,500 permanent jobs.



STILL GOING STRONG — After 30 years with the town of West New York, Charlie Terranova receives congratulations from Stanley Petersen, director of the town's Sewage Treatment Plant. Terranova, a West New York native, plans to continue as plant supervisor for another five or 10 years.

Hoboken plans park improvements

By Margaret Schmidt

The creation of "tot lot" and protected areas for swings are among the top priorities for the general improvement campaign in two Hoboken parks.

The suggestions were given to the Community Development Agency by the architectural firm Clarke and Caton in Trenton.

The list of improvements for Elysian Park and Church Square Park are "pretty much on the mark," but not binding, said Pierre Maneri, project coordinator.

Among the suggestions is resodding and replanting shrubs in the front area of Elysian Park that is used as a baseball field. The question of what to do

about the dirt area was raised at a public meeting last week. Some residents complained that the "field" was noisy and dusty.

The CDA will fit the suggestions into its budget before requesting bids next month, Maneri said.

In order of priority, the suggestions for both parks are:

- Replacing and repairing cracked concrete paving and curbing.
- Creating a walled and well-designed "tot lot" for preschool children.
- Providing protected areas for swings.
- Replacing chain-link fences with more attractive fencing or low walls.
- Providing additional benches and bolting them to the

sidewalks.

- Expanding basketball facilities.
- Replacing rubber mats around the play areas with a more durable surface.
- Putting in signs such as "No dogs" and "No drinking."
- Suggested for Elysian Park:
- Replacing the outdoor children's sprinkler.
- Replacing broken lights, removing wood-pole lights and replacing them with wood-like lights.
- Redesigning the buffer planting area at Castle Point Terrace.
- Replacing the cast-iron fence and entry post and installing a historical sign.
- Replacing the water fountain.

At Church Square Park:

- Replacing the seldom-used bocci ball court.
- Redesigning the sprinkler area for year-round use.
- Restoring the gazebo.
- Considering a community garden where residents can plant vegetables and flowers.
- Installing a seat-wall around the edges of the park.
- Removing the seldom-used dog run.
- Considering demolition of toilets and converting the area to a supervised play facility for activities such as chess, checkers, volleyball and basketball.
- Improving the appearance of the park to change the haphazard design resulting from different improvements.

What's next for 46-acre Hoboken Shipyards site?

By Margaret Schmidt

With Friday's closing of the Hoboken Shipyards, some city officials already have visions of a waterfront development extending from the Jersey City border to 14th Street, with only Maxwell House and Union Drydock standing for the "old Hoboken."

Variances to change the zoned land use might be easily obtained, said Mayor Steve Cappiello.

But the ideas of multi-million-dollar projects may be premature, according to Braswell Shipyards Inc., the South Carolina company that owns the site.

"There are no current plans," said Elliot Braswell, chief executive. "The land is open for whatever use it is best suited for."

Disposition of the 46 acres could include selling all or part of it, keeping it for marine purposes, converting its buildings, or tearing down the buildings and altering the usage of the entire site, he said.

He has set no time table.

"Maybe with the shipyards gone, there may be a continuation of development up the river in future years," said Cappiello, "if it is deemed to be enough

uplands property."

About 20 acres of the Braswell site are under water. Filling it in for development would be difficult and costly and would necessitate statements and environmental studies similar to the activities surrounding Manhattan's Westway project, Cappiello said.

"The city would like to see something that would bring jobs," said Cappiello. "But, it's difficult to use highly taxed property with very little space uplands to attract industry. The next best use would probably be some kind of residential or commercial development."

The site is zoned for industrial use, but the mayor said it wouldn't be difficult for Braswell or a developer to get a variance for residential/commercial usage.

"If it (the site) is no longer adaptable to attract any of form of industry, you must change with the times," he said. "I think it would be an obligation of the city to cooperate with them to use the land to return the fullest taxes to the city."

One city planner, however, said that only Hoboken's northern end provides a concentration of jobs through industry and that it might be unwise to chip away at it.

He said the city would have to act cautiously since the shipyards are next to Maxwell H. use. Hoboken's biggest employer, and that a housing development might cause conflict if residents decide they didn't want it.

Cappiello said the site may not deter new residents and that complaining residents would never win a court case against Maxwell House because "past practice is usually an important factor in court decisions."

The shipyard closed Friday because the business worldwide is "depressed," Braswell said.

Workers there recently finished repairs on the USS Kalamazoo. The company lost an \$11 million contract two weeks ago to a Staten Island company.

Some of the shipyard's equipment is to be moved to a Braswell site in Bayonne, but its offices are still functioning in Hoboken.

Braswell bought the shipyards and a dock in the Bayonne Military Ocean Terminal — a federal site which is non-taxpaying — for a reported \$9 million in February 1983 from Bethlehem Steel Corp.

The city and Bethlehem Steel often disputed the worth of the site, Cappiello said.

Hoboken rehires last fired teacher

The Hoboken Board of Education last night rehired the last of the teachers who were part of a mass layoff last April. With the passing of this resolution, all permanent teachers have now been reinstated, according to the administration.

The board also passed a resolution granting permission to advertise for a pre-plated lunch, breakfast and school food service management program for next year.

Board member Otto Hottendorf, the only person who voted against the resolution, said he would rather have a certified dietician hired as a consultant. "The dietician would advise us as to procedures and would buy the food for us," he said.

The adoption of a district plan dealing with pupil absence was also passed by the board. A

similar plan addressing employee absence was also adopted.

The board also approved partial payments to several firms for masonry restoration at various schools.

Board member Steve Block pointed out that the vandalism report for Hoboken Public Schools indicates they had fewer than other communities.

"Vandalism has been very low, year after year, and it is becoming less of a problem," he said.

The board granted approval for the Church of God to hold a religious crusade August 24, 25 and 26 at John F. Kennedy Memorial Park. Board members said a schedule will have to be worked out so that the event does not interfere with football practice held there in the mornings.

Last food-poisoned infant to leave hospital in 'day or two'

By Margaret Schmidt

The last infant remaining in the hospital as a secondary victim of food poisoning at Hoboken High School may be released soon.

Two other babies, who caught the salmonella infection from students, have been released, said a spokeswoman for the Hoboken Health Department.

The three-week-old baby in the Jersey City Medical Center may be released "in a day or two," the spokeswoman said yesterday. A two-

month-old and a six-month-old were released earlier from St. Mary Hospital, Hoboken.

More than 200 students and staff members were infected at a May 31 lunch and June 1 sports award dinner in the Hoboken High School cafeteria.

The state Department of Health has determined that the salmonella bacteria was in a baked ziti dish served both days, but it has been unable to find an exact cause.

It has been indicated that the spread of the contamination should have been prevented if

workers used proper freezing and reheating procedures. The school's caterer, Service Dynamics of Nutley, was given several guidelines to follow.

Each of the victims was instructed to wash their hands thoroughly after going to the bathroom and to keep away from food preparation to prevent the further spread of the infection, the city health department has said.

The babies were apparently infected in separate incidents when three students cared for them, the department has said.

State aids Hoboken firm

TRENTON — The State Economic Development Authority said yesterday that Ter-Del Realty in Hoboken received a \$975,000 guarantee of a \$1,950,000 industrial development bond to expand business and create 75 permanent jobs.

Ter-Del Realty, a partnership formed to purchase and renovate industrial buildings in Hoboken, will lease the space to apparel firms, including Lady L. Lingerie Co. and Glamour, to expand manufacturing at 320-322 Jefferson St., 511-515 Madison St. and 716-732 Madison St.

3 Hoboken water mains burst, flow to St. Mary Hospital cut

By Frank Alkyer and Margaret Schmidt

Two water line breaks early today and another early yesterday have left many Hoboken residents and St. Mary Hospital without water.

A break at 3rd Street and Willow Avenue at about 2:30 a.m. today knocked out water at St. Mary Hospital, but a hospital official said the break hasn't caused problems yet.

"We were given enough advance warning so that we could stock up on water," said Margaret Caulfield, nursing supervisor. "We should have enough to last until 7 or 8 this morning."

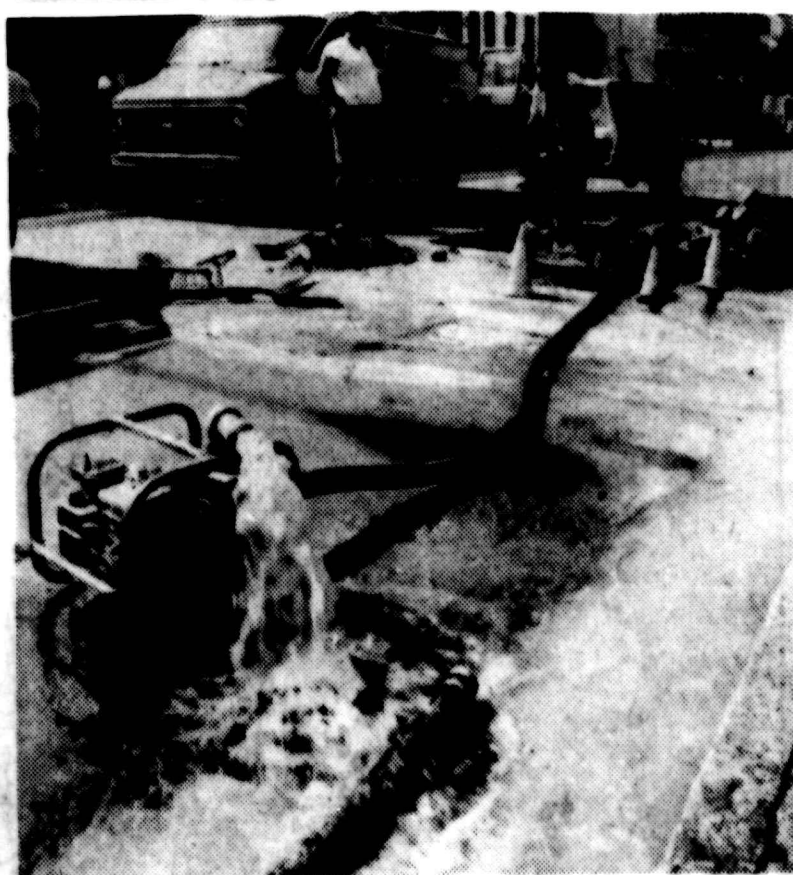
Caulfield said city officials were to report back by that time on the condition of the break.

The break also left residents from 3rd to 4th streets and from Willow to Clinton avenues without water, according to Hoboken police.

Police said a 12-inch pipe See 3 HOBOKEN—Page 12.



Hoboken Public Works employees repair a broken water main under Washington Street. It left many residents without water and snarled traffic yesterday.



Water from a broken main is pumped through a manhole yesterday on Washington Street in Hoboken.

3 Hoboken mains burst

Continued from Page 1.

Problems are compounded by heavy truck traffic.

Van Wie said yesterday he has no way of knowing if a break will occur "in 15 minutes" or the distant future.

The Washington Street break was originally thought to be in a 12-inch main, but excavation found it to be in the 6-inch line, he said.

Water was cut off to about 100 apartments, said Edwin Chius, business administrator, and the city turned off water to other apartments while making repairs.

According to Roy Haack, superintendent of sewerage, no cause for the rupture has been nailed down.

"The pipe just erupted," he said.

Haack said workers at the scene expected to work through the night attempting to repair the break.

Van Wie expected to open Second Street between River and Hudson streets today after a July 3 street collapse caused by a broken sewer line.

River Street and Sinatra Drive from Second to 11th streets will remain closed at least through the end of the week, he added. The roads have been closed to traffic for two weeks since the joint in a 12-inch water main at Fourth Street broke. Rain has delayed repairs, Van Wie said.

The Jersey Journal recently reported that years of neglect and poor maintenance have left many of Hoboken's water and sewer pipes in disrepair. City crews react to breaks but don't work to protect against them, the report said.

Waterless and boiling mad

By Margaret Schmidt

Angry Hoboken residents deciding "not to take it anymore" hoped to see some action late yesterday in getting their water on and closing off a street hole caused by a major water main break Wednesday.

They called city agencies, news outlets and colleges yesterday to get their message across and planned to picket City Hall this morning if water hasn't been restored.

Either way, residents planned to meet with Public Works Director William Van Wie this morning to discuss ways problems may have been averted.

Wednesday's early morning water main rupture collapsed the northeast corner of Willow Avenue and Third Street, and workers have dug a circular hole up to 10 feet deep and about 20 feet across.

A private contractor, J. Fletcher Creamer & Sons of Edgewater, has been working only day shifts, leaving the hole corded off but open at night when rising tides filled it with

water, said resident Michael Pione.

Pione and others complained that the situation was inefficient because workers had to pump the hole water out before starting work. It was also dangerous, he added, the hole was unsupervised at night.

Late yesterday, the city promised to put a fence around the hole and have periodic police checks.

Residents also called Stevens Institute of Technology. Pione said, and found that rising tides wouldn't stop work during the night as they'd been told.

City engineering consultant James Caulfield, who supervises the contractor's work, could not be reached for comment yesterday.

Pione also complained that the city was insensitive to the needs of elderly residents and women with young children who had to lug water by gallons in order to flush toilets, cook and drink.

"They have to treat people a little bit better," he said.

About 30 families have been affected by the break.

Eat your heart out, Abner Doubleday

By Margaret Schmidt

The subway series took the PATH to Hoboken yesterday as Phil Rizzuto and Tommy Holmes participated in a salute to the first official baseball game.

Rizzuto, known as the premier shortstop of the 1940s and 1950s when he played for the New York Yankees, and Holmes, a spokesman for the New York Mets and a former National League hitting star, were on neutral turf.

"We gotta wait 'til next year," the Yankee broadcaster said of his team as he praised the Mets' winning season and introduced Holmes.

The two, who broke into the major leagues together on the old Kansas City Blues, praised each other, but neither commented on the debate that brought them to Hoboken — the origin of baseball.

City officials and representatives of the Hoboken Business and Industry Association unveiled a plaque at 11th and Washington streets commemorating the first official baseball game.

The Hoboken version of the game's origin — which is accepted by many baseball historians — contradicts the Abner Doubleday story.

Rather than placing Doubleday and Cooperstown, N.Y., at

See EAT — Page 10.



Former big league stars Tommy Holmes, left, and Phil Rizzuto flank Hoboken Mayor Steve Cappiello, second left, and Peter Culhane, real estate developer, as they gather around a plaque proclaiming Hoboken's Elysian Fields as the site of the first organized baseball game.

Eat your heart out, Abner Doubleday

Continued from Page 1.

the heart of the national pastime, they say baseball was invented by Alexander Joy Cartwright in Manhattan in September 1845.

The first recorded game,

with an umpire and score cards, was played June 19, 1846 at the old Elysian Fields in what was then called "the resort town" of Hoboken.

The Fields are now the Maxwell House Coffee plant.

Yesterday's ceremonies —

which brought out Little Leaguers and old-timers alike — weren't the first to celebrate the game.

In 1946, a centennial celebration was held at 11th and Hudson streets with George Burns and Gracie Allen attending. They were then spokesmen for Maxwell House.

A plaque was erected on a 6-foot pole that day, but it was stolen five years ago.

In 1976, as part of the nation's Bicentennial celebration, the city staged a recreation of the historic game which saw the favored Knickerbockers lose to the New York Nines, 23 to 1.

The new plaque was donated by HBIA with the assistance of local real estate developer Peter F. Culhane. Culhane's wife, Jenniann C. Varile, is Rizzuto's goddaughter.

"She asked me to come and how could I refuse her," the

"Scooter" said.

Hoboken's contribution to baseball has continued since 1846, HBIA noted, by sending seven players to the major leagues. Two others have made it to the minor leagues and this year Hoboken High School graduate Eddie Figueroa begins with the Oakland Athletics farm team.

But just about everybody was a kid yesterday.

Future baseball hopefuls from the Hoboken All-Stars and the Babe Ruth All-Stars gathered around Rizzuto and Holmes just as City Hall employees had done earlier.

The kids — including Dennis Milne, Eddie Eusebio, Greg Bahun, Chris Petros, Vicov Roman and Chris Metcalfe — just wanted to get a good look at the men they see on TV while adults snapped photos and asked for autographs.

Cappiello receives paper cranes as peace symbol

About 20 paper cranes are set to take off in the office of Hoboken Mayor Steve Cappiello soon as a gift from a student at the Mustard Seed school.

Lizet Rodriguez sent the cranes to Cappiello as part of a school project to promote peace.

The upper elementary class made 1,000 of the symbolic paper birds, hung them in the school library and sent them to various officials at the end of the school year.

Cappiello intends to have a hanging mobile made with the

multi-colored cranes.

Lizet wrote to Cappiello explaining that the class made the cranes as a symbol of peace.

"We pray that countries will not fight against each other," she wrote. "We also want our cities to be at peace. Please accept the gift of these paper cranes and join us in prayer for peace."

The idea for the project came from the Japanese belief that anyone who folds 1,000 paper cranes will have their deepest wish come true.

Cappiello wants rent fight cease-fire

By Margaret Schmidt

Hoboken Mayor Steve Cappiello has proposed a four-month moratorium on substantial rehabilitation and vacancy decontrol rent increases.

The ordinance, which would have to be passed by the city council, will be read at the July 25 meeting but cannot be voted on until the August meeting.

Cappiello, who recently

vetoed amendments to the current rent control ordinance, said the moratorium is intended to let the council "take their time and iron out any of the items that were not clear" in the amended version.

In suggesting the moratorium, the mayor said the council should reconsider the measures because he feels they are no longer necessary.

He said substantial

rehabilitation exemption from rent control should be replaced by a one-time capital improvement rental surcharge. Further, vacancy decontrol certifications should be eliminated or strictly limited by time periods or to very-low-rent dwellings.

Many blame the measures for spiraling rents in Hoboken and for the displacement of low and middle-income residents.

"Much of the substantial

rehabilitation that Hoboken has allowed has served a good purpose," Cappiello said. "It has improved a lot of housing from inadequate to adequate. It has also helped drive up high rents and high values on property."

With much of Hoboken having undergone the so-called renaissance, the measures are no longer needed to attract investors, he said.

West New York recently

passed a moratorium on substantial rehabilitation and vacancy decontrol. The ordinance stipulates that those whose applications have already been approved are exempt.

Cappiello said his moratorium ordinance was "more or less" the fruit of last week's meeting with legal staffers, rent control board members and the business administrator.

Councilman Robert Ranieri, who could not be reached for comment yesterday, said Thursday that he was planning to reintroduce a moratorium ordinance he had prepared — and the council defeated — last year.

He accused the administration of taking over the legislative role of the city council in the veto of his amendments and the writing of a new ordinance.

Fed money eyed for Hoboken housing

By BRAD KELLY Staff Writer

HOBOKEN — An unidentified developer is interested in using a new federal grant program to turn abandoned trucking warehouses into a residential development that would include low-income housing.

The program, called Housing Development Action Grants, or HODAG, allows private developers to receive grants if they provide low-income housing in newly constructed or rehabilitated residential developments.

During a closed meeting of the

City Council earlier this week, council members were informed by Mayor Steve Cappiello and members of the city's Community Development agency that a certain developer was interested in turning 45,000 square feet of industrially zoned property at 12th and Grand streets into residential housing, according to sources. The sources also said the developer was looking to secure a HODAG in conjunction with the city to help finance the project.

If the council decides to participate in the HODAG program, it

must submit to the U.S. Department of Housing and Urban Development by Aug. 14 an application that includes the name of the developer, project plans, cost estimates and financing information.

According to Stuart Mindes, multi-family housing representative for HUD, \$200 million in HODAG funds are available nationwide. He said that to qualify for the grants, a developer must construct or rehabilitate at least 20 residential units and set aside 20 percent of those units for low-income housing for a period of 20 years. The grants can be used to finance up to 50

percent of construction costs, he said.

The industrial property targeted for the residential development — an abandoned trucking garage that is privately owned — is being sold at a price of \$550,000.

Because it falls within the industrial zone, a zoning variance would have to be obtained for a residential development there. Over the past several months, a number of industrial properties have been sold to residential developers and are now slated for condominium or apartment conversion.



ABANDONED WAREHOUSES stand on a 45,000-square-foot tract at 12th and Grand streets that an unnamed developer is reportedly interested in turning into a residential development.

Hoboken group lays claim to baseball's first game



Speaking at the Hoboken ceremony, former shortstop Phil Rizzuto says that he is surprised to hear the first baseball game was played in Hoboken.

By MARK FINSTON

The controversy concerning the location of the first baseball game will not be settled by the hoopla and festivities in Hoboken yesterday, because the answer was finalized in that municipality many years ago.

In 1946, the Hudson County town of one square mile dedicated a plaque on 11th and Hudson Streets, marking the 100th anniversary of the first baseball game, played on the Elysian Fields on June 19, 1846.

That ceremony, like the one yesterday, could not be held at the actual site, Elysian Fields became a lumber yard at the turn of the century, burned down in the 1930s and was replaced, in 1939, by the Maxwell House coffee plant.

Moreover, that 1946 plaque wasn't doing much to herald the glories of Hoboken, since it was stolen in the 1960s and never returned.

So the Hoboken Industry and Business Association (HIBA), an organization of 65 Hoboken businesses, spent \$2,100 for a new plaque, a bronze billboard which reads: "On June 19, 1846 the first match game of baseball was played here on the Elysian Fields between the Knickerbockers and the New Yorks. It is generally conceded that until this time the game was not seriously regarded."

For the record, the favored Knickerbockers, who were too cocky to practice, were trounced by the other club, known as the New York Nine, by a score of 23-1. The rules prescribed a 6-cent fine for "cussing," and one player was so penalized. There is no record of just what he said.

And there will be no record—at least here—of what was said yesterday by several citizens who happened to overhear an interview with one William Burdick. Burdick, one of a number of speakers at the ceremony, is secretary of the National Baseball Hall of Fame at Cooperstown, N.Y.

The ceremony took place at the intersection of Washington and 11th Streets, a block further removed from the old Elysian Fields site than the purchased 1946 plaque. This one, though, weighs 2,500 pounds and is welded to a granite base. The base, which cost \$1,700, was donated by a real estate developer.

The site, on a grassy island splitting 11th Street, is sandwiched between a liquor store on one side and a bar-restaurant on the other.

Former shortstop, now Yankees broadcaster, Phil Rizzuto noted in his short talk (he gave the Mets a "holy cow" and about his own team noted, "I never thought I'd say this, but wait till



From left, Mets community relations director Tommy Holmes, Hoboken Mayor Steve Capiello and Yankees broadcaster Phil Rizzuto unveil a 2,500-pound plaque commemorating what the city claims to be the first baseball game.

next year," that he had learned something. That he had previously believed a rival theory about the first baseball game.

Burdick acknowledged there has "long been a debate as to the birthplace of baseball. I'm not here to debate that issue."

But in the interview he asserted the first baseball game was played, in 1839, in Cooperstown, which is why the Hall of Fame was constructed in that remote hamlet.

He added he subscribes to the Cooperstown theory, but declined to comment on how the majority of present-day baseball historians view the issue. A thick book entitled "The Baseball Encyclopedia" leans toward the Hoboken site, however.

A few Hoboken chauvinists overheard the interview with Burdick, and had the 6-cent cussing rule been in effect, would have been fined a minimum of \$1.08.

Though Elysian Fields are long gone, Hoboken now has four sites on which baseball can be played. At the

high school, at Little League Stadium, at a housing project and on the grounds of a sewage plant.

Nevertheless, officials noted that if you added all the fields together, the combined site wouldn't be as large as Elysian Fields, which was 200 yards by 200 yards.



Firefighters inspect a roof and another hoses down some smoldering debris as they battle yesterday's fire at Sixth and Madison streets in Hoboken.

Hoboken firemen probe cause of rubbish blaze

By Margaret Schmidt

The Hoboken Fire Department is investigating yesterday's debris fire on Sixth Street that caused minimal damage.

They suspect the smoky blaze was accidental, said Deputy Chief Richard Tremietti.

"It must have been smoldering for some time," he said. "Workmen smelled smoke when they came in. When we got here there were flames."

No one was injured. The alley fire in a pile of debris on Sixth between Madison and Monroe streets was detected around 7:45 a.m. and was brought under control within an hour, the deputy chief said.

The city's full fire complement — four engine companies and two aerial truck companies — was on the scene because the fire was next to a vacant building undergoing substantial rehabilitation. Jersey City and Union City units covered the vacant fire houses.

"That's all exposed lumber," Tremietti said. "If it had gotten in there we would have had a lumberyard fire."

The building, 533 Sixth St., is owned by BT Investments. Men working there smelled smoke when they arrived yesterday morning; they alerted the fire department. The debris was mostly wood from their work, Tremietti said.

Damage to the building

seemed confined to charred windows and charred window sills, one of the workers said.

Also damaged was a roof and freezer at the Roman Distributing Corp., 532 Madison St.

Thousands of gallons of ice cream stored in a freezer structure at the building's rear had to be loaded onto trucks and moved to a Bronx facility, a spokeswoman said.

The freezer was damaged when fire fighters entered through the roof to get to the back of the fire, Tremietti said. "There were no doors," he explained.

It was undetermined if the ice cream was damaged by the smoke.

Plan multi-use development in Hoboken

By Margaret Schmidt

Solar energy, penthouse apartments and a convenience store are to come to Hoboken — all in one project.

Manli Associates of Hoboken is planning the development at 222 Washington St., once the site of Geismers' men's shop.

Plans discussed yesterday at a review with members of the city planning board include building two penthouse apartments with attached greenhouses atop the building. The greenhouses would provide enough solar energy to

heat the 33,000-square-foot building, said Charles Schmitt of Fox & Fowle Architects, Manhattan.

The designs are still in the preliminary stages. The convenience store, however, is being completed now. The Quick Chek chain plans to open the store around Sept. 1.

Each "penthouse" apartment built above the 42-foot building would be owned by a partner in Manli — real estate broker Carol L. Wernli and puppeteer Errol Manoff.

The apartments would be set back so they couldn't be seen from the street, Schmitt said. "There is a character to the town that has to be maintained," he said.

Consideration of that character includes preserving the terra cotta facade of the building as approved by the historic district commission.

The penthouses would be no more than one story high because "you couldn't stick a needle in the middle of that block," Schmitt said. A tower above the building would be "inappropriate," he said. It also would have trouble being cleared by the planning board.

The project, which Manli said may begin in October, would have 15 to 20 units residential on the second and third floors. At present, the plan is for condominium apartments, Manoff said.

An underground garage is planned with additional parking spaces in the municipal garage.

The building goes from Washington to Bloomfield streets. Residences and the parking facility would be accessible from Bloomfield Street only, with the entrance to Quick Chek on Washington Street, Schmitt said.

Quick Chek, which has a 10-year lease with Manli, is to open around Sept. 1, said spokeswoman Pat Korbell. Described as a "convenience food store with a pharmacy," it will be open seven days a week from 7 a.m. to midnight. It is one of the largest in the chain of 80 stores in New Jersey and Pennsylvania, said Ms. Korbell.

Also discussed was the need for a variance for parking spaces at 222-232 Clinton St.

The \$2.5 million project has provided 85 percent of the parking spots. It is able to provide spots for 23 residential units but only one of five needed for the commercial retail portion, developers said.

The site is now used for warehousing said Saul Weinberg, a principal in 222-4 Clinton St. joint venture. The conversion would include 23 luxury condominiums and 2,000 square feet of commercial and/or retail space.

St. Mary Hospital has agreed to let people from the offices use their parking if the space is used for doctors' offices, the developers said. However, they have no tenants yet.

Both project developers expect to go before the planning board Aug. 7 for approval. The council, with Anthony Romano absent, voted 8-to-0 to ask the state director of local government services to insert the funds into the 1984 budget. The money comes from reinstated state payments in lieu of taxes on Class II railroad properties.

Hoboken tax rate to drop by \$17.71

By Margaret Schmidt

The Hoboken City Council has voted to use an unexpected \$565,000 in the 1984 budget, lowering the tax rate by nearly \$18.

The state is expected to approve the action. The tax rate will drop from \$183.29 to \$165.58 per \$1,000 of assessed valuation, said Edwin Chius, business administrator.

Without the added funding, the rate would have dropped \$12 to \$171.10.

"I believe that this money belongs to the taxpayer and they should get it," Chius said.

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government services to insert the funds into the 1984 budget. The money comes from reinstated state payments in lieu of taxes on Class II railroad properties.

Councilman Robert A. Ranieri, a state assemblyman, and city tax consultant Herbert Fine worked to get the state to put the funding into its budget.

The funding, which the state got through Conrail payments for its properties, stopped in 1982 when the Supreme Court declared it unconstitutional to tax Conrail, a federal agency.

The properties have always been owned by the state Department of Transportation. Other

See HOBOKEN — Page 12.



THREE MEN work yesterday on the water main break at Third and Willow streets in Hoboken, which caused the roadway to collapse yesterday.

Water break collapses road

By TONI RITZ
Special to The Dispatch

HOBOKEN—Work at Third Street and Willow Avenue is expected to be completed tomorrow, after a water main break yesterday caused the roadway to collapse.

The collapse occurred when water from the break eroded soil under the road. Roy Haack, superintendent of water and sewage, said the 12-inch main broke at about 2:30 a.m. St. Mary Hospital, at 308 Willow Ave., was affected by the break, as were 30 families in the area, Haack said.

Haack said the hospital did not

receive water for a half hour after the break, but Sam Allalouf, the hospital's public relations director, said the break caused "no problem at all."

Police said that water was restored to area residents after 2 p.m. yesterday.

The Willow Avenue break was one of three in 24 hours. Haack said a six-inch main broke at Thirteenth and Jefferson streets a half hour after the Willow Avenue break. Service has been restored to the one building that lost water, Haack said.

Another break occurred on Washington Street between Fifth and

Sixth streets at about 5 a.m. Tuesday, affecting four blocks. Haack said yesterday that that break was repaired.

City Business Administrator Edwin Chius said an emergency contractor, J. Fletcher Creamer & Sons, is working on the Willow Avenue break at a cost of \$25,000. Haack said that the Edgewater firm, and not city workers, were called in because of the size of the job.

Robert Janecsek, a superintendent for the contractors, said the city's water pressure dropped to 30 pounds and then surged to 90 pounds, at around 2 a.m. yesterday. The average water pressure for the system is 45 pounds, according to Janecsek.

"When it has that kind of surge something has to go," Janecsek said. "In this case, a 12-inch water main let go."

Workers from Creamer were digging through the mud and asphalt yesterday in order to fix the pipe. Haack said "two days worth of work" remain to fix the Willow Avenue break.

City employees were to wait until today to begin working on the Jefferson Street break, Haack said, because "No one is really affected." He added that work should be completed by the end of the week.

Areas around all three breaks were closed to traffic. Streets around the Willow Avenue break "will be closed off for some time," according to Haack.

Real fireworks now mark Hoboken political feuding

By Margaret Schmidt

Verbal outbursts between administrators and Councilman Thomas Vezzetti have degenerated to the practical joke stage with Mayor Steve Capiello tossing a firecracker at Vezzetti and another councilman thinking about retaliation.

"Maybe we'll throw water balloons," joked Councilman Pat Pasculli yesterday. Pasculli was with Vezzetti when the mayor surprised him with the firecracker Monday.

No one was harmed when the firecracker went off. "That was a joke," Capiello said yesterday. "They laughed about it."

Pasculli, however, saw it differently.

"It was done in jest," he said, "but it represents his animosity toward Tommy and myself."

The mayor later clarified: "That's what I think of Vezzetti."

Vezzetti and Pasculli are anti-administration councilmen and disagree with the mayor's policies and ideas. Vezzetti regularly shouts his dissatisfaction around City Hall.

Earlier this month, Business Administrator Edwin Chius played a hide-and-seek game with Vezzetti, swiping his "Vezzetti for Mayor" cap and stashing it in a drawer while the councilman searched in vain.

Vezzetti, now in his first term, is running for mayor in

1985. Capiello, who has already served three terms, hasn't committed himself yet, saying he has to talk it over with his family.

A Hudson County freeholder, Capiello is running for reelection to that post in November. He narrowly beat his opponent, Nunzio Malfetti, in the Democratic primary.

Hoboken city workers may join Teamsters

A group of city workers in Hoboken hopes to break away from the Municipal Employees Association and join the International Brotherhood of Teamsters within two weeks.

"I hope it will be within a week or two," said William Metcalfe, who is coordinating the drive to join Teamsters Local 97 of Newark.

The local already represents Secaucus municipal employees. Metcalfe said about 85 percent of the city's workers have signed petitions expressing interest in the Teamsters.

Of the 180 municipal employees, 112 belong to the Hoboken MEA, said Robert Van Ingen, president.

More than 50 percent of the Hoboken MEA membership must ask to join the Teamsters for the group to split.

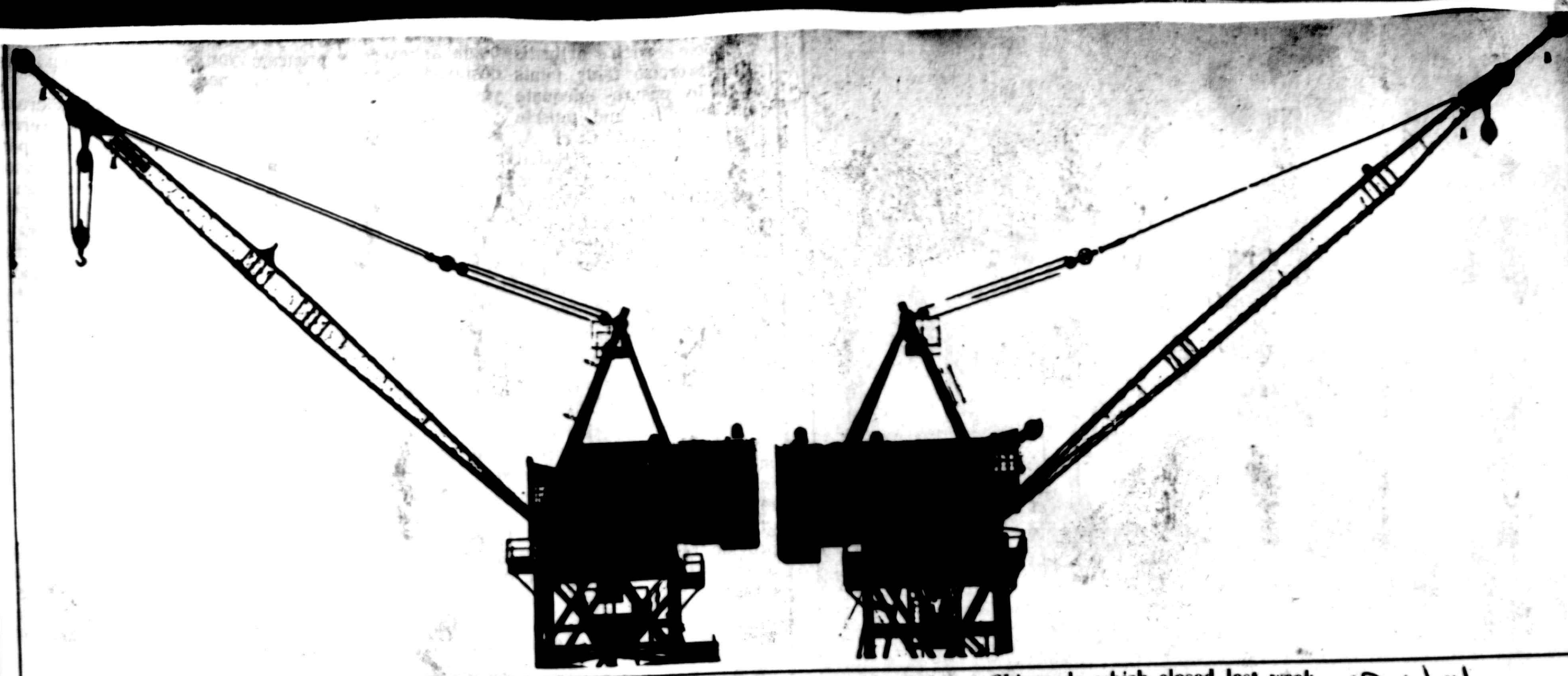
Metcalfe said members are dissatisfied with their representation by the MEA Hudson Council. He said he believes wages and benefits will increase through representation by the Teamsters.

Van Ingen, however, said he believes the Teamsters will take high dues and give "the same thing we're getting right now."

He said workers now pay \$1 a week in dues and estimated they would pay as much as \$200 to \$500 a year to the Teamsters. In response, Metcalfe said workers would be able to afford higher dues if wages were better.

If some members join the Teamsters, others could stay with the MEA or quit the union, Van Ingen said.

Employees in the MEA have been without a contract since December



Idle cranes are silhouetted against the sky yesterday at the Hoboken Shipyards, which closed last week.

Hoboken shipyard sets sail for Bayonne

By BRAD KELLY
Staff Writer

HOBOKEN—The hopes of hundreds of laid-off Hoboken Shipyards workers are scribbled above the stairwell in the yard's machine shop. The message reads: "Bayonne or Bust."

After 94 years of ship repairs, the yard is closing down. Equipment, cranes and dry docks are being moved to a sister facility in Bayonne. Hoboken Shipyards officials are optimistic that workers can be moved as well.

Gene McLaughlin rides high above the machine shop floor in an overhead crane. The North Bergen resident has worked at the shipyard for 30 years.

"I've had good times here. But if you gotta go..." McLaughlin said, looking down at the handful of men

working below.

"Oh Christ! There must have been a hundred men working in here. Yeah, we had a lot of good guys working here. A lot of them retired when Bethlehem Steel closed out," he said.

The Bethlehem Steel Corp. operated the shipyard from 1938 to 1983. It sold the yard along with its Bayonne facility to Braswell Shipyards Inc. of South Carolina last year because company officials said the yards had become unprofitable. The Bayonne facility is leased from the Military Ocean Terminal.

During World War II, the yard employed more than 8,000 workers. Last week, 25 employees were doing some painting and sandblasting work on several barges.

"We're finishing up the work that we have and moving operations to

Bayonne," said Donald Finley, director of industrial relations for Hoboken Shipyards.

And according to Finley, it should not take long to close the doors of what was once one of the major ship repair centers of the world. The dry docks sit empty. The 60-foot-high cranes, long a trademark of the city's waterfront, are still. A fine, man-made sand called "Black Beauty" is all that remains from the days when burly workers sandblasted the massive hulls of ships docked at the yard.

Hoboken Shipyards' only major repair project — the U.S.S. Kalamazoo — sailed out of Hoboken last week. Because of a competitive market for naval repairs, it is expected to be the last major vessel serviced in Hoboken.

According to Navy spokesman Lt.

Robert Still, of the 46 naval ship overhauls contracted out to East Coast yards last year, only one — the Kalamazoo — went to New Jersey. The rest went to major shipyards in Maine, Boston, South Carolina, Virginia, Mississippi, Florida and Brooklyn.

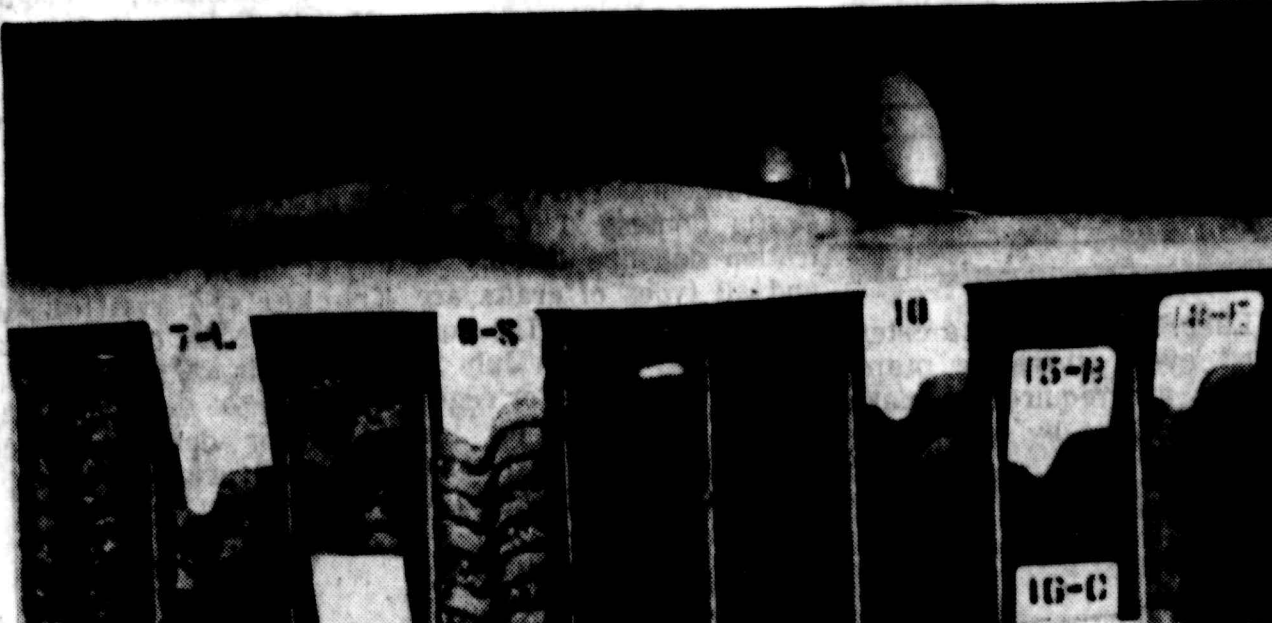
Braswell officials hope, however, that the basing of the seven-ship Surface Action Group in Staten Island will bring work to the Bayonne facilities and provide work for the approximately 500 workers laid off when the Kalamazoo repairs were completed.

As for the Hoboken yard, it is likely that the property will be sold to a private developer and turned into shops, offices and waterfront condominiums.

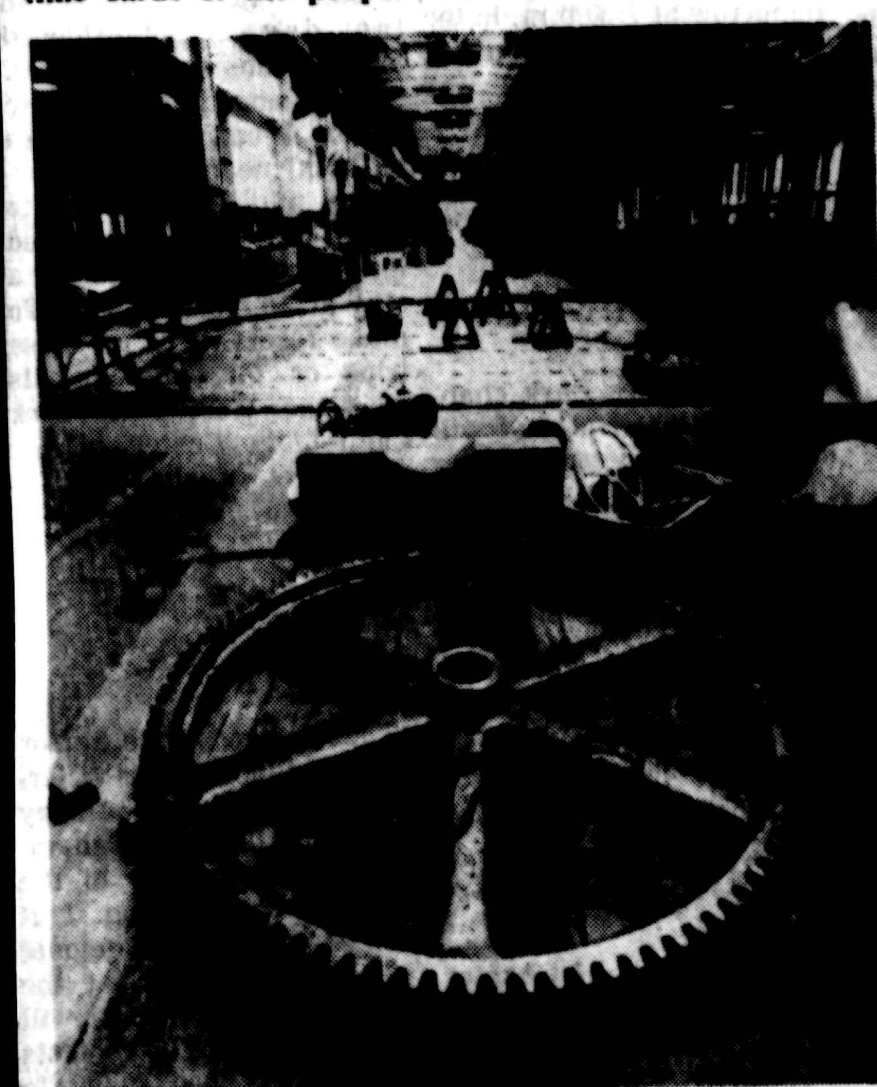
"They talk about renovating the waterfront. They're going to knock this all down and put up condos," said safety supervisor Dan Nelson, pointing to the machine shop and the plate shop, the employment office and the pipe-fitting shop.

Nelson recalled the day he had to chaperone a camera crew that filmed a recent campaign commercial at the yard for President Reagan. Nelson said the advertisement's slogan was, "Reagan, the rebuilding of America." Can you believe that? The rebuilding of America... And here the shipyard is closing," he said, shaking his head.

Photos by
Bruce Johnson



THESE SLOTS, at the gate of the Hoboken Shipyard, were once filled with the time cards of the people who worked there.



A huge gear lies inside the still machine shop.



Gene McLaughlin, who has worked at Hoboken Shipyards 30 years, operates an overhead crane.

Hoboken has its daily water break

By Margaret Schmidt

The fourth water line break in three days occurred in Hoboken yesterday, causing some flooding and leaving several residents without water for five hours.

The 6-inch line at 14th and Adams streets broke about 3:30 a.m., said Roy Haack, superintendent of water and sewerage.

"There was a break on this line before and we put a quick clamp on it," he said. "The hole opened and it cracked."

He described the break as small. "A few" residents lost water for about five hours, he added, and others complained of flooding.

As city workers repaired the

break, a private contractor was at the site of Wednesday's major break at Third Street and Willow Avenue.

About 30 families along Willow between Third and Fourth streets were still without water yesterday afternoon. A water truck was servicing them as well as a fire hose connected to a Second Street line and a fire hydrant, Haack said.

He estimated it would take about three days to complete repairs there because the sewer lines were also involved.

The 12-inch main ruptured around 2 a.m. Wednesday, creating a foot-long break in the pipe and collapsing the northeast corner of the intersection.

The four sewer catch basins — one on each corner — also

gave way, Haack said, and part of a main sewer line collapsed. The roadway will have to be cut back about 20 feet around the corners, he added.

J. Fletcher Creamer & Sons of Edgewater is making the repairs at a cost of at least \$25,000, said business administrator Edwin Chius.

City workers were also repairing a 6-inch main that burst at 14th and Jefferson streets Wednesday, about a half hour after the Willow Avenue break.

Haack said repairs on a break Tuesday and one two weeks ago should be completed by Monday with roadways at least partially open.

He said all of the breaks were unrelated.

The Jersey Journal recently reported that the city's water and sewer systems were in disrepair from years of poor maintenance. It added that the city can only react to break and is not equipped to survey and prevent them.

Public Works Director William Van Vie has said he will consult with the city engineer to see if the breaks can be prevented.

Tuesday's break in a 6-inch line on Washington Street between Fifth and Sixth streets and the June 26 break in a 12-inch main at Fourth Street and the junction of Sinatra Drive and River Street were nearly repaired, Haack said.

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at the site of Wednesday's major break at Third Street and Willow Avenue.

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Broken mains trouble Hoboken

By BRAD KELLY
Staff Writer

HOBOKEN—City officials are still trying to find the causes behind five water main breaks and a sewer line break that have cost the city about \$100,000 in the past two weeks.

Robert Van Wie, director of the city's Department of Public Works, said yesterday that increased truck traffic caused by the closing of the Holland Tunnel during certain hours may be responsible.

Van Wie said vibrations from the trucks may have loosened dirt underneath the pavement, causing sections of streets to collapse onto the water lines. He said the breaks have occurred in areas of truck traffic and he wants the New Jersey State Police to set up weigh stations to check if trucks are illegally overloaded.

"If they're overloaded, they should get summonses," Van Wie said.

The Holland Tunnel has been closed Monday through Thursday from 9:30 p.m. to 5:45 a.m. and from midnight to 8:15 a.m. on Saturdays, according to Tom Young, a spokesman for the Port Authority of New York and New Jersey. He said during those hours, traffic has been diverted to the Lincoln Tunnel in Weehawken.

Van Wie says some of the traffic is coming through Hoboken. But Young said traffic is being detoured to Routes 149.

"For a truckdriver who knew what he was doing, it would be faster and more convenient to take that route," Young said.

Roy Haack, the city's Sewage Superintendent, said yesterday that truck traffic combined with heavy rains during the past few months may have caused streets to collapse on top of the water mains.

The latest of those breaks, a 6-inch water main at 14th and Adams streets, occurred at about 3:30 a.m. Thursday. Haack said a temporary water line has been hooked up to the R&G Trucking Co. on 13th Street, which was the only company affected by the break, while repairs are being made. Haack said the repairs should be completed by today.

Other breaks in the past two weeks include:

- A 6-inch water main at 13th and Jefferson streets.
- A 6-inch water main at 6th and Washington streets.
- A 12-inch water main at 4th and River streets.
- A sewer line at 2nd and River streets.
- A 12-inch water main at 3rd Street and Willow Avenue.

The break at 3rd and Willow left a total of 30 families without water. Haack said four of those families were still without water yesterday.

According to Haack, most of the city's concrete and wooden water and sewer lines are from 80 to 100 years old.

City Business Administrator Edwin Chius said there is about \$200,000 set aside in the 1984 municipal budget for emergency sewer and water repairs and engineering services.

"I anticipate one big break every year," he said.

Chius said the city has put some \$8 million into upgrading its water system during the past 10 years, with most of the money coming from federal grants.

But according to Chius, infrastructure repair has long been overlooked by most municipal administrations because it costs the taxpayers money. He said jobs associated with infrastructure work usually require qualified workers, which leaves out many of the country's unemployed.

"Infrastructure has been neglected because water pipes can't vote or complain. And there's nothing to show for the work. It's all underground," Chius said.

Neighbors unhappy with water main work in Hoboken

Residents affected by last week's Hoboken's water main break say they are watching repairs to be sure work proceeds efficiently.

Although repairs on the 12-inch main at Willow Avenue and Third Street are complete, it will take about two weeks to fix sewer lines and catch basins ruptured during the break, said William Van Wie, public works director.

Area residents who were without water three days will monitor the progress because they believe the city wasn't working hard enough, said Michael Pione of 258 Third St.

He and two other residents met with Van Wie, Roy Haack, superintendent of water and sewerage, and James Caulfield, city engineer, Saturday. They had threatened to picket City Hall, but decided not to when water was restored.

Their major complaint was that the hole at the northeast corner of Willow and Third was left unattended at night when it would fill with water. A private contractor had to pump the water out each morning before work could begin.

Van Wie said yesterday that air balloons would be used to hold back rising tides at night so

the holes won't fill. Some water will still seep in, he added.

Pumps cannot be used during the night, he said.

Mayor Steve Cappiello said earlier that the balloon method wouldn't be used because it was "too expensive."

The residents have also been promised that a city employee will be stationed at the site overnight to prevent anyone from falling into the hole.

The main ruptured about 2 a.m. Wednesday cutting off service to more than 30 families. Service was back to most by Friday evening, and all had water Saturday, Van Wie said.

The force broke a sewer line and four catch basins — one at each corner — and the entire intersection will have to be torn up for repairs.

Some were wary of drinking the water because of the broken sewer line but Cappiello and Van Wie said there was no danger.

Cappiello explained that water is pumped at a steady force so very little can enter through a leak. He compared it to a leaking garden hose, saying that if the hose were running and placed in non-running liquid, only water would come out.

A telephone line was also affected but service continued.

Hoboken seems to be falling apart at seams

By Margaret Schmidt

About 30 Hoboken families were still without water late yesterday following an early morning water main break.

Water trucks were to be brought to Willow Avenue between Third and Fourth streets to aid residents, said Roy Haack, water director.

The "major" break was detected around 2 a.m. when the northeast corner of Third and Willow collapsed and water began gushing from the street.

"A couple of hundred thousand" gallons of water were lost by the time workers arrived to close valves, Haack said. Millions were probably saved because men working on a nearby break arrived promptly, he added.

Two other breaks, one detected a half hour after the Willow Avenue break and one early Tuesday, were apparently unrelated, he said.

St. Mary Hospital, on Willow between the Third and Fourth, was without water for a short time during the morning but reported no problems. The hospital is fed by other lines and it stocked water.

"By the time we were back to the normal operations of the hospital this morning, we had water," a spokeswoman said. The cause of the break was still undetermined yesterday, Haack said.

Early reports blamed fluctuating water pressures for the rupture in the 12-inch main but they couldn't be confirmed.

City workers told a contractor that water coming from Jersey City dropped to 30 pounds and then surged to 90 pounds, perhaps breaking the line.

The normal water pressure is a steady 60 to 90 pounds, said Robert Janeczek, superintendent for J. Fletcher Creamer and Sons, Edgewater contractor hired to repair the main.

"I have a hunch that they



A worker from the Hoboken Public Works Department digs into a huge hole at Third and Willow streets, above, following yesterday's water main break. The break did not hamper firefighters, below, battling a blaze of Sixth and Madison streets. (Fire story on Page 13.)



See HOBOKEN—Page 6.

Hoboken's falling apart

Continued from Page 1.

re just looking for a sapgoat," said Daniel Sarpa, Jersey City water director. He said his office had not been contacted by Hoboken.

The break made a circular hole about 20 feet in diameter in the street. Repairs were complicated because the force of the water ruptured a sewer line which was active and leaking, Janeczek said.

A telephone line was also affected but service continued.

Repairs will cost at least \$5,000, said Edwin Chius, business administrator.

The Edgewater company

was hired, he said, because city workers had to repair other breaks and because the city doesn't have enough equipment to handle it.

"You can't have holes all over the city," he said.

City workers were at a break on 13th and Jefferson streets yesterday. The six-inch main break was detected about a half hour after the Willow Avenue break, but few customers were affected, Haack said.

The Henkel Corp., a chemical firm, was able to switch to another main and bring water hoses in to keep opera-

tions at a normal pace, said Jack Fallon, plant manager. They finished repairs on the Tuesday break, Washington Street between Fifth and Sixth streets, around 10 a.m. yesterday.

Two other breaks were reported in the last two weeks. A sewer line at Second and River streets broke July 3 and repairs were completed yesterday; and a water joint collapsed at Fourth Street and the junction of River and Sinatra Drive on June 28.

The road along the Hudson River is still closed from Second to 11th streets because of the break.



Dry docks at the Hoboken Shipyards' Hudson Street site, which stretches along the waterfront from 12th to 16th Streets.

Picking Up the Pieces

By Diane Umansky

The last remnant of Hoboken's pre-World War II role as center for the shipping industry has packed up and shipped out. The Hoboken Shipyards Inc., which opened in January 1983, is in the process of shutting down its 44-acre Hoboken facility and moving operations to its Military Ocean Terminal facility in Bayonne. Already local residents, politicians, and developers are wondering what will happen to the Hudson Street site, which stretches along the waterfront from 12th to 16th Streets.

Officials at Braswell Shipyards Inc. (BSI), the South Carolina firm that owns Hoboken Shipyards, say they are shutting the Hoboken yard down because of the poor state of the ship repair industry. "The volume of commercial and government work is not there to support our maintaining two facilities," says Patricia Kinard, assistant to BSI chief Elliot Braswell. BSI also owns shipyards in South Carolina, Florida, and Scotland.

The shipyard has been hit hard in the pocketbook in recent weeks. The U.S.S. Kalamazoo, the shipyard's only major government renovation job, sailed out of Hoboken harbor last week. That job brought \$14 million to the shipyard and boosted employment. During the shipyard's high point last winter, when the Kalamazoo and four other ships were being repaired, as many as 600 people were employed. But as work on the navy ship neared completion, the layoffs began. The loss of two bids on other major naval vessels hurt badly. One bid, an \$11 million renovation on the U.S.S. Page, was lost to a Staten

Island company only weeks ago. Now only about 150 workers are left at the Hoboken and Bayonne facilities.

The layoffs are a blow to Hoboken — particularly to the workers who lost their jobs when the Bethlehem Steel Corp. shut down its facility on the site. Some workers are losing benefits for the second time. "I'm sorry to see the job loss to the community," says Mayor Steve Cappelletto.

The closing of the shipyards, however, is not seen as a total tragedy. Cappelletto says he has spoken to local residents and business owners about the shutdown. "They don't feel, in general, that it's the greatest loss in the world," Cappelletto says. Some people are glad to see the end of the heavy trucks that rumbled in and out of the yard, bringing ship repair supplies. Others envision new and exciting uses for the land.

"I'm hoping the site becomes involved in the development up and down the waterfront," says Cappelletto. He mentions the possibility of waterfront development moving northward from the Port Authority project and encompassing the shipyard site. A commercially mixed development, such as a mini-industrial park, office space, housing, and a haven for fishing buffs could bring jobs and increased tax revenues to the city, the mayor says.

The shipyard, Hoboken's second largest taxpayer, paid more than \$916,000 in taxes last year. The property, which was bought from Bethlehem Steel for \$9 million in what

Pieces

Continued from page 1

Tax Assessor Woodrow Monte calls a "distress sale," is assessed at \$4 million. New development could increase the value of the property — and the tax.

The shipyard site, however, may be difficult to develop. Some of the land — officials could not say how much — is under water. Filling in the reported 20 acres of underwater land will be time consuming and costly. Some people wonder whether there is room on the water-

front for all the development already planned. As one local developer says, "Not every one is going to get rich from the waterfront."

So far, BSI's chief Elliot Braswell is saying nothing about plans for the site. Right now, the company is bidding on all kinds of government contracts and awaiting news on a major contract for repair of the U.S.S. Sims. Will unemployed workers be rehired if this major contract comes through? "If the workload picks up, there is every possibility that workers will come back," says BSI's Kinard.



The family of 103-year-old Bartolomeo Alessi, center, sings "Happy Birthday" to the Hoboken resident of 81 years. Alessi celebrated his birthday yesterday.

103 and going strong

By Margaret Schmidt

Every day he positions himself at his window and watches.

He watches the neighbors going to work, traffic, children running and playing in the streets.

And he remembers, with amazing accuracy, his 103 years. "I landed here in 1907, when I came from Europe," recalled Bartolomeo Alessi on his birth-

day yesterday. "I've been in Hoboken 81 years."

Alessi has gotten used to answering questions about the secret to a long time, but recently he's changed his responds.

While he used to tell people hard work has kept him going, now he says good-naturedly, "Everybody takes care of me."

Two years ago Alessi broke his hip, and he is now confined to

103 and going strong

Continued from Page 1.

the house. He uses a walker inside and rarely goes out.

"I sit by the window and look at people go by," he said. "That's the only thing I enjoy. I enjoy my family, too. And I love children. I love to watch the children playing."

Once extremely active, Alessi now takes pleasures in watching others.

Until his hip was broken in a fall, he had his own apartment and did his own cooking. He now lives with his son and daughter-in-law.

With six grandchildren and 11 great-grandchildren, he has plenty of eager audiences to share his experiences with.

One of his favorite is how he proposed to his wife, who died in 1964. The year was 1907.

"It happened on account of a fire," he recalled. "I saw her across the street, and I knew her. I was with my sister and we started talking. I sent my sister over and said 'Go ask that girl if she wants to get married.'"

Six weeks later the two were married, Alessi explained, because commuting from Hoboken to see his fiancée in New York was too difficult.

The native of Italy was a long-time barber in Hoboken. He started his career in New York, where he lived when first arriving in America, and continued it until he was 72.

Even then he kept working part time.

"I helped out friends who were short a barber," he said. "I did it three days a week until I was just going on 80. After that friends would still call, but my wife would say 'Leave him alone.'"

"I'd like to be doing it," he added. "But I couldn't stand all day."

Alessi, who looks many years younger than his age, was treated to a small party with family for his birthday yesterday.

Secaucus students top county in state test

High School Proficiency Test

		Reading	Math	Writing Multiple Choice	Writing essay	Writing total test
Harrison	Reading	72.0		71.9	6.9	77.8
	Math	49.6				
Hoboken	Reading	60.2	62.7	5.6		71.6
	Math	44.7				
Jersey City	Reading	55.6	60.3	5.1		69.1
	Math	43.0				
Secaucus	Reading	76.8	77.4	8.1		82.0
	Math	63.3				
Union City	Reading	60.6	70.0	6.4		75.2
	Math	58.7				
West New York	Reading	74.2	76.3	7.1		79.8
	Math	59.1				
North Bergen	Reading	74.0	75.9	7.5		79.7
	Math	58.1				
Bayonne	Reading	74.4	76.0	7.2		79.9
	Math	58.3				
Kearny	Reading	76.0	76.2	7.2		79.1
	Math	57.7				
Weehawken	Reading	71.6	74.4	6.6		76.8
	Math	58.9				

TRENTON — Jersey City ninth grade students recorded the lowest reading and writing scores in the state's new High School Proficiency Test, while Secaucus, Kearny and Bayonne pupils scored first, second and third in Hudson County.

In the Minimum Basic Skills Test, Hoboken schools showed the greatest improvement since 1977-78 — the first year of the test — in the percentage of students meeting or surpassing the passing grades in reading and math.

The highest percentages of students passing the MBST reading exam in the county were achieved by Secaucus ninth and tenth graders and Kearny 11th graders. The passing grade is 75.

In the MBST math exam, the highest percentages of students passing were found in West New York ninth and 11th graders and

Minimum Basic Skills Test

		Gr. 9	Gr. 10	Gr. 11	Improve-
Harrison	Reading	89.7%	74.5%	64.3%	22.9%
	Math	82.7	73.5	68.5	38.2
Hoboken	Reading	66.1	51.7	64.7	36.5
	Math	63.1	72.1	69.0	32.5
Jersey City	Reading	58.9	53.2	69.5	31.3
	Math	73.7	64.4	61.7	17.4
Secaucus	Reading	95.5	87.0	89.0	14.0
	Math	94.2	82.6	76.9	22.1
Union City	Reading	88.8	67.7	69.6	26.0
	Math	83.3	79.1	69.8	8.9
West New York	Reading	89.1	73.8	69.9	11.2
	Math	89.0	69.9	74.4	14.2
North Bergen	Reading	82.6	74.7	67.2	13.0
	Math	83.4	69.0	64.8	22.0
Bayonne	Reading	83.7	61.4	66.0	33.1
	Math	94.1	81.8	62.1	19.4
Kearny	Reading	91.6	78.6	65.5	14.0
	Math	90.8	63.2	73.3	4.5
Weehawken	Reading	83.8	69.0	63.3	20.5
	Math	95.5	89.0		

Student test scores

Continued from Page 1.

Secaucus 10th graders. The passing grade is 65.

The results of both tests were disclosed by the state Education Department yesterday.

The MBST is being phased out and the HSPT will become a graduation requirement for freshmen entering in 1985-86.

No passing levels were set by the department for the HSPT. That will be done by next March.

However, the department observed the state's 56 urban districts averaged at least 10 percentage points lower than non-urban districts.

State Education Commissioner Saul Cooperman said he was "very encouraged" by the MBST scores. As for the HSPT, Cooperman said he is "cautiously optimistic." The HSPT asks students to apply reading, writing and math skills in solving more complex problems.

Hoboken state-high tax rate drops

Hoboken's 1984 tax rate of \$165.58 per \$1,000 assessed valuation remains, for the second year, the highest in the state despite a \$17.71 decrease. Jersey City's new \$130.01 rate shows a \$5.98 drop, according to rates set yesterday by the Hudson County Board of Taxation.

Jersey City's rate is second highest in the county. Last year, Hoboken's rate was \$183.29 and Jersey City's \$135.99.

Tax rates for the county (\$10.84 per \$1,000) and the 10 other county municipalities were adopted last week. Setting of the Hoboken and Jersey City

rates was delayed until yesterday so intermediate steps could be taken.

Hoboken got a financial boost by receiving \$560,000 in state railroad tax aid after its state railroad tax aid after its budget was adopted. The county tax board, consisting of Tax Commissioners Rosalie D'Alessandro, president; Marita Borzaga and Dennis McGuire, zaga and Dennis McGuire, delayed setting that city's rate until Hoboken obtained permission from the state to make an adjustment in its budget reducing the amount allocated for local purposes from \$7,109,488 to \$6,549,488 — accounting for \$5.54 of the \$17.71 rate reduction.

Other factors the board attributed to the drop in Hoboken's rate included the amount for local government down by \$2,222,833, a drop of \$211,002 for local schools and a \$13,713 decrease in the contribution for the county vocational school.

Hoboken, currently assessing at 28.02 percent of 100 percent "true value," the lowest ratio in the county, has been granted a delay of one year in its revaluation program through special state legislation. It also provides for the possibility of further delaying revaluation for another year (to the 1986 tax year) if the state treasurer

believes there is some merit for doing so.

Jersey City's \$5.98 drop in its tax rate is attributed to several factors, including drops of \$4,942,420 and \$310,605, in the amounts for local government and local schools, and a \$113,414 decrease in the city's contribution to the county vocational school.

The city is getting ready to receive bids from professional firms to complete a revaluation for the 1987 tax year. It is currently using a 44.43 percent assessment ratio.

Hoboken council to decide on additional 1984 tax cut

The Hoboken City Council will meet this afternoon to discuss the possible use of \$565,000 in recently secured funds to lower the 1984 tax rate.

The money, reinstated state payments in lieu of taxes for railroad properties, would drop the tax rate \$17 per \$1,000 of assessed valuation if included in this year's budget, said Edwin Chius, business administrator.

Because the 1984 budget has already been adopted, the council will have to pass a resolution requesting that the state director of local government services intervene to add in the funds.

Some council members, however, may feel it wise to hold the funds in surplus until next year since this year's tax rate is already dropping from \$183 to \$171.

The rate, finalized yesterday by tax assessor Woodrow Monte, is based on total ratables of more than \$101 million. Approximately \$17,330,000 of the municipal budget is to be raised by taxes.

In a related development, Monte said the tax rate would have dropped to \$31.59 this year had the state not approved a moratorium on real estate assessments.

He said figures provided by Landmark Appraisals, the Perth Amboy firm which recently completed the revaluation, would have brought the city's ratables to more than \$548 million.

Commercial and industrial property owners would have seen reductions in the actual amount of tax dollars they would have paid if the revaluation went through, he said, while residential and apartment building owners would see increases.

Assemblyman Robert Ranieri, a councilman who requested the moratorium, said that although the figures show

the need for a moratorium wasn't quite as drastic as anticipated, there was no way to know at the time.

Water break policing questioned

By Margaret Schmidt

When workmen pack up at the end of the day, who's minding the enormous hole at Third Street and Willow Avenue in Hoboken?

The answer depends on whom you talk to.

According to Mayor Steve Cappelletti, an off-duty policeman is at the site throughout the night to be sure area residents, particularly children, don't fall

into the hole that is up to 10 feet deep.

Times when he's passed and the wasn't on patrol, he said yesterday, were breaks — when the officer was getting a cup of coffee or going to the bathroom.

Councilman Thomas Vezetti, however, said he was at the excavation about an hour Tuesday night and saw no policeman.

"The city's paying the cop to be there," he said, "and there was no one there. It's

dangerous."

The hole was created last Wednesday when a 12-inch water main broke and caused extensive sewer damage. A private contractor has been brought in because the city doesn't have the equipment to make the repairs. No one works there at night.

During the night, as tides come in, the hole fills with water, and residents fear children could stumble into it and be seriously injured or

drown.

"Sometimes there has been someone there and sometimes there hasn't," said Marian Lumis, a Third Street resident. "The city has been a little better about putting barricades around it."

She said there is usually a guard during the 4 p.m. to midnight shift, but after that there isn't regular coverage. No one patrolled Sunday, she added.

Kean, Cuomo will sign \$500M riverfront pact

TRENTON — Gov. Thomas H. Kean and New York Gov. Mario Cuomo will sign Thursday, in Hoboken, legislation committing the Port Authority to more than \$500 million in development along River Road in Hoboken.

After the on-site ceremony at 9:30 a.m., the governors will helicopter to Hunters Point in New York City to sign the identical version approved by the New York Legislature.

This will open the way for construction of new housing, an office tower, hotel, marina, restaurants, specialty shops and a park near Stevens Institute of Technology.

The two-mile rebirth of the Hoboken's Hudson River waterfront is projected to create 10,000 construction jobs and 4,500 permanent jobs.

Cuomo will join Kean for the Hoboken ceremony, expected to take 45 minutes, and then they depart by helicopter at 10:15 a.m. for the bill-signing ceremony at 10:30 a.m. in Hunters Point.

Those invited to Hoboken include Sen. Christopher J. Jackman, West New York Democrat, who pushed the bill through the legislature June 28, Assemblyman Nicholas J. LaRocca, Union City Democrat, Robert A. Ranieri, Hoboken Democrat, and Mayor Steve Cappelletti.

LaRocca, then a state senator, sponsored the original P.A. bill signed by Kean last year. However, it was amended in the New York Senate and the New Jersey Legislature accepted those revisions last month.

Ranieri and LaRocca sponsored identical bills in the lower house. It is especially significant for Ranieri, who is counting on P.A. development on the waterfront to help Hoboken through its revaluation, stayed at least through this year by a Ranieri bill signed by Kean, who agreed to a second-year moratorium if necessary in 1985.

The P.A. is prepared to pump some \$100 million into the Hoboken project, to be supplemented with private development funds for the various elements in the River Road rebirth.

New York amendments adopted by New Jersey include a provision that a second major project on the waterfront in each state is authorized, but not until the Hoboken and Hunters Point projects are "substantially completed." The P.A. also is required to submit progress reports on the two projects to the legislative leaders and committee chairmen in both states. The Hunters Point project will be similar to the Hoboken development.

Photo by Gary Higgins

FORMER New York Yankee baseball star Phil Rizzuto speaks at Hoboken ceremony.

Continued from Page 1

to 1956, is now the team's sports-caster.

It may well have been a civil engineer, Alexander Cartwright Jr., who invented the game of baseball, rather than Doubleday. Cartwright was the umpire at the historic game played at Elysian Fields 138 years ago. He also laid out the rules for that game.

According to the Macmillan Encyclopedia of Baseball, accepted as the official record of major league baseball, "The first seeds that led to organized baseball were planted on Elysian Field in Hoboken, June 19, 1846."

A plaque commemorating the game was stolen several years ago. The new plaque, located on the grass traffic island at the intersection of 11th and Washington streets, was purchased by the Hoboken Industry and Business Association.

Tom Holmes, another baseball great, also was on hand at the ceremony. Holmes played with the old Boston Braves from 1942 to 1951. His National League record of hitting safely in 37 consecutive games was broken in 1978 by Pete Rose.

Holmes recalled the days he played with the minor league Newark Bears. "Oh man! You thought the Giants-Dodgers games were bad? The Newark Bears and the Jersey City Giants... those were the battles," he said.

As Rizzuto was leaving, 15-year-old Chris Metcalfe yelled to the star. "Hey Scooter, I hope you make the Hall of Fame."

Their work is significant to the pharmaceutical industry, Dr. Bose said, because the process directly creates the antibiotics.

Their model is a new family of antibiotics manufactured by micro-organisms found in the acid soil of New Jersey's Pine Barrens.

Dr. Bose said he hopes some of the students will be able to accompany him to the American Chemical Society meeting in

On-site ceremony Thursday

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Photo by Gary Higgins

PLAQUE COMMEMORATING first recorded baseball game is unveiled yesterday in Hoboken. From left are Hoboken businessman Joseph Caporino, Mayor Steve Cappelletti and former Yankee great Phil Rizzuto.

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Stevens students perfect medicines

Philadelphia at the end of August.

Fifteen other Stevens students are participating in the 10-week summer program and are working on research projects in the medical and life sciences.

Some students are working outside of the Stevens' laboratory and are at medical institutions such as the University of Medicine and Dentistry of New Jersey and St. Mary Hospital.

Academically advanced undergraduates, the UPTAM participants are using equipment generally reserved for graduate or doctoral-degree candidates, Dr. Bose said.

Among the projects is a computer analysis of pulmonary function tests

as a means of getting quicker and earlier data on patients with emphysema and other respiratory diseases. Two students are using sophisticated equipment to detect, in the blood stream, environmental pollutants and fatty substances which may cause heart disease.

Each student receives a \$1,600 stipend for the research. Funding comes from Stevens and several medical and scientific foundations.

The students are chosen for the program on the basis of their scholastic record, said Dr. Bose, UPTAM director. They are also evaluated on their ability to work alone.

About 25 projects were

chosen in advance and students matched to them, he said.

The other students in the program are:

Abigail Cooper, class of 1985, of Hopkinton, Mass.; Rajiv Gosain, '86, Hoboken; Joseph Grocena, '86, Wayne; Jeffrey Hale, '85, Brigantine; Eugene Herold, '85, Dumont; Eric Herskowitz, '86, Tenafly; Kerry Kilkenny, '87, Jersey City; Samuel Lu, '87, Toms River, and Nicholas Murgolo, '84, Boonton.

Also, Fred Nichols, '86, Newark; James Ottowitz Jr., '85, Walden, N.Y.; Lev Ryzkhov, '86, Irvington; Arnold Shooks, '87, Clifton; Omaira Velezquez, '87, Union City, and Eleni Vitas, '85, Jersey City.

Locals say that 10 years ago, River Road was cobblestones and potholes. "No one came down here then. It was just bring your girl. You know, go in the shack, do your thing and leave," said 29-year-old Carl Pehrson, sitting on a 6-ounce Budweiser, the official beverage of River Road.

The road was paved in 1975, and since then it has become, quite simply, the hangout. All streets lead to River Road.

"What are you doing tonight?"

If you park along the road, be ready to play a game of cat and mouse with the police. It's much better to park inside the Stevens Tech parking lot and contend with their security.

"The Stevens police know us," said Pehrson. Pehrson and several other lifelong residents keep an eye on the lot and the Stevens maintenance building nearby. "One time we caught a guy busting into a car. Muzzie and Frankie blocked the gate so he couldn't get out," Pehrson said.

But the locals also look out for one another.

Don't know yet, most ya down at River Road... we'll take it from there. "Hey, New York's having some sort of light show. River Road. Bring the cooler." "Is he going to be here tonight? Is that his car? What did you tell your parents tonight?" "There goes another cop. Keep the beer down."

Everybody starts out here, said 29-year-old John DeMatteo. "We find out where everybody's going. When the bars close down, we come back."

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Parish dates back to 1900

By A. Elizabeth Foley

St. Ann's Roman Catholic Church, Hoboken, was founded to serve a changing and growing city population.

As the Italian population of Hoboken increased, the need for a parish church to serve them became evident. St. Ann's was organized in May 1900, when Bishop John J. O'Connor of Newark appointed the Rev. Felix DePersia, chaplain at St. Mary Hospital, as the first pastor.

The first mass was held in the house occupied by St. Ann's Society, established earlier. On Nov. 6, 1903, the cornerstone was laid for the first church at Sixth and Jefferson streets.

The Rev. John Rongetti was a successor to DePersia and carried on zealously the work of the new congregation. During his pastorate, the church and rectory were built.

In September 1921, the Rev. Michael Gori assumed the pastorate. Looking toward future expansion, he purchased several lots adjacent to the church. His intention was to build a new and larger church and a school. He is mostly remembered for building the present edifice.

Father Gori, after being graduated in 1897 from the

College of Capuchins, was ordained to the priesthood. A special pact between the bishop of Newark and the American head of the Capuchin Franciscan order turned the parish over to their keeping. It is still in their hands.

As the building of the present church began, the old church was moved to the rear of the lot to be used as a parish house. Fire destroyed the building some years later. Part of the site now holds the elementary school which opened 28 years ago. The remainder of the land is an open play yard for students.

Ground for the present church was broken in early April 1925. Plans for the new building were drawn by A. L. Vegliante of Camden, with the total cost of construction set at \$200,000.

Located at the corner of Seventh and Jefferson streets, it boasts 11 wide steps leading up to the main entrance. The church houses a sanctuary, galleries, sacristies, baptistry and a bell tower.

The church seats between 400 and 500 people. Its original massive marble altar was imported from Italy. In keeping with new regulations of Vatican II, a smaller altar of sacrifice has been placed in front of it for use in modern liturgies.

All of the marble inside the high-vaulted church is imported from Italy. Along the walls are murals of a number of saints. There are also statues set into illuminated niches behind glass doors.

Honoring Father Gori for his devotion in building the church and his administration of the congregation's spiritual needs is a plaque at the main entrance. It was unveiled a year after his death in 1937.

In 1962, a convent was built to house the religious sisters assigned to the parish. It was designed by Thomas White of Geneva, N.Y., who also designed the school building.

The bells of St. Ann, known for their sonorous tones as they peal out over the city, make the church well known to residents of Hoboken.

For the past three years, Father Vincent Liuzzo OFM Cap. has been pastor. Prior to that, he served six years as an assistant pastor.

Today St. Ann's continues its ministrations to her faithful Italian membership in addition to serving all those in the parish community regardless of their ethnic heritage. The strong ties with its members and former members bring many of them "home" during the annual St. Ann festival.



EDWIN ROMAN, left, and Robert Toledo, both of Hoboken, pass the time of day on a pier along River Road in Hoboken.

There's nowhere else to go

By BRAD KELLY

Staff Writer

HOBOKEN—Yeah, you can be from North Bergen or Union City. Just don't miss with "the place."

Actually it's not much of a place — just a stretch of blacktop, a parking lot and a setting pier.

In Hoboken, but summer nights begin and end on River Road.

"This is the only recreation area in Hoboken. They don't want nobody in the parks... and the street corners? Forget it, that's past history," said 29-year-old Gary Burke of Hoboken.

Locals say that 10 years ago, River Road was cobblestones and potholes. "No one came down here then. It was just bring your girl. You know, go in the shack, do your thing and leave," said 29-year-old Carl Pehrson, sitting on a 6-ounce Budweiser, the official beverage of River Road.

The road was paved in 1975, and since then it has become, quite simply, the hangout. All streets lead to River Road.

"What are you doing tonight?"

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AROUND TOWN



Phil Rizzuto was among others present to acknowledge the historical match between the Knickerbockers and the New York Nine.



This group of people pauses to picture the setting of the baseball games at a time when the site of Maxwell House and River Road was a grass-covered plain surrounded by the greenery of undergrowth and woods.



This benchful of Hobokenites takes a break from their day of celebration.

Hoboken pols make political fireworks

By RANDY DIAMOND

It's not unusual for politicians in Hudson County to fight it out over their political differences, unlike Hoboken Mayor Steve Cappiello.

He has come up with a new twist. Instead of punching his opponent, Cappiello took to a lighted firecracker.

Late Monday afternoon, Cappiello lit a firecracker he had on his desk and threw it at City Councilman Thomas Vezzetti.

"The firecracker landed nowhere near him," said the mayor. "I was not trying to hurt him."

The 61-year-old three-term mayor says he threw the firecracker so Vezzetti would become more alert and realize that the seam on his orange pants were torn.

"HE DRESSES so slop-

py," Cappiello said. "It's a disgrace."

Cappiello, a neat dresser who can usually be seen in three-piece suits, admits it's not just the councilman's sloppy dressing that irritates him.

"He just barges into my office and other city officials' without knocking and demands things."

The 53-year-old Vezzetti says that, while he does barge into offices, he does it to speed up city business. He denies being a sloppy dresser.

"What the firecracker incident shows about the mayor is that he is an idiot," said Vezzetti. "Can you imagine a grown man throwing firecrackers. And where did he get them anyway? Firecrackers are illegal."

CAPPIELLO SAID one of his aides found the firecracker on the floor of the



Mayor Cappiello.

Hoboken police station and took it to his office for safekeeping.

As far as the firecracker being illegal, Cappiello said: "It was only a small one."



This young tyke learns about baseball and its historical significance in Hoboken.



"This is a memorable day for Hoboken," Mayor Steve Cappiello commented at the dedication of the plaque commemorating the day in June 1946 when New Yorkers and others gathered in Elysian Field for the first recorded baseball game in America.

Rides, Ravioli And Reagan

Amid the backdrop of the city's double digit unemployment rate, the recent closing of the Hoboken Shipyard and the nomination of Geraldine Ferraro as the Democratic vice presidential candidate, President Ronald Reagan will make a "non-political" visit to Hoboken Thursday in order to attend St. Ann's Feast.

Governor Thomas Keen and Senator Frank Lautenberg have also accepted invitations and are expected to accompany the president to the event which honors the patron saint of women.

"I don't believe his (Reagan's) decision to attend was politically motivated," said Carol Branda, who is on St. Ann's public relations committee. "Despite what some people are saying, I think he's coming here because we invited him and because he wants some good Italian food."

Branda said the presidential visit would not alter the religious flavor of the event. "We

aides said he did not want to disturb the tradition and we are not going out of our way to make special accommodations for him," she said.

Reagan is scheduled to fly by helicopter to JFK Stadium and arrive in the church yard at 4 p.m. According to Branda he will sample some food, pick the winner of the 50-50 drawing, and attend a dinner in his honor with parishioners and invited guests.

"The President had wanted to view the procession (in which parish women carry the 600-pound statue of St. Ann through the streets) but he decided to come later because his presence may disrupt the event," Branda said.

Political pundits maintain that the Reagan visit is aimed at neutralizing the effect that Democratic vice presidential candidate Geraldine Ferraro will have on the heavily Democratic and Italian-American voting block in Hudson County.

1888 church to be repaired

By Margaret Schmidt

All-Saints Episcopal Church, Hoboken, plans to open a tax-paying commercial office and day care center in an historic building next month.

Rehabilitation of the 1888 church at Sixth and Clinton streets should be completed by mid-September, and the Hudson Associates and the St. Mary Hospital day care center will move in, said the Rev. Geoffrey Curtiss, pastor.

The idea to restore the building and turn it into an income-producing center came about three years ago, he said.

"We saw a need to make the building produce income and to do major renovation work and maintain it through the income," he said.

At the same time, the center will attract jobs for low and middle-income people and the church will restore what the priest called Hoboken's only Queen Anne-style building.

Part of the funding for the \$290,000 project will come from the city's Community Development Agency through the Hoboken Commercial and Industrial Loan Program.

Although the program committee approved the \$50,000 loan in February, it was held up for several months by the city council.

Some members questioned whether a non-profit organization should qualify for the program and if the property would generate taxes.

The council approved the loan at its July meeting.

"It qualifies because the activity is a non-church-related activity," said Fred Bado, executive director of the CDA. "We do not exclude non-profit corporations if they meet all the other tests."

The property, which was previously tax-exempt, will generate "a significant amount" of tax revenues for the city, said Randy Gottesman, economic development specialist for CDA.

It meets all the CDA requirements for the loan by creating 21 jobs, 10 for low-and moderate-income people and about six for minorities, having a high ratio of private to public funds and generating tax money, he said.

The church is receiving the maximum loan at 4 1/2 percent interest. It will make payments to its bank once the city begins reimbursing it for work completed.

Both Hudson Associates, a Hoboken company which repackages name-brand products, and the St. Mary Hospital day care center will expand their operations with the move.

The day care center is now operating in trailers, Bado said, and is privately run.

The All-Saints building was built by Martha Bayard Stevens, founder of the Church of Holy Innocents, Curtiss said.

It housed a parochial school, convent and parish mission hall until World War I and then became living space for an assistant priest and sexton as well as a mission hall.

Shortly after World War II it fell into disrepair and hasn't been used at capacity since the early 1960s.

Recently it housed a clothing and food bank and was the site of small dinners and parish functions.

The Queen Anne-style features slate and large windows curved at the top, Curtiss said. Much of the cost of repairing the building will go into restoring the exterior.



KLOTZ DAY — A celebration attended by 55 members of the Klotz Family was held recently at the Hoboken Elks Club. The Klotz family has been in the City of Hoboken for more than 120 years. Family members have held positions in the police, fire, and public safety departments. They have also been employed by the Board of Education, in teaching and administrative positions. Their total employment is in excess of 100 years of service. Prior to his death in 1906, Dr. Eugene Klotz, a general practitioner in the City, delivered more than 200 babies. Mayor Steve Cappiello proclaimed May 10 as Klotz Day.

Hoboken eyed for huge marina

By Margaret Schmidt

A marina accommodating as many as 1,500 boats and stretching the length of the Port Authority waterfront development in Hoboken is part of "very preliminary" plans.

The marina's size is larger than the city has envisioned, said Councilman Patrick Pasculli, stressing that the plans are far from complete.

Pasculli was among Hoboken representatives who

met with the Port Authority and the architectural firm of Cooper Eckstut, which is developing the master plan for the \$500 million project.

Thomas Young, Port Authority spokesman, said discussions about the size of the marina were premature because market surveys are still in process to determine the need for a marina.

Pasculli said he fears a large marina would take away from potential commercial and

residential space and would "be basically for people who do not reside in Hoboken."

How many people in Hoboken own boats and could afford to rent a slip at competitive prices? he asked.

Cooper Eckstut, which said yesterday it cannot comment on its plans, explained that a large marina would provide more public access to the water's edge and preserve the city's view of

Continued from Page 1.

the Hudson River and Manhattan skyline, according to Pasculli, who said there is currently a market for marina slips.

Otherwise, "The plans are pretty much in line with what we've been talking about for the last few years," said Paul Totondi, chairman of the city's Waterfront Advisory Committee.

Hotel and commercial office space are to occupy the southern end of the development, Totondi said, with low-rise housing at the

northern end. A convention center is also planned, he said, but further market studies must be done before the size or location can be discussed.

The hour-long meeting was more of a progress report, he said, and a more definitive meeting will be scheduled within six weeks.

Cooper Eckstut, awarded the master plan contract in June, should have a complete plan in September. It will be open to public comment before work begins.

Child abuse action urged

Hoboken Mayor Steve Cappiello has called on the city's United Child Services to study ways to prevent child abuse in city services.

The mayor met yesterday with UCS directors to discuss the recent news reports of child abuse in the metropolitan area. UCS is composed of directors of various day care and child service centers.

In a letter to Betty Fitzreider, chairwoman of the UCS, Cappiello asked for the creation of a committee and for that committee to report back concerning the issue by Oct. 1.

"What we would like to see done is a program in place that will guarantee that no situation of child abuse could occur in the city's programs," Cappiello said.

Monument to a lost dream sought in Hoboken 8/30/84

By James Kopchins

Public monuments and memorials usually honor individuals whose dreams have come true. However, in Hoboken one man is working hard to have a monument honor his grandfather's lost dreams.

Allan Renz, of Bedminster, has been trying to have his grandfather, the legendary bridge-builder Gustav Lindenthal, honored with a monument on city property. Centerpiece of such a monument would be the foundation of Lindenthal's most grandiose dream — a 3,000-foot long, cantilever bridge

connecting 12th Street in Hoboken with 23rd Street in Manhattan. Lindenthal first proposed the bridge in the early 1890s to allow passengers and freight on the old Pennsylvania Railroad to travel directly to Manhattan rather than stop at Hoboken and be ferried to New York. Lindenthal and his privately-financed company, the North River Bridge Company, laid the foundation for the bridge in Hoboken on June 18, 1895, but bureaucratic snarls and local pressure soon stopped the project.

For the next 40 years until his

death in 1935, Lindenthal battled all opponents for his dream. But in the end, only the foundation remained for Lindenthal's dream.

Renz is now meeting with the city's Historic District Commission to find a way of moving the foundation to a new base on one of the grassy traffic islands that divide 11th Street. The foundation, with its inscription stone, would stand with a plaque identifying it.

"The stone has always been a very personal thing for myself and the members of my family," Renz said.

"It was my grandfather's dream, his great obsession, and we would like to see it remain in Hoboken."

Renz is battling the clock in trying to get the city to take the foundation stones. The property on which the stones sit has recently been purchased by new owners who have told Renz that they wish to remove them.

To understand the significance of the stone and Lindenthal's over-riding concern to build his bridge, one must realize the state of travel between New York City and New Jersey in the 1890s. Nowadays, the trip is relatively

easy through either the Lincoln or Holland tunnels or the George Washington Bridge, but then the only transportation was by ferry between both sites.

Lindenthal, who had worked often with the Pennsylvania Railroad in constructing railroad bridges throughout New Jersey, Pennsylvania and Ohio, saw the opportunity to bypass the inefficient ferries and have the railroad cars travel directly to New York over the Hudson River.

See MONUMENT — Page 1.

Monument to a lost dream

Continued from Page 1.

Had Lindenthal's dream been realized in 1895, he would have designed and built the world's longest bridge, and have provided the easy transportation for both railroads and vehicles that the residents desired.

However, the plans were sabotaged from the start by local opposition, partly led by the bargemen who derived part of their income from ferrying the railroad freight, and by the U.S. Department of War, which feared the new bridge would prevent the Navy's newest battleships from passing up the Hudson River.

In addition, owners of the properties that the bridge company needed to construct the bridge were reluctant to sell and held out for much higher prices than anticipated.

Stopped in trying to build his Hudson River Bridge, Lindenthal accepted a position in New York City as commissioner of bridges, eventually overseeing the construction of the Williamsburg and Manhattan bridges between Manhattan and Brooklyn.

Meanwhile, residential neighborhoods started growing around the site of the foundation, and soon the stones were forgotten.

After World War I, Lindenthal revised his bridge plans to accommodate the new surge in passenger cars among families. However, the famed Holland Tunnel had been started and plans were being created for the construction of a new tunnel in Weehawken that would be the Lincoln Tunnel.

It was during this time that Lindenthal finished work on his most famed achievement — the Hell Gate Railroad Bridge between Queens and the Bronx, considered revolutionary in its use of the arch bridge design.

By the time Lindenthal died in 1935, work had been completed on the river-spanning George Washington Bridge in Fort Lee, ending all dreams of a Hoboken Bridge.

Had Lindenthal completed his bridge, it would have radically changed Hoboken's identity from what it became.

With the bridge's entrance there, the residential northern sections of Hoboken most likely would not have been. Instead, the city's Uptown section probably would have evolved into an area like the entrances to the Holland and Lincoln tunnels connected by major access roads with Route 3 and the New Jersey Turnpike.

Railroad traffic through the city would have been heavy and many of the city's streets would



Allan Renz, grandson of famed civil engineer Gustav Lindenthal, points out the inscription stone to his grandfather's greatest but unsuccessful dream — a 3,000-foot bridge between Hoboken and Manhattan. Renz is trying to have the stone put in a monument to his grandfather on one of the traffic islands on 11th Street in Hoboken.

feature trestles carrying the tracks into the bridge.

However, all such con-

struction must be relegated to our make-believe land of "might-have-been." And such a land did

exist, we'd most likely have to cross Lindenthal's bridge to reach it.

Stung by poisonings, board to eye caterers 8/31/84

When the Hoboken Board of Education meets Tuesday, it will consider bids for the catering service at Hoboken High School and a proposal to hire a consultant and provide all food services itself.

The board is still receiving notices of claims from students affected by food poisoning May 31 and June 1. More than 200 students became ill after eating baked ziti prepared for lunch and a sports awards dinner.

The state Department of Health has been unable to determine how salmonella bacteria got into the food but has said the incident could have been prevented if the caterer, Service Dynamics of Nutley, had followed correct freezing and reheating procedures.

Service Dynamics' contract expired in June and the board may award a contract Tuesday. The board's food committee also will report on a proposal by GMD Sales, Inc., of Fairlawn that the district take over the food programs for the elementary and high schools and use GMD as a consultant.

"We have to weigh current costs versus the yearly consultant fee," Pope said.

The company didn't include its fee in the proposal, he said. Lunches now are packaged and the board hires people to give them out in the elementary schools. In the high school, a caterer hires people to prepare and serve lunches in the cafeteria.

Hoboken grants parking variance 8/8/84

By Earl Morgan

After a heated debate with its attorney and consultant, the Hoboken Planning Board last night granted a variance to the developer of a 42-unit apartment building at 107-111 Clinton St., requiring him to provide only half the number of parking spaces ordinarily mandated in the city zoning code.

In other business, a parking variance was granted for the development at 222-224 Clinton St. and a continuation of a

preliminary approval of the site plan for the S.S. Victoria restaurant ship.

All Saints Church was granted a variance to open a day care center and a modified site plan approval was given for the Jefferson Trust Renaissance Associates project at Clinton and Willow.

The fireworks started when commissioners Benjamin Goodman and Maurice DeGennaro wanted to grant a variance to Nicholas Recanati that would allow him to provide 22 parking spaces for the 42-unit rental development he is rehabilitating at 107-111 Clinton St.

Ralph Seligman, consultant to the board, said the ordinance requires 42 spaces and to grant a developer a 50 percent reduction would make it difficult to enforce the regulation on future developers who bring site plans to the board.

Recanati said he could not meet the parking requirement because there is no way to provide the needed spaces at the site. He said if the board votes to require the 42 spaces he would be forced to scale the project down with only seven apartment units going into each of the three buildings comprising the development.

"I think we have to judge

each individual site plans on its own merits," DeGennaro said. "Anyway," he continued, "you can't judge the parking situation the same way in all parts of the city. There are some places where there just aren't any parking spaces."

Goodman also said he thought the planning board should approve the site plan. "We're here to help these people. They are investing money in Hoboken and we have to help them," Goodman said.

When a vote was taken there

was a 3-2 yes vote with one abstention by Council President Helen Macri who is a member of the board.

A question then arose as to whether Mrs. Macri can be counted as present and cast an abstaining vote under recently passed state statutes.

The board's attorney, George Pappas claimed the board could be in violation if it let the vote stand.

The board rejected Pappas' legal opinion, leaving the vote to grant the variance standing.

Judge a landlord, but not registered 8/31/84

By Margaret Schmidt

The Hoboken municipal court judge and his partners in a real estate project are apparently in violation of a New Jersey law requiring landlords to register with the state.

The statute requires landlords to file a registration form with the Bureau of Housing, give copies to tenants and submit changes within 30 days. Municipal courts can enforce the law.

Judge Peter Giordano bought 625 Washington St. on May 30 with lawyer Leonard Franco and two unnamed partners, according to tax records. However, the state apparently has former owner

Ernst Schloerb on its records. Although workers at the Bureau of Housing said Schloerb is listed, supervisor William T. Rogers said he couldn't confirm it until early this week because the computer was tied up.

Rogers said that if the new owners aren't listed, he will call the matter to the attention of the enforcement department.

Tenants have received only a typewritten letter without a letterhead, which directs them to deal with Giordano and Franco and doesn't mention the other two partners. The city clerk's office, which receives validated forms from the state, has no record listing the new

See JUDGE — Page 6.

Continued from Page 1.

owners. Giordano said Friday he left all business aspects of the project to Franco, who could not be reached for comment.

"I don't know anything about it," he said. "I'm not managing the property. I may take my name off the deed; I may sell my interest because I don't like these headaches," referring to calls from The Jersey Journal.

He refused to comment on his jurisdiction in enforcing the registration law.

Rogers said only the state, through the penalty enforcement act, has jurisdiction when landlords haven't complied with the registration.

However, according to the 1981 amend law, "The Attorney General, the municipality in which the premises are located, or any other person may institute the proceeding; where the municipality or any other person other than the Attorney General institutes the proceeding, a recovered penalty should be remitted by the court to the municipality."

The amendment was designed to encourage municipal courts to more strictly enforce the law.

The penalty is listed as up to \$500.

Tenants' lawyers contacted Friday said the law is useful when court proceedings become necessary. It is especially helpful if tenants are served eviction notices because judges may stop proceedings for up to 90 days and then dismiss the case if landlords aren't properly registered.

"It's the law," one said. "Everybody's bound by it until it's changed. If you're more visible, you would want to be more conscientious" to encourage others to comply.

Rogers noted that even when landlords comply, they can still hide the identities of people who have interest in the property.

Tenants at 625 Washington St. have said they fear their building may be renovated and they would be evicted or their rents would become unaffordable. Since Franco and Giordano bought the nine-family building for \$300,000, they haven't heard of any plans.

Franco has said the tenants needn't worry.

One tenant feels the owners may be waiting for the outcome of the Aug. 22 council meeting when a moratorium on substantial rehabilitation rent increases may be voted on.

Hoboken seeks relief from parking woes 8/31/84

By Margaret Schmidt

The Hoboken Planning Board is investigating ways to ease the parking crush that daily frustrates residents and that is expected to worsen as younger and more affluent people move in.

Among the reliefs being studied are street-parking permits for residents and fees against developers who cannot meet the requirement of one off-street parking space for each dwelling unit.

"Even before the onset of Hoboken's much-heralded 'revitalization,' certain neighborhoods experienced chronic on-street parking shortages," said Ralph Seligman, a board consultant who has provided the members with a preliminary report.

"Off-street parking space was almost non-existent in a city built to high residential densities in an era of inexpensive, reliable public transportation."

Using census figures, Seligman found that more than half of Hoboken's households have cars.

Residents and commuters working in Hoboken or using it as a transfer point for PATH trains to New York have competed for on-street spaces for years, he said.

Recently, developers of buildings with more than 10 units have come to the board more

frequently to request variances when unable to meet parking requirements.

Yesterday, for example, the owners of a building at 530-32 Jefferson St. told the board that although they plan 24 units, they can provide off-street parking for only 20 cars.

The board generally approves such requests because the ratio of parking spots to housing units is more than .80 percent, Seligman said.

After a heated discussion Tuesday night, the board approved 22 spaces for a 42-unit development. Members who voted against the measure said they were afraid such an exception would make it difficult to enforce the zoning regulations.

Many developers have had to rent or buy lots or garages to fulfill their parking obligations.

Lots may be considered undesirable. Seligman said, because of the low return on land and the scarcity of open space in Hoboken. And multi-level garages are expensive to construct and maintain.

Seligman has asked the state Association of Parking Authorities, to give him information about other municipalities' experiences with issuing parking permits to residents to reduce commuter use of street spots and charging developers who cannot provide the required number of off-street spaces.

'Hoboken needs cash more than esthetics' 8/31/84

As the master plan for development along the Hoboken waterfront nears completion, the mayor told the Port Authority yesterday he wants projects that will benefit the city financially.

"Some people are concerned more with the esthetics," Mayor Steve Cappelletto said. "My concern is that the project is one that will bring economic impact to the tax base of our city."

The city owns most of the 60 acres to be developed in the \$500 million P.A. project. The southern end is owned by New Jersey Transit.

The Port Authority is leasing the land under terms to be negotiated and will enlist private developers to build.

None of the parties could be taxed by Hoboken, Cappelletto said, so some type of revenue-sharing agreement will have to be struck.

Cappelletto and representatives of the city council, Community Development Agency and legal staff met

members of the Port Authority in the mayor's office.

City Council President Helen Macri would only say the group discussed starting negotiations on the lease.

The master plan, which is being prepared by the Manhattan architectural firm Cooper Eckstut, is expected to be complete in September. Before construction begins, the plan will be open for public comment.

The P.A. and Cooper Eckstut met the mayor's Waterfront Advisory Committee on Monday and gave a preliminary report which participants said showed plans basically consistent with the type of development the city has envisioned.

A marina stretching the length of the development, however, was larger than some expected.

At yesterday's meeting, Cappelletto said, the P.A. explained the marina might be built in stages so that the developer doesn't overinvest in the project.

Govs. OK \$1B waterfront proposal



NEW YORK Gov. Mario M. Cuomo gets a laugh out of New Jersey Gov. Thomas H. Kean in Hoboken yesterday at the official signing of Port Authority of New York and New Jersey waterfront development legislation.

By BRAD KELLY
Staff Writer

HOBOKEN—Legislation authorizing the Port Authority of New York and New Jersey to proceed with \$1 billion worth of waterfront development here and in Queens was signed into law yesterday by Govs. Thomas H. Kean of New Jersey and Mario M. Cuomo of New York.

The bill-signing ceremony, held underneath a tent pitched outside the Erie Lackawanna Terminal here, ended a two-year struggle between authority and officials from New York and New Jersey which at one point threatened to kill the legislation.

But both governors yesterday made light of the bickering that frequently occurs between both states in their competition for jobs and businesses.

"We have spats like brothers and sisters have ... but our fundamental economic needs are the same," Kean said. "A strong New York City is vital to the state of New Jersey ... a strong New Jersey is just as

vital to the city of New York. When these projects are finished, our waterfronts will be the envy of Baltimore and San Diego, Boston and San Francisco," he said, referring to the waterfront redevelopment projects being undertaken in those cities.

"We're family, we are supposed to have disagreements ... it puts a little blood in the cheeks," Cuomo said.

The legislation was first introduced in the New York Senate in the summer of 1982 and was the center of heated political debate among key New York politicians who were concerned about New York firms being lured into the state here.

Cuomo said yesterday his visit to New Jersey gave him time to reflect. "I thought about the basketball team you took away from us ... I started to get edgy. I started reading the language over again," he said, referring to the legislation.

The legislation allows for a \$500 million waterfront development

along this city's Hudson River waterfront as well as a similar development in along the East River in the Hunter's Point section of Queens.

The legislation was amended earlier this year by New York Sen. John Marchi, R-Staton Island, who along with Mayor Edward I. Koch and Deputy Mayor Kenneth Lipper felt the original version of the bill did not commit the authority to development in New York.

Marchi was able to include language that specifically targets Hunter's Point as the New York development project and insures that it will be developed in tandem with the Hoboken project. In addition, the authority agreed not to lure New York businesses into the Hoboken project, which is expected to be completed before the Hunter's Point project.

The original bill and the Marchi amendments passed both houses of the New York and New Jersey legislatures in June.

The authority's mixed-use development projects are expected to generate a total of 30,000 temporary and 10,000 permanent jobs. The

Summer school rec in Hoboken is rebounding

Hoboken summer school recreation program is on the rebound and the program's director, James Ronga, couldn't be happier.

"We've been working at it for the last several years to make it as good as it once was. Now I think this year's program is the best I've seen in many years. The response from the kids has been tremendous."

Ronga, who is the director of athletics at Hoboken High School, has been working with a \$30,000 budget this year and is offering an expanded program for all children living in the city.

The program, which started on June 27, will continue until Aug. 17 at seven sites throughout the city. Among the activities offered are swimming, basketball,

volleyball, wiffleball, cheerleading, twirling, weight training, tennis, soccer, football, baseball, softball, gymnastics, arts and crafts, vocal and instrumental musical instruction, breakdancing, adult aerobic dance, and theatrical arts instruction.

In addition, Ronga said the program's special education activities include as many of these activities as possible. He said about 40 children are involved in this program.

"So far, it's been the kids who have made this program. Their enthusiasm is amazing," Ronga said. This is in marked contrast to only 10 years ago when budget cuts severely limited the size and scope of the program, he said.

Grogan Towers residents fight rent raise

Tenants of Grogan Marine View Towers in Hoboken expect to hear today or tomorrow if their rents will go up 8 percent next month.

Mayor Steve Cappelletto has joined tenants in opposing the increase and plans to meet with representatives of the New Jersey Housing and Mortgage Finance Agency tomorrow.

The agency must approve all rent increases in the state-funded complex. Although a spokeswoman for the

Marineview Plaza Tenants Association said she believes notice of an increase must have been served yesterday, the agency's director of management said a 30-day notice is required.

For the increase to be effective Sept. 1, notice would be due tomorrow.

Although the agency has never rescinded a rent increase, it may be possible, according to Fred Raffa, director of management, and Anthony Cupano, financial analyst.

Cappelletto said in a letter to

the agency that tenants are being asked to pay "excessive" increases not in step with inflation.

"A rent increase in a moderate-income rental complex that exceeds inflation can only be justified by identifiable improvements to the physical plant or to the services rendered," Cappelletto wrote.

"Neither is the case at Marineview Plaza."

The Grogan Marineview Towers are for moderate-income tenants. To be admitted,

families must earn no more than \$45,000 a year. People whose incomes rise above the qualifying level while living at Grogan must pay a surcharge to the city.

The 350 tenants who would be affected by the September increase received a 13 percent increase in September, 1983. Eighty other tenants received a 10 percent increase in April.

Basic rents before the surcharge range from \$286 a month for an efficiency apartment on the second floor to \$574 for a 12th-floor two-bedroom apart-

ment with a balcony.

Owners say they need the rent increase to cover a \$200,000 cash deficit, said Raffa and Cupano.

The tenants association has sent a seven-page letter to the HFA to protest the need for the increase, said Annette Iling, a tenants' spokeswoman.

Cappelletto and Iling both say increased rents at the complex have forced people to move.

The April and September 1984 increases are being appealed in court, Iling said.

Pasculli and Vezzetti would cut abatements

By Margaret Schmidt

Two Hoboken councilmen plan to draw up legislation eliminating new tax abatements for commercial or industrial properties.

A resolution declaring a moratorium on abatements may be ready for the City Council's Aug. 22 meeting, said Councilman Patrick Pasculli, who is sponsoring the legislation with Councilman Thomas Vezzetti.

They also intend to discuss the legislation at the next government efficiency committee meeting.

"The city is being abated to death," Vezzetti said yesterday. He and Pasculli claimed there is no longer a need for tax abatements as an incentive to developers.

"At one time they may have been in order to encourage residential or commercial development," Pasculli said. "But, Hoboken itself has served that purpose by its location."

Councilman Robert Ranieri, however, called the plan unwise. He said it would prohibit development of the waterfront.

"We needed it in the past and we still need any tool to redevelop this city," he said. Anyone who would suggest otherwise "either doesn't understand the redevelopment of this city or hasn't taken a walk around the City of Hoboken."

Vezzetti and Pasculli said abatements deny the city full taxation, while Ranieri said the city only gains by abatements.

Generally, property owners who receive tax abatements

make payments in lieu of taxes. The payments begin at the rate due before development and are gradually increased to reflect true market value.

Ranieri, who is backing legislation to grant a tax abatement to Ray Lemme for the American Hotel commercial development, added that, although the city has made progress, "we do not have a model city."

Vezzetti and Pasculli tried unsuccessfully to bring the Lemme legislation to the council for a vote last week after Ranieri withdrew it. They said they wanted to "force the issue," which they said has little support.

Ranieri said Lemme needs an abatement to entice tenants to the office building.

Religious festival

Ferraro invited to Hoboken

By Margaret Schmidt

Vice-presidential candidate Geraldine Ferraro has been invited to Hoboken's Monte Virginia festival, which opens tonight and ends Monday.

Organizers hope Ms. Ferraro will arrive Sunday after their traditional procession but haven't received a response, said Joseph Lottio, president of the Monte Virginia society, through Councilman Robert Ranieri.

A spokeswoman for Rep. Ferraro said it is unlikely the congresswoman will attend since she and Democratic presidential nominee Walter Mondale begin their campaign today in the Midwest.

"We would welcome her here with love and open arms," Ranieri, an honorary member of the society said. "We would consider it an honor."

The society feels the festival is a celebration, and a standard policy is to invite politicians,

Ranieri said.

Representatives of the Madonna dei Martiri Society said Monday that they wouldn't allow Ms. Ferraro or any major political candidate to attend their Labor Day weekend feast because it they would "ruin" the spiritual aspects of the event.

Ranieri said Ms. Ferraro's appearance at the Monte Virginia feast would be especially appropriate since the festival particularly appeals to people from Naples, her ancestors are from

that region of Italy.

The congresswoman's family is from Marcanise in the province of Caserta, about 20 miles from Naples, her spokeswoman said.

The invitation is viewed as intended to counteract publicity surrounding President Reagan's visit to the St. Ann's Feast in Hoboken last week. Ironically, the president's trip was called an effort to counteract publicity attending Ms. Ferraro's nomination.

Historic Hoboken firehouses registered

By Margaret Schmidt

Seven Hoboken firehouses have been placed on the National Register of Historic Places.

That brings to 11 the number of Hoboken buildings on the list. The oldest firehouse in the group dates to the 1870s, and the most recent was built in 1915.

The houses were placed on the Register together, and the Fireman's Monument in Church Square Park is being considered, said F. Robert Perry, acting administrator of the Office of New Jersey Heritage, Department of Environmental Protection, who notified the city of the entry.

Patricia Florio, an historic preservation specialist, collected data on the firehouses for the city to forward to the National Park Service, U.S. Department of the Interior.

Although the city's first firehouse was built around 1845, the oldest surviving one is at 212 Park Ave., which was built during the 1870s.

The building is now owned by Agitur Tsuchiya, but it once housed Engine Company No. 4. The two-story brick building has an identifying sign which spans the facade.

The Assembly of Exempt Firemen, 213 Bloomfield St., was built around the same time. It was designed by Francis G. Himpler, who also designed City Hall and Our Lady of Grace Church. It was built for the Exempt Firemen, a group which

assisted the city's volunteer firefighters before a paid fire department was established in 1891.

The building has an assembly hall with woodwork reflecting Northern Renaissance motifs and ornamental plasterwork. The plasterwork base for a chandelier has a fire-fighting theme, complete with ladders and a fire hose encircling the protruding lamp support.

In the 1890, Engine Company

No. 2 was built using the Romanesque Revival style. The city's northernmost firehouse, it is located at 1313 Washington St. It features a tower roof and complex facade. Aside from the widening of the engine door and the removal of glass transoms in the 1970s, the facade is intact. It is Hoboken's only building photographed for the Historic American Buildings Survey.

Two years after the Washington Street house was

built, another at 501 Observer Highway was dedicated to house Engine Company No. 1 and Trucj Company No. 2. A freestanding building, its four sides featured moulded brick, a carved decorative series of fascias and a variety of materials.

Alterations have "severely compromised" it but the placement on the National Register may lead to restoration, said Ms. Florio.

The firehouse at 412 Grand St. is owned by Edward A. Forman of Englewood. It was built in 1898 and is surrounded by alleys, one which was reportedly used to quarantine horses. The alleys retain their original iron gates and ornamental arches.

The second floor was devoted mostly to dormitory space, a feature missing in the earlier firehouses.

In 1907, a limestone and brick firehouse was built at 801

Clinton St. It retains its wood firetower and is still in active use.

The final firehouse placed on the register was built in 1915 and is at 201 Jefferson St.

It is the largest of the buildings and features a tower, decorative brick medallions, a balcony and Spanish-tile roof.

The other buildings on the register are the Erie Lackawanna Terminal City Hall, Holy Innocents Church and Newark St.

Hoboken gets 10 new policemen

By Margaret Schmidt

After three years of waiting, it's time for 10 Hoboken men to turn in their civies for blue uniforms and bulletproof vests.

Nine new police officers and one provisional officer join the city force today and begin in-service training under Sgt. James Tuminaro. The provisional officer will become permanent when funding is available, said James Giordano, public safety director.

Hoboken last hired police officers in 1979 when 10 joined the department.

The city had appropriated funding in the 1984 budget for officers for the second half of the

year. When no officers were hired in June, several council members and the president of the Police Benevolent Association complained.

The Civil Service list, which the new officers have been on for three years, expires Aug. 30.

Three of the officers — Gary Repetti, John Rutkowski and Michael Costello — were formerly with the Hudson County Police Department. Angel Alicia, the provisional officer, had been a temporary Hoboken policeman.

The other police candidates will start at the police academy in Sea Girt "as soon as possible," said Giordano.

Shouts of "It's been a long,

long time" and "They're gonna get you at Sea Girt, fellow" could be heard as the men gathered at City Hall yesterday before swearing in ceremonies.

About 50 people, most of them relatives of the new officers, attended the ceremonies and took turns taking photos of their son or husband with city officials.

"In the next 20 or so years, I wish you all the best," said Mayor Steve Cappelletto, "very safe and joyful careers."

Cappelletto noted in welcoming the officers that all Hoboken's 120 officers live in the city and the small crowd applauded.

City Clerk James Farina,

administered the oath of office for the men, and Cappelletto pinned badges on all but two.

Five-year-old Steven O'Connor put the badge on his father, Thomas, and Hoboken police officer David Costello pinned the badge on his brother Michael.

The other new officers are Henry Drayton, Angelo Andriani, Mark Auriemma, Kevin Houghton and Richard Koschig.

Starting salary for the officers is \$13,000. Officers with previous police experience may receive higher pay. The second year salary is \$15,700; \$18,400 for the third year and \$22,766 for the fourth year.

Rush on city's apartments discussed

By James Kopchans

Hoboken council members had a chance Monday to meet with city residents to clear the air over the city's growing housing crisis.

At a meeting of the newly-

formed Campaign for Housing Justice, five council members discussed the rush on apartments.

The council is to vote on a moratorium on all "substantial rehabilitation" rent increases on Wednesday at 7 p.m. at City

Hall.

Council President Helen Macri and members Thomas Kennedy, E. Norman Wilson Jr., Thomas Vezzetti and Patrick Pasculli spoke to more than 60 people at the meeting.

The discussion centered on the city's displacement problems. Allen Krantz, moderator, said, "The discussion gave residents the chance to speak out with real passion about their pains and their suf-

ferings caused by the crisis."

Margaret O'Grady, a Campaign member said the discussion brought politician and citizens closer on the issues. "It was a step toward what we want to do. It's about time the city was given back to the voters."

Several times, the discussions grew heated as each council member made a case for their version of a new city rent control ordinance to alleviate the problem.

The Campaign, in existence for about six months, is an offshoot of the Hoboken Clergy Coalition. According to Krantz, it aims to provide three services to city tenants: educational meetings and publication, legal defense funds and a political action committee to pressure politicians for changes in rent laws.

Krantz said the group has about 100 members, according to informal records.

Kean and Cuomo kick off waterfront development

By Margaret Schmidt

The war between New York and New Jersey was put on hold for two minutes yesterday for the signing of legislation authorizing waterfront development in Hoboken and Hunters Point, Queens.

Govs. Thomas Kean of New Jersey and Mario Cuomo of New York approved the legislation in consecutive ceremonies.

The so-called Port Authority amendments needed bi-state approval before the two projects, which total about \$1 billion, could begin. The Hoboken project, which may include housing, a hotel, commercial office space, restaurants and marina, is expected to create 10,000 temporary and 6,000 permanent jobs.

Leaders of the two states, and particularly leaders in New York City and Hudson County,

Just one big, happy family
See Page 24



Gov. Thomas Kean, seated right, beside N.Y. Gov. Mario Cuomo, hands the first pen he used to sign the waterfront bill to Hoboken Mayor Steve Cappelletto with the approval, left to right, of Rep. Frank Guarini, Sen. Bill Bradley and Assemblymen Chris Jackson and Nick LaRocca.

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See Kean — Page 24.

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have recently argued over the development of the Hudson River waterfront. Some New York legislators feared New Jersey projects would "steal" their businesses.

Each of the New Jersey representatives who spoke during the Hoboken event, in a tent at the southern tip of the 60 acres to be developed, jokingly alluded to the "spats," gently ribbing Cuomo.

"I came here early and I got to thinking," Cuomo said, about New York's loss of a basketball and two football teams to the Meadowlands. "And I began reading the agreement again — a little more closely."

When he saw Kean with a tie using "I love New Jersey" as a spinoff of the New York slogan, Cuomo said he began checking his pockets. But in the end, after Kean gave him the tie, he said New Jersey could have everything because New York planned to annex it.

More seriously, Cuomo said there is a natural competition between the two areas, but "it's healthy."

Kean said the Port Authority projects are "going to benefit everybody on both sides of the river."

After leaving Hoboken, the governors helicoptered to Queens where New York leaders spoke.

At the New Jersey event, speakers included Mayor Steve Cappelletto, Sen. Bill Bradley and Rep. Frank Guarini who helped Hoboken buy from the federal government the piers to be developed; and state Sen. Christopher Jackson, Assemblymen Robert Ranieri and Nicholas LaRocca and Senate President Carmen Orscho, who helped the legislation clear the state government.

"Hopefully, some day we can look back and say we didn't do this for Hoboken or for New York City, but for the great northeast," Cappelletto said.

The bi-state Port Authority is preparing the two areas for mixed-use developments. The

Just one big, happy family picnic in Hoboken

By James Kopchals

It was just one big happy family picnic yesterday in Hoboken.

The Port Authority even provided a tent and music for yesterday's legislation-signing ceremonies featuring Gov. Thomas Kean and New York Gov. Mario Cuomo. And if it had been held in the afternoon, they might also have brought hot dogs, hamburgers and beer to complete the picnic setting.

State leaders chose to put aside their regional bickering yesterday as they watched Kean and Cuomo sign identical bills that permit the P.A. to proceed with \$500 million waterfront projects in Hoboken and Hunters Point, Queens.

Kean started the good feelings going by borrowing from the "America as family" speech that Cuomo addressed to the Democratic convention in San Francisco.

"The entire region is a family, as Gov. Cuomo says," Kean said. "New York and New Jersey stand together against every other region in the country."

A strong New York City is absolutely vital to New Jersey and a strong New Jersey especially along its waterfront I believe, is equally important to New York City," he added.

Cuomo picked up Kean's keynote theme. "The family is a

master plan for Hoboken's development is being prepared by the architectural firm Cooper Eckstut of Manhattan.

Representatives of the Port Authority and Hoboken are to discuss the firm's preliminary report Monday.

Negotiations between the agency and city to determine how Hoboken will benefit financially from the development are underway, he said.

The Port Authority intends to put about \$250 million into the two projects to leverage private-sector investment, said Alan Sagner, chairman.

The funds will go toward infrastructure improvements, site preparation and planning in both Hoboken and Queens.

Hoboken's wooden sewers and "broken-down" water lines head the list of needed work, said Cappelletto.

Other needs include new bulkheads, roadway access, public access to riverfront esplanades, open space, public parks and new utilities.

Planning for the Hoboken project began about five years ago, Krieger said.

New York legislators approved the amendments authorizing the plan only when the P.A. promised to simultaneously develop Hunters Point. Legislation was introduced two years ago.

The legislation calls for two more projects — one in each state — to begin after the first two are "substantially completed." Krieger estimated that will be in about two years.

The Hoboken development runs from Observer Highway and the PATH terminal along the Hudson River to Sixth Street. It is bounded on the west by River Street. Most of the land has been idle since World War I.

Hoboken Shipyards ended operations here last month following completion of a \$14-million overhaul of

Continued from Page 1

the U.S.S. Kalamazoo. Officials blamed the lack of major naval repair contracts for the decision to consolidate the Hoboken facility with the shipyard in Bayonne.

Hoboken Shipyards' tax bill for 1984 is \$982,000. According to city officials, "the company has made only the first quarter payment of \$183,500. Hoboken Shipyards' property, which is currently assessed at \$4 million, can be foreclosed by the city if the company is delinquent in paying its taxes for two years."

Some municipalities want to raise the amount of money a landlord is required to put into a building before that landlord can qualify for rent decontrol. Others want to define what constitutes "substantial rehabilitation." Officials say that many landlords have applied for rent decontrol after making what is known as minor or "cosmetic" repairs. It is unclear in some clauses whether separate hot water heaters, additional rooms or repairs of building violations are considered substantial rehabilitations.

In Hoboken, city officials intend to replace that clause with a revised capital improvement clause. Under the current capital improvement clause, a landlord can only raise rents to cover the cost of improvements. Once the costs have been paid, the rents are brought back down.

Continued from Page 1

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If Reagan had met disaster, St. Mary Hospital was ready

President Reagan's visit to Hoboken, in July was orchestrated for maximum news coverage. But there was another side to his visit that was kept out of the glare of publicity: plans for emergency medical treatment for the president should he have required it during his brief stay in Hoboken.

In a move that anticipated a call for assistance, Sister Grace Frances Strauber, president of St. Mary Hospital decided to make preparations to offer the hospital's services to the nation's chief executive on a standby basis.

A few days before the scheduled visit, Sister Grace Frances received a call from the White House. Would St. Mary Hospital make plans to provide emergency medical treatment if

the president needed it? On July 24 and 25, White House communications staff and secret service agents arrived at the hospital and spent hours studying the telephone system and its capabilities, talking to physicians and nurses and inspection security posts, entrances and exits, the emergency room and other vital areas.

Adapting from the disaster plan, the hospital assembled a special team of physicians which would treat the president in an emergency. They included the directors of general surgery, neurosurgery, thoracic surgery, orthopedic surgery, cardiology, radiology, internal medicine and anesthesiology.

Heading the medical team was Dr. Joseph Scerbo of

Hoboken, chief of critical care and a diplomate in internal medicine and pulmonary disease.

Dr. Allan Bruckheim, chief of family medicine and of the family practice residency program, would be spokesman for the team.

The secret service selected a command post at the hospital and installed phones with direct links to the White House and to other secret service agents with the president. Plans included sealing off an auditorium for the news media and offices close to the emergency room as head-quarters for vice president Bush. In keeping with our disaster plan, other emergencies would be seen in the family practice center.

On the day of the visit, those on duty were tense as they watched President Reagan on television and chatted with the secret service agent at his command post on the main floor of the hospital.

Hoboken plan board near decision on floating cafe

By James Kopchals

The Hoboken Planning Board may finally be heading to a final decision regarding the floating restaurant S.S. Victoria, docked near the city's Erie-Lackawanna Train Terminal.

The board has scheduled the matter of the boat-restaurant at its next meeting, Sept. 4, at which time it plans to issue a final decision on whether the boat can stay at the site.

The Victoria has been docked at the Newark Street

dock, across from a planned plaza for more than a year without approval from the board. The board has been issuing temporary certificates while it investigates.

The troubles surrounding the restaurant arise from a Port Authority-sponsored survey of the city's southern waterfront being prepared by the Cooper-Eckstut & Associates engineering firm of New York City. The study is a preparation for a planned \$500-million mixed-use development planned for the

site. Board members have been reluctant to issue final approval of the restaurant until the survey is completed for fear that the restaurant would be incompatible with the plans.

Complicating the situation is the restaurant's 10-year lease with New Jersey Transit, which owns the property.

With the lease, the Victoria does not pay property taxes to the city, a point that other local restaurant owners have called unfair to their businesses.

Cappelletto won't replace DPW chief

Hoboken Mayor Steve Cappelletto has decided to keep the position of public works director open now that the former director William Van Wie has retired in order to press the council on developing a new city administration reorganization plan.

At the City Hall party honoring Van Wie for his years of service to the city, Cappelletto said the public works department would be headed temporarily by Business Administrator Edwin Chius until plans to reorganize the city departments can be

agreed on by Cappelletto and the council.

Meanwhile, Cappelletto said Van Wie would serve on a voluntary basis as his assistant in a non-salaried position. The mayor said Van Wie would be used mostly in an advisory position.

Public works is the second city department to lose a director this year without a replacement being named. Earlier, James Farina quit as director of the combined departments of parks, recreation, health, and

clerk. His duties were also assumed by Chius until a replacement could be named.

Cappelletto's administration has been repeatedly criticized by city council members for being too top-heavy with administrators. Several councilmen, most notably Thomas Vezzetti and E. Norman Wilson Jr., have argued that a reorganization of departments could create a more efficient city government and save the city money.

Hoboken judge, lawyer satisfy state on registration

The state will take no action against the Hoboken municipal court judge and his real estate partner for failing to change a building's registration when they bought it.

Notice of the title change sent to the Bureau of Housing by the city housing inspector satisfies the requirement, said William Rogers Jr., supervisor of the state Office of Landlord/Tenant Information.

Judge Peter Giordano and lawyer Leonard Franco bought a nine-unit apartment building at 626 Washington St. on May 30 and had 20 days to submit changes in their registration to the state and tenants.

The law, enforceable by the state or in the municipal courts, protects the tenants' right to know the names and addresses of their landlords.

Franco, who is managing the property, has said an "over-

sight" on his part caused the deadline to pass without changes being made. The tenants have received copies of a typewritten letter, without a letterhead, directing them to pay rents to the two new owners.

Housing Inspector Jude Fitzgibbons, however, learned of the title change from Councilman Thomas Vezzetti and as unaware of Fitzgibbons' action.

The Bureau of Housing received it "around July 18," Rogers said. The change has yet

to be entered into the office's computers, he added.

Continued from Page 1

Service Dynamics has been the food service contractor for the 1,400-student high school for the past two years, but that company was recently blamed for a food poisoning incident. Although the school board advertised new bids for its food service contract last month, the Nutley company was the only bidder. Pope said the four that students will avoid the high school cafeteria next year because of the food poisoning incident may have been responsible for the lack of other bidders.

Approximately 300 Hoboken High School students were treated for food poisoning at area hospitals after eating a baked chili contaminated with salmonella at a sports award banquet June 1. Approximately 40 students had to be hospitalized for dehydration, fever and severe abdominal pains.

A state Department of Health study of the techniques of the food service contractor involved uncovered what was described as a number of improper food handling procedures, including insufficient reheating and refrigeration of the chili.

Hoboken turns to food expert

By BRAD KELLY
Staff Writer

HOBOKEN—The Board of Education voted unanimously to hire a private consultant to handle most of the food services at the city's public elementary schools and the high school instead of renewing the contract of a private food caterer.

According to Board President John Pope, the new food services firm, G.M.D. Sales Inc. of Fair Lawn, will receive \$300,000 for its one-year budget. Its representative, Susan B. Sollender, has a master of science degree and is a registered dietitian. Her last job was coordinating school nutrition programs for the entire state.

Pope said that the board, which

has been using the services of a private contractor to supply the food in the high school cafeteria, will now handle all food services internally. "We've got the whole kit and kaboodle," Pope said.

Pope explained that the board will now buy the food from a firm he did not name, and Sollender will handle "hiring and firing" of food handling employees, accounting and various other unspecified duties.

Pope said Sollender told the board that handling food services internally would probably cost the same as using an outside caterer. He added that, in his opinion, "even if the cost is slightly higher, in light of what's happened, the board would have gone with the consultant."

See FOOD, Back Page

Hoboken council ends rehab clause

By BRAD KELLY
Staff Writer

HOBOKEN—The City Council last night voted 7-1 to put an end to what has become one of the most controversial rent control laws in Hudson County — the substantial rehabilitation clause.

Seven members of the council ignored warnings from some of the city's biggest residential developers that an elimination of the clause will put an end to the rehabilitation of the city's housing stock and deprive the city of an opportunity to expand its tax base.

Council members Robert Ranieri, Salvatore Cernelli, Anthony Romano, Thomas Vezzetti, Mary Francione, E. Norman Wilson Jr. and Patrick Pasculli all voted in favor of the moratorium. Councilman Thomas Kennedy voted against the ordinance and council President Helen Macri was not present at last night's meeting.

The substantial rehabilitation clause, which allows a landlord to become free of rent control after making improvements to a building, has been the center of intense political and public debate for the past year.

Mayor Steve Cappelletto, who has yet to announce whether he will run for another term in 1985, originally asked for the moratorium earlier this year. That request was turned into the ordinance voted on last night. Four councilmembers — Wilson, Francione, Romano and Cernelli, all of whom voted against a similar ordinance several months ago — voted in favor of this one.

The council's action is sure to become a campaign issue in upcoming elections, as speakers from both the landlord and tenant side threatened to withdraw their support of those who voted against their wishes.

Two other Hudson County municipalities —

See REHAB, Back Page

Failure of shipyard costly to taxpayers

By James Kopchans

The announced filing for restructure under Chapter 11 of the federal bankruptcy law by Braswell Shipyards has hit Hoboken and Bayonne taxpayers in their pocketbooks.

The firm, which owns a

shipyard in Hoboken and leases a dock in Bayonne, owes Hoboken \$479,090 and Bayonne \$75,900 in taxes. With the present action, collection of the taxes is questionable.

The yards' parent firm, BSI Corp., filed for protection yesterday in U.S. Bankruptcy

Court in Columbia, S.C. If it is judged bankrupt, all its debts and assets will be frozen until an acceptable reorganization is submitted to the court.

Pat Kinard, assistant to the firm's chief executive officer, Eliot Braswell, said the com-

pany could not predict when an agreement will be reached.

Without the money, both cities will have to adjust their budgets this year to cover the taxes until they can be collected. However, Neil Barnmann, tax

See SHIPYARD — Page 13.

Continued from Page 1.

collector for Bayonne, said the problem may be reflected in next year's tax rate.

"If this amount of tax is not collected this year, it will drive down the percentage of taxes the city will collect," Barman said. The percentage is a crucial part of the state formula for determining municipal tax rates.

Barman said Bayonne would be much less affected than Hoboken because the amount owed forms only a small percentage of the \$39 million in taxes expected to be collected.

The Hoboken Shipyards, which are operated by Braswell, is one of the city's major taxpayers.

Louis Picardo, the Hoboken tax collector, said the Braswell site is assessed at \$4 million and is listed as owing \$662,320 for this year. So far, Picardo said, the firm has made only the first-quarter payment of \$183,280.

Barnmann said the Bayonne assessment is \$1.5 million. Braswell owes \$141,795 in taxes and has made the first two quarterly payments of \$66,202, he said.

In Hoboken, the prospect of a higher tax rate comes at an inopportune time. This year, special state legislation was passed to put a one-year

moratorium on a planned city-wide tax revaluation because of the prospect of higher taxes this year.

One of the conditions placed on the city by Gov. Thomas Kean when he signed the moratorium was that the city would try to lower its tax rate of \$165.58 — the highest tax rate in the state.

Although they have filed a Chapter 11, officials at Braswell said they remain optimistic that a restructuring will help the firm. "The company fully anticipates that it will emerge from the reorganization in a much stronger financial position," a statement from the firm's officers said when the action was announced Tuesday.

Mrs. Kinard said yesterday that the status of both the Hoboken and Bayonne yards will remain the same as prior to the filing. Both have been idle since June because of a depression in the maritime industry and competition from yards in Japan and South Korea.

Until June, both yards were busy with overhauling work on the Navy tanker USS Kalamazoo as part of a \$14 million military contract. Nearly 400 workers were hired for the Hoboken yard, but 350 have since been

furloughed. Much of the firm's problems have come from over-bidding on more Navy work. It lost seven consecutive contracts totalling \$94 million. The latest was on June 24 when it was outbid for an \$11 million overhauling contract on the frigate USS Richard L. Page. The Bath Ironworks in Maine edged out Braswell with an \$11.1 million bid to Braswell's \$11.3 million.

Assemblyman Robert Ranieri, who also is a Hoboken councilman, said he met with Gov. Kean yesterday at the governor's Ocean Island summer home to discuss the issue.

Ranieri said he and Kean agree the filing has an immediate effect on Hoboken's attempts to stabilize taxes, but that the long-term effects will be minimal.

"If they are not able to reorganize, then the property will be sold to the highest bidder," Ranieri said. "In that case, it is one of the most lucrative pieces of property on the New York-New Jersey waterfront."

Ranieri added Kean will give Hoboken a second-year moratorium on taxes if needed to ease any problems caused by the shipyard's situation.

New I&R service points Hobokenites in right direction

Hoboken residents can now avail themselves of a new community service program designed to provide information on programs and services in the city.

The service, called "The Information and Referral Guide Line," was officially opened last week. The Guide Line is sponsored by the Community Development Agency.

Agency Director Fred M. Bado stated that recent studies indicated that three out of five families were not familiar with at least 50 percent of the programs available for their needs. The most serious are in health, housing and child care services.

The I & R Guide Line will provide

a single telephone number that residents can call for specific information, thereby relieving other departments of unnecessary calls, resulting in a more efficient network of referral.

Residents may call 420-2222 and receive information on most municipal services, as well as county, state and federal programs.

Bado added that a pamphlet has been mailed to every household, in English and Spanish, announcing the service.

Groups or organization who offer a service to the community and wish to be included in the resource listing, may contact Carole McLaughlin at 420-2222.



Photo by Gary Higgins

HELP IS HERE — Hoboken Mayor Steve Cappiello, left, and Fred M. Bado, director of the city's Community Development Agency, discuss the new Information and Referral Guide Line Center during its official opening ceremony last week.

Stunned by poisoning, Hoboken cans caterer

Prodded by the incident last year in which 200 students suffered food poisoning, Hoboken's Board of Education last night fired the food purveyor involved.

The board, instead, decided it will run grammar and high school lunches programs itself, aided by the food management firm of G.N.D. Sales, at an annual fee of \$20,000.

"The firm will be responsible for managing the personnel, buying the food and overseeing the complete operation," board president John Pope said.

Pope said the only other bidder for the high school lunch program was Service Dynamics of Nutley, which handled the program during the 1983-84

school year, which catered a dinner at which the students became sick.

"It was the opinion of the board of education that they not be rehired and we needed to show the children that we want to improve the food situation," Pope said. Service Dynamics catered dinners at which the students became sick.

In other action, Edwin Duroy, supervisor of Hoboken's bilingual education program, was promoted to principal of the Connors School.

The board also rehired 24 coaches for the 1984-85 school year, including all head coaches from the previous academic year.

Judge's partner says failure to register was an 'oversight'

By Margaret Schmidt

The Hoboken Municipal Court judge and his partners in an apartment house haven't submitted changes in the building's state registration because of an "oversight," they say.

"I was more concerned that the building did, in fact, have a green card," said Leonard Franco, manager and part-owner of 625 Washington St. He explained that a green card shows that the building had been registered by the former owner and had no outstanding violations.

He and Municipal Court Judge Peter Giordano bought the nine-unit building May 30 and had 20 days to change the registration on file with the New Jersey Bureau of Housing. Giordano, who can enforce the law, said he leaves business aspects to Franco, his law partner.

They have said they have two other partners in the deal they aren't at liberty to identify, but the deed and mortgage list only Giordano and Franco. The mortgage is held by the former owners, Ernst and Ilona Schloerb of Sparta.

Hoboken Housing Inspector

Jude Fitzgibbons said yesterday that his office had notified the state July 12 that Giordano and Franco had purchased the building.

The matter was brought to his attention, he said, by Councilman Thomas Vezzetti. "All they have to do now is send in the registration fee," he said. The fee is \$10.

He said state workers don't have the information because of "bureaucracy." William Rogers Jr., supervisor of the state Office of Landlord/Tenant Infor-

See REGISTRATION — Page 8.

Cops in Hoboken gripe over hiring of Hispanic officer

By Margaret Schmidt

Some Hoboken police candidates are questioning the hiring of a Hispanic officer who ranked below them on the Civil Service list.

"I want to know why I was skipped," one said.

Angel Alicia, a temporary Hoboken police officer for several years who recently worked for the county prosecutor's office, was hired hours before the swearing-in ceremony Wednesday.

Although he was sixteenth on the general list, he was second on the list of Spanish-speaking applicants, said Edwin Chius, business administrator. Before Alicia, the officer hired was eleventh on the general list.

He was hired in compliance with a consent agreement the city signed with the federal government to hire a bilingual

officer, Chius said. The Hispanic before Alicia on the list was found to be ineligible.

"In addition to the regular Civil Service resident eligibility list for police officer," the agreement states, "the City of Hoboken will utilize a resident bilingual list."

Chius said the problem of skipping applicants to reach a bilingual candidate could have been avoided if the city had waited until September to hire.

Pressure from the City Council and problems with vacation absences made the city act, he said. Eight officers had been expected in June. Because hiring took place in August, funds allowed for 10.

By September, funds would have accumulated for at least one more officer and Hoboken could have chosen Alicia. Civil Service allows the city to choose

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Continued from Page 1.

one from three applicants, union leaders said.

If the city, which hasn't hired police officers in five years, failed to comply with the consent agreement, it stood to lose \$796,000 in federal revenue-sharing funds, Chius said.

Alicia is considered a provisional officer until he takes and passes a Spanish-proficiency examination. He would then become a regular officer.

Although some said they thought provisional appointments are illegal, James Giordano, public safety director, said

the Civil Service approved the move. Civil Service officials could not be reached for comment yesterday.

The Policemen's Benevolent Association is generally against provisional, temporary and special assignments.

Giordano said he was not concerned that Alicia was lower on the list than four others.

"With this man's background, I felt he was an excellent choice," he said. "He's a good find for us — the department. He has an outstanding record with our department. He's a proven police officer."

Hoboken Shipyards seeks bankruptcy

CHARLESTON, S.C. (UPI)—The BSI Corp. and two subsidiaries, Hoboken Shipyards Inc. (HSI) and Braswell Shipyards Inc. (BSI), have filed for protection under Chapter 11 of the federal bankruptcy law, it was reported yesterday. HSI has facilities in both Hoboken and Bayonne.

"The economic climate with respect to ship repairs and related activities has been deteriorating for some time, and as a result, the industry is suffering from aggravated conditions worse than they

have ever before experienced," a statement from the corporation said.

Hoboken Shipyards Inc. had facilities in both Hoboken and Bayonne. Last month, as work on the U.S.S. Kalamazoo was being completed in Hoboken, the company announced that the Hoboken operation is being phased out. Dry docks, cranes and other equipment were moved to the Bayonne facility.

A BSI spokesman said the corporation will work to restructure its

financing and credit terms, and the Chapter 11 filing will allow the company time to reorganize its affairs.

While the company works on the restructuring of its financial arrangements, all work and operations will continue without any slowdowns or stoppages.

"The company fully anticipates that it will emerge from the reorganization in a much stronger financial position," the statement said.

Hoboken Shipyards reorganizing Times bad for bankrupt firm

COLUMBIA, S.C. (UPI)—

Hoboken Shipyards Inc. and its parent company, BSI Corp., planned to urge a judge yesterday to allow them to use cash collateral to operate while reorganizing under federal bankruptcy laws.

Hoboken Shipyards Inc., BSI, and another BSI subsidiary, Braswell Shipyards Inc. of Charleston, filed separate petitions Monday seeking protection from creditors under Chapter 11 of the federal bankruptcy laws.

"They are required to set out a schedule of assets and liabilities within 15 days, but we have not received that yet," said George Cauten, clerk of the U.S. Bankruptcy Court. "The deadline can be extended with permission from the court."

A partial list of creditors includes a bank that holds a note for more than \$1 million against one of the companies, a court official said.

An emergency hearing was scheduled yesterday afternoon on the companies' request for a court order "to use cash collateral for the purposes of operating their business," said George Cauten, clerk

of the U.S. Bankruptcy Court.

Betsy Eubank, a corporate spokeswoman, said the company believes it will be in a much stronger position after the reorganization is completed and its financial and credit affairs are restructured. While the company proceeds with the reorganization, all work and operations will continue without any slowdowns or stoppages, she said.

Elliott Braswell, founder and president of Braswell Shipyards, declined yesterday to be interviewed on the company's financial affairs.

BSI bought the Hoboken shipyard from Bethlehem Steel Corp. in January 1983 and worked on a \$21 million overhaul of the oil tanker Kalamazoo.

The company announced last month it would close the facility and move its New Jersey operations to the Bayonne shipyard, about half the size of the Hoboken drydocks. About 350 workers were affected.

"The economic climate with re-

spect to ship repairs and related activities has been deteriorating for some time, and as a result, the industry is suffering from aggravated conditions worse than it has ever before experienced," the company said in a prepared statement.

Braswell Shipyards employs about 300 people and utilizes about 100 subcontractors.

Retired Vice Adm. Douglas Plate, a member of Braswell's board of directors prior to the reorganization, said the ship repair business is generally "very poor at the moment."

"New construction is something else again, but Braswell is not in the new construction business; it's in the repair business," Plate said. "At the moment, it's a very cut-throat business."

Chapter 11 bankruptcy proceedings allow a company to obtain a federal court order protecting it from lawsuits from creditors until it can develop a satisfactory plan to put its finances in order.

Hoboken recreation program is cut off

By James Kopchans

The Hoboken city summer recreation program will be able to use the city's high school only until the end of this week rather than the promised Aug. 27.

The school's business administrator, Walter Cramer, said yesterday the high school would be closed to all groups after Friday to allow workmen to prepare the school for a Middle States Association evaluation next month.

However, the summer program's supervisor, Maurice Fitzgibbons, said the news came as a shock to him and the 80 teenagers enrolled in the program.

"We received no notice that they were closing the school. Last night (Monday), I had over 80 kids waiting outside the high school locked out."

Fitzgibbons said he received a letter at the beginning of the summer promising his program use of the school's gymnasium and swimming pool until Aug. 27. "We planned the program around that date," he said.

Cramer said yesterday that he had spoken to Fitzgibbons last week about the closing. "We need time to get the school in shape and the last weeks of summer represent the only quiet time we have to do the work," he said.

A summer recreation program run by the board of education ended on Friday.

The school's swimming pool was closed last night, according to Cramer. He said he did not know whether it will open again this week.

The Middle States review grades schools on their competence in preparing high school students for college. The review is made once every five years.

"I think it is a real shame that during the hottest and most humid days of summer, the school officials have deemed it necessary to close the only pool the kids of Hoboken have access to," Fitzgibbons said.

"They did this to me last year and I let it go by. But I'm not going to do it again this year," he said.

Rent increases put on hold

Continued from Page 1.

The moratorium, however, will not prevent the Rent Control Board from scheduling hearings for fully documented substantial rehabilitation applications received before last night.

The council's action last night followed a letter it received Aug. 8 from Mayor Steve Cappiello, who expressed his support for the ordinance.

The letter states: "I am in agreement with the majority of the council that passage of this proposal will encourage the governing body to enact a proper and thorough rent stabilization ordinance as soon as possible."

Most of the speakers during the hearing opposed the ordinance, but there were some who supported it.

"We tenants are under-represented here," said Daniel

Thompson. "We tenants are a majority. The tenants do pay taxes and we do vote."

"The people who can afford good housing have good houses," said one resident. "But the people who cannot afford good housing cannot have good housing."

Other residents spoke in opposition to the ordinance, claiming a moratorium would decrease the city's ability to generate taxes from new rentals.

"I'm prepared to rehab a building," said landlord Don Harman. "If I can't do that, I'm going to walk out... and leave me bankrupt."

Other residents said either decision would be unfair.

"You (the council) should develop a law fair to both tenants and landlords," said one resident.

Rent increases put on hold

By Rick Tosches

The Hoboken Council last night adopted an ordinance which establishes a moratorium on substantial rehabilitation rent increases before a packed council chambers in City Hall.

The vote was 7-1, with Councilman Thomas Kennedy opposed.

The vote was taken some two-and-a-half hours after the

Hoboken adopts rehab moratorium

council conducted a public hearing on the matter. The hearing was interrupted by intermittent outbursts by residents whose opinions differed from those of the speakers.

The ordinance establishes a moratorium on submitting substantial rehabilitation applica-

tions and proposals to the city's rent control board.

The previous rent control ordinance provided for rent decontrol for 13 months when a landlord made capital improvements on a dwelling in excess of

100 percent of the current assessed tax valuation.

The new ordinance also states the Rent Control Board has received "a substantial number" of substantial rehabilitation applications over the years and "the governing

body wishes to reconsider the policy of substantial rehabilitation."

The previous ordinance allowed vacancy decontrol of rents to a maximum of 25 percent.

The new ordinance states

that the Rent Control Board will not accept or process substantial rehabilitation applications and proposals.

"The mayor and council will reconsider the substantial rehabilitation exemption policy and determine if and to what extent it is still a necessary exception to rent control," the ordinance states.

See RENT — Page 11.

Fair opens battle for Hoboken park



CLOWN AND MIMIC Alvin Chiappolini of New York City strolls through the crowd at the Hoboken River City Fair on Saturday.

H.D. 8/14/84
By BETH KUHLES
Staff Writer

HOBOKEN—The once-bustling piers of the city waterfront's heyday have crumbled into overgrown ruins, but it is here in the shadow of New York City that the latest battle lines have been drawn for the Hudson River waterfront.

Instead of guns and protests, the war for a city waterfront park opened yesterday with a big party, replete with food, music and dancing. The co-sponsor of the Hoboken River City Fair, the city's Environmental Commission, mostly sat back and let the spectacular view across the river do the talking.

The theme of this year's fair is the need for a park to be developed along the pier for the people of the city, and the message seemed to be coming loud and clear to those who strolled along the river and enjoyed the panorama. "I think it's a beautiful spot, a lovely spot for a park," said Kathleen Luciano of Jersey City, who was touring the fair's periphery with four other people.

Sen. Bill Bradley spent part of the afternoon at the fair meeting constituents. "We have to find a balance between development and public access to the waterfront," he said.

But along with the view of the See FAIR, Back Page

Firefighters help dystrophy sufferers

HOBOKEN—Firefighters came to the rescue yesterday — this time for a new type of victim, sufferers of muscular dystrophy.

As cars drove down Washington Street and Park Avenue, firefighters were standing on opposite sides of both streets collecting donations for Jerry Lewis' favorite group — The Muscular Dystrophy Association.

Michael Bavaro, president of Local 1078 of the International Association of Firefighters, gathered 14 firefighters, most of them off duty, to help in the fund-raiser.

"Although it's hot out here, we feel fantastic," said Jack Shortal, a member of the team, "as long as we know we're helping those kids."

The firefighters from Engine Company No. 2 have been collecting for MDA once a year for the past 10 years. The average take has been estimated at a steady \$4,000.

"People have been super. We've gotten from five cents to \$100," said Bavaro. "It seems that the poorer people are, the more they tend to give."

James Nardello, a 22-year-old city resident, said, "Why not give? It's a great cause," as he drove by in his van.

The fund-raiser started at 7 a.m. and lasted until 6 p.m.

"It's been a success this year," said Bavaro, "and we didn't even cause a traffic jam."

—Heena Suarez

Hoboken girds for future

H.D. 8/15/84
By BETH KUHLES
Staff Writer

HOBOKEN—The computer crane is finally slipping into Hoboken elementary schools, and within the next three years, school administrators hope that they will have everyone from first graders to seniors in high school tickling the computer keyboard.

A year-long class in computer literacy is expected to make its debut this month in the junior high school grades. The program will focus on familiarizing the youngsters with the machine of the future, teaching about the mechanics of its operation, learning to speak its language and giving hands-on experience on its keyboard, according to supervisor of mathematics Joyce Tyrell.

Writing will also take on a new direction in the school district. Inspired by the demands of the High School Proficiency Test, the district will place new emphasis on writing, requiring that a composition sample be submitted at least once a week.

The teachers as well as the students will get an extra dose of writing. The district has set up teacher workshops to help the staff in writing manuals on instruction methods as well as grading procedures, said Nicholas Spina, supervisor of language arts.

Finally, a reading clinic will be introduced into each of the seven elementary schools. The clinic will be a liaison between the classroom teacher, in conjunction with a Basic Skills remediation teacher, and the reading specialist. The program is designed to aid in the diagnosis and treatment of students with severe reading difficulties.

In addition, a new series will be added, supplementing the high school literature series, to help older students who read at lower grade level, said supervisor of reading Dennis Sevano.

Miller said she would like to see every employee at the day care center tested. "I don't rule out anyone when it comes to child abuse," she said.

But Maryanne Polanski, director of the federally funded Head Start program, said current employees may feel "threatened" by a psychological test.

"Even if you don't have something to hide, some people just don't do well on tests," she said.

Lenient screening procedures at a number of New York City-funded day care centers may have been responsible for the recent child abuse scandal there, according to Rosemary Fuoco, director of Mile Square Day Care.

Miller said that is not the case with the day care centers in Hoboken, but she approves of tightening the hiring policy "to clear up the minds of those people who are not at the center on a daily basis."

A total of 412 children attend the four day care centers in Hoboken. Yesterday's meeting concerning the possibility of using psychological tests to screen day care center employees was very general and no specifics were discussed, according to Miller.

Circus Arts Center quits Hoboken moves to Jersey City Boys Club

H.D. 8/15/84
By Colleen Leyrer

The Circus Arts Center, which has been training performers since 1979 in Hudson, has relocated from Hoboken to space inside the new Boys Club building in Jersey City.

It will officially open its doors in the new location in two months.

"As far as I know, we are the only professional circus school in the free world which helps develop acts," said the school's co-owner, Nina Krasazina.

She and her husband Gregory Fedin, run the center. Four students have graduated from the circus school since 1979, but Ms. Krasazina said that many more have attended the school, picked up circus skills, and never completed their training.

Most people who enter the school "start from A" — the beginning — when they enroll in the school. The school has instructed people from the age of 5 to a 65-year-old who wanted to pick up some basic skills, said Ms. Krasazina, the 4-foot-11-inch emigre. Most students begin training between the ages of 10 and 30.

Basic circus skills include gymnastics, ballet, artistic impression, costume design, juggling and industrial arts to maintain equipment needed for routine.

Pupils usually spend three months mastering these essentials, Ms. Krasazina said.

During the beginning period, Ms. Krasazina said, she and her husband watch the potential performers carefully, and determine what their talents are. At this point, the instructors have their students concentrate on the areas that they excel in. However, pupils continue to upgrade their basic skills, she said.

"Once you develop a specific skill and have enough tricks, you go on to an apprenticeship," Ms. Krasazina explained.

The school is currently teaching five apprentices, all of whom are expected to graduate around Christmas time. At this stage, pupils work on their own acts with the help of the instructors. It takes about four years to have their performances mastered, depending on their talent, Krasazina explained.

Upon graduation, the new performers receive a diploma from the center, have two acts to offer to circuses, and have their own equipment.

"They have everything ready to go on, and be happy, the tiny brown curly haired teacher said.

Ms. Krasazina said it is easy for her students to find work when they graduate because the

school has already built up a reputation in the circus world.

Some of the school's pupils are performing with the Garden Brothers Circus, the Forst Brothers Circus and the Lincoln Arts Center, to name a few.

"They are working for so many circuses," she said.

The school will be teaching basic skills in the fall to neighborhood children three times a week during two-hour sessions. About 11 children will be in each of the three classes. Members of the boys club will be taught free of charge.

Ten classes will cost about \$35, the instructor said. According to the boys club director, Dave Messier, about half a dozen kids have been wandering into the school and have picked up juggling as the building is being prepared for opening this fall.

Ms. Krasazina and her husband emigrated from the Soviet Union a decade ago. Both have been in the circus business for about 25 years.

Continued from Page 1
New York City skyline, the remains of battles past loom in the waterway. Last year's theme was to save the Fifth Street Pier, which now lies half demolished in the water. While hundreds of people strolled from booth to booth in the fair's flea market, Environmental Commission Chairman Helen Manogue reminisced about the waterfront battles that her organization has won and lost during the last 13 years.

The organization was formed in 1971 in response to a proposal by Supermarine Terminals Inc. of New York to run an oil refinery in Weehawken Cove, which sits on the Hoboken-Weehawken border. Armed with data on the environmental and safety hazards associated with a refinery, the group gained the support of the state Department of Environmental Protection and the federal Environmental Protection Agency, and after six months, the company withdrew its application.

But the next battle was not quite that easy. In 1972, Cosmopolitan Terminals Inc. of New York submitted a proposal to construct 16 oil storage tanks on the same site, and that time, the company had the state DEP behind it.

"I was convinced then, and I still am today, that in such things that are so technically oriented, most cities don't have the expertise — someone who can explain the side effects to them — and they rely on the developer who will sell you the world," Manogue said.

Manogue, who was a college senior at the time, decided to write her senior honors thesis on land use development for northern Hoboken. The thesis, which was submitted to the then state Natural Resources Council on behalf of the organization, was one of the many elements that led that board to deny a permit application to Cosmopolitan.

"That exercise took three years to accomplish, but the victory was sweet," an organization newsletter stated.

Those preliminary victories were instrumental in forming the Waterfront Coalition of Hudson and Bergen Counties, a group composed of 17 separate organizations that call for regionalized plans on waterfront development, Manogue said.

The fair was started in 1974, and its proceeds are used to support the Environmental Committee's efforts. It was held in 1975 and every year since 1980.

Last year's battle was a defeat for the organization as it attempted to have the Fifth Street Pier rehabilitated, but two months after the fair, the Army Corps of Engineers came in and began to dismantle the structure.

Yesterday, Grandpa Harry King of Hoboken and his two grandchildren, 7-year-old Camille and 5-year-old Anthony Gross, sauntered down to the shore. Temporarily oblivious to the noises of the fair, the three peered through the hurricane fence in awe. The river had given them the message.

Some city workers seek different union

H.D. 8/15/84

Hoboken municipal employees are calling a meeting for Oct. 10 to discuss and possibly vote to break away from the Municipal Employees Association and join the International Brotherhood of Teamsters.

No time or location for the meeting was available yesterday from union officials.

Of the city's 180 employees,

112 belong to the Hoboken M.E.A. To change to Teamsters Local 97 in Newark, which petitioners have called for, would require approval of more than 50 percent of the M.E.A. members.

Employees in the M.E.A. have been working without a contract since December. Dissatisfaction with contract negotiations is partly behind the vote, sources said.

Police boss denies epidemic of rapes

Hoboken Public Safety Director James Giordano has called a news conference for today to dispel rumors running through the city of rapists and sexual attacks.

"We're getting deluged with calls from people telling us about rapists in Hoboken," Giordano said. "Every day it's getting to be more calls."

Giordano said police are investigating two cases of sexual assault that happened earlier in August, but said these have been the only attacks in recent

months. "You'd think there had been many more by the way we're getting phone calls."

He said he believed that much of the residents' fears arise from rumors that have grown as they spread. "There's no need for all the concern," Giordano said.

Hoboken to study day care centers

H.D. 8/15/84
By BRAD KELLY
Staff Writer

HOBOKEN—The city's day care centers may soon tighten what is considered an already strict screening procedure by requiring potential day care employees to submit to psychological testing.

Mayor Steve Cappelletto yesterday met with the directors of the city's four day care centers and asked them to establish a committee to conduct a "thorough review of both the public and the private referral day care records." Cappelletto and the directors also discussed the possibility of requiring both current and potential employees of day care centers to submit to psychological tests.

Recent reports of sexual abuse in both New Jersey and New York City day care centers prompted Cappelletto to call for yesterday's meeting.

Directors from the city's three

day care centers that are funded by the state Division of Youth and Family Services and the city's Community Development Agency said yesterday they are in general support of such a requirement. "There should be (a test) for people who apply for jobs that deal with young children," said Anita Miller, director of Hoboken Day Care 100.

Miller said at Hoboken Day Care 100, a committee consisting of parents and staff members screens job applicants "very carefully" by looking into past experience and checking out references. Similar screening procedures are followed by the city's three other day care

centers — Head Start, Mile Square Day Care and Mile Square Nino Day Care, according to the directors of those facilities.

Miller said she would like to see every employee at the day care center tested. "I don't rule out anyone when it comes to child abuse," she said.

But Maryanne Polanski, director of the federally funded Head Start program, said current employees may feel "threatened" by a psychological test.

"Even if you don't have something to hide, some people just don't do well on tests," she said.

Lenient screening procedures at a number of New York City-funded day care centers may have been responsible for the recent child abuse scandal there, according to Rosemary Fuoco, director of Mile Square Day Care.

Miller said that is not the case with the day care centers in Hoboken, but she approves of tightening the hiring policy "to clear up the minds of those people who are not at the center on a daily basis."

A total of 412 children attend the four day care centers in Hoboken. Yesterday's meeting concerning the possibility of using psychological tests to screen day care center employees was very general and no specifics were discussed, according to Miller.

Dispute stops 007 bus service

H.D. 8/13/84
By BRAD KELLY
Staff Writer

The battle over Hoboken's Washington Street commuters has forced the Downtown Bus Company to discontinue temporarily service to some 1,000 passengers who take the 007 bus between Jersey City and Union City, company owner Teddy Karau said.

Owners of the Washington Street Bus Lines in Hoboken have accused the rival Downtown Bus Company drivers of violating a restriction that prohibits them from allowing passengers to board and embark on the 007 line in Hoboken. The restriction was mandated by the state Department of Transportation when it approved the 007 route in January.

Karau said the owners of the

1,000 passengers affected by Hoboken battle

Hoboken bus line filed a complaint with the DOT in January and that the case was heard before an administrative law judge in Newark yesterday. During the hearing, officials from the Washington Street line presented photographs of other of-

ficials boarding and embarking on the 007 while it was in Hoboken. Karau said the owners contend that the practice is taking business away from their company.

Karau said he cannot stop his drivers from violating the DOT restriction because, "It is impossible to know who comes on and off the bus." He said owners of the Hoboken line are seeking a ruling that would require 007 drivers to ask a passenger's destination before getting on the bus.

Karau said he faces fines of \$100 a day for every day his drivers violate the DOT ruling. The suspension of service, which began Saturday, is expected to continue until the law judge makes a ruling.

By James Kopchals
Hoboken businesses and administrator Edwin Chius will be the featured speaker at the next public meeting of the Hoboken Campaign for Housing Justice on Tuesday.

The meeting will begin at 7:30 p.m. at St. Matthew's Trinity Lutheran Church, Eighth and Hudson Streets in Hoboken.

Chius' appearance follows presentations last month by several members of the city council on proposed changes in the city's rent control laws. Chius has supported Mayor

Steve Cappelletto's veto of the council's amendments and a moratorium on substantial rehabilitation rent increases in the city.

"We are very pleased to have Mr. Chius attend one of our forums which we feel offer an excellent opportunity to the residents of Hoboken to become better informed about the housing laws that affect them and, more specifically, their rights," said Rev. Paul Hagedorn, pastor of St. Matthew's, and one of the group's leaders.

Hoboken businesses get loans for expansion

H.D. 8/15/84

The Hoboken Commercial and Industrial Loan Program recently handed out \$100,000 in commercial loans to two city businesses to finance expansion.

According to Thomas Ahern, director of the Economic

Development Agency, \$50,000 was lent to Metro-Mex Company, owners of Umlands Restaurant at 508 Washington St., and another \$50,000 loan went to the Stahl Soap Corp., 1413 Willow Ave.

Under the loan program, community development funds are used in conjunction with local banks to lower interest rates to businessmen who wish to expand or improve their facilities.

The Metro-Mex loan was approved to help the firm change Umlands from an ice cream fountain to a restaurant featuring Mexican cuisine. The Stahl loan will aid the company to ex-

Hoboken may ban future tax breaks

H.D. 8/15/84
By James Kopchals

The Hoboken City Council will consider putting a stop to all future tax exemptions and abatements for commercial and industrial structures at its regular meeting tonight at 7 p.m.

The moratorium, proposed by Councilmen Patrick Pasculli and Thomas Vezzetti, was put off from the council's Aug. 22 meeting because of its length. Tonight's meeting will be preceded by a council caucus starting at 6 p.m. in the council chambers in City Hall.

Also at the meeting, the council will discuss a public-initiated ordinance that would establish Hoboken as a nuclear-free zone. A public hearing on this ordinance has been scheduled for Sept. 17.

The proposed moratorium came about as a response to a

tax abatement application from Ray Lemme, owner of a new commercial office building planned for the old American Hotel at Hudson Place and River Street.

Both Pasculli and Vezzetti oppose the abatement, explaining that with the rush on real estate development, abatements or exemptions are no longer needed.

Concerning the nuclear ban ordinance, the legislation is the product of a petition drive conducted for the past month by a committee connected with the organization Hoboken Action for Nuclear Disarmament. Over 2,600 petitions were collected, which under city law puts the ordinance before the council for a vote. If turned down by the council, the ordinance will be put on the November ballot in the form of a public referendum.

Van Wie's return as mayor's aide comes under fire

H.D. 8/15/84
By James Kopchals

Hoboken Mayor Steve Cappelletto says that his new assistant, former Public Works Director William Van Wie, has no official duties, but two councilmen are complaining he's back to his old job again.

Van Wie, who retired from the public works post on Friday, is working in the mayor's office now as a non-salaried assistant, Cappelletto said.

However, both Patrick Pasculli and Thomas Vezzetti are charging that Van Wie was in his old Public Works office yesterday, giving orders as if he was still director.

"He cannot just go back and give out orders anymore," Vezzetti said. "It's a question of legality. We don't know if the city will get into any trouble for

any orders that he might give the men.

"I don't know what kind of game the mayor is playing," Cappelletto said Vezzetti did not know the situation and was exaggerating for his own purposes. The mayor said Van Wie has nothing to do with public works and is involved only in the mayor's office affairs.

"Mr. Van Wie volunteered his time to serve in a non-salaried position to help the city. Hoboken could use more people like Bill Van Wie," Cappelletto said.

Meanwhile, Pasculli, who is head of the city council's public works committee, said the committee will recommend that the position of director remain open until a full restructuring of the department could be studied and implemented.

center's budget to rehire Mrs. Spinello.

In his letter, Bado warned that CDA would not process any request for reimbursements for Head Start unless she was restored.

As a result of the letter, E. Norman Wilson Jr., director of HOPES and a councilman from the Fifth Ward, said he has tried to set up a meeting between all sides to reach a final solution. A meeting had been tentatively set for last Friday, but had to be cancelled.

Hoboken won't kill tax breaks

H.D. 8/15/84
By Rick Toches

The introduction of an ordinance to halt all future tax exemptions and abatements for commercial and industrial buildings was defeated last night by the Hoboken City Council.

The vote was 4-4, with Councilmen Thomas Kennedy, Thomas Vezzetti, E. Norman Wilson and Pat Pasculli voting in favor of introduction, Councilmen Robert Ranieri, Anthony Romano, Mary Francone and Helen Macri voting against.

Those objecting to the measure stressed they received the ordinance just prior to voting instead of the council's normal practice of a 30-day waiting period on all ordinances.

The teachers as well as the students will get an extra dose of writing. The district has set up teacher workshops to help the staff in writing manuals on instruction methods as well as grading procedures, said Nicholas Spina, supervisor of language arts.

Finally, a reading clinic will be introduced into each of the seven elementary schools. The clinic will be a liaison between the classroom teacher, in conjunction with a Basic Skills remediation teacher, and the reading specialist. The program is designed to aid in the diagnosis and treatment of students with severe reading difficulties.

In addition, a new series will be added, supplementing the high school literature series, to help older students who read at lower grade level, said supervisor of reading Dennis Sevano.

Miller said she would like to see every employee at the day care center tested. "I don't rule out anyone when it comes to child abuse," she said.

But Maryanne Polanski, director of the federally funded Head Start program, said current employees may feel "threatened" by a psychological test.

"Even if you don't have something to hide, some people just don't do well on tests," she said.

Lenient screening procedures at a number of New York City-funded day care centers may have been responsible for the recent child abuse scandal there, according to Rosemary Fuoco, director of Mile Square Day Care.

Miller said that is not the case with the day care centers in Hoboken, but she approves of tightening the hiring policy "to clear up the minds of those people who are not at the center on a daily basis."

A total of 412 children attend the four day care centers in Hoboken. Yesterday's meeting concerning the possibility of using psychological tests to screen day care center employees was very general and no specifics were discussed, according to Miller.

The proposed moratorium came about as a response to a

presented to the council to study," said Ranieri. "Formal notice of 30 days was not given and this (ordinance) was incorrectly placed on the agenda."

Vezzetti asked the council to consider waiving the 30-day period because of what he termed "an emergency."

Pasculli said the 30-day period "has been waived on many occasions."

This is the second time the proposed moratorium has been put off. It was struck from the council's Aug. 22 agenda due to a lengthy meeting.

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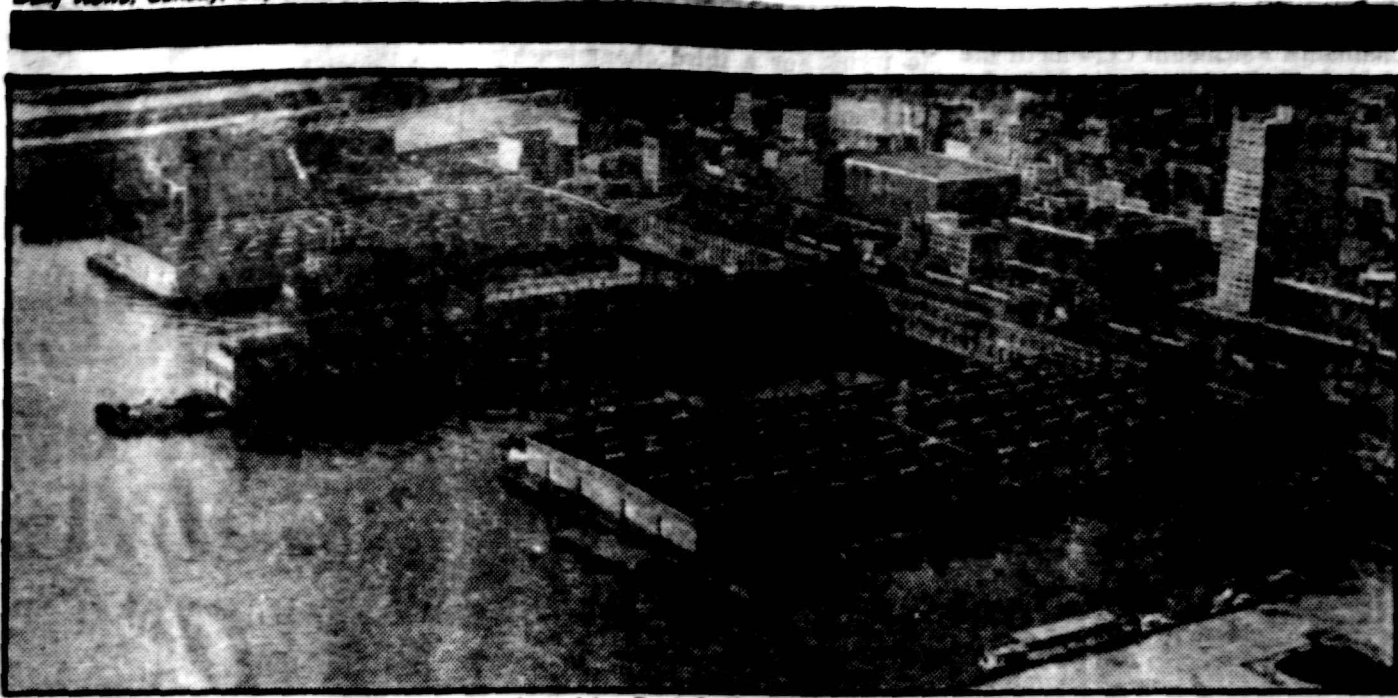
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Both Pasculli and Vezzetti



View of Hoboken piers which will be developed by Port Authority and city.

Rich face for Hoboken

By RANDY DIAMOND

FOR YEARS there has been talk of replacing the rotting piers that line the Hoboken waterfront with housing and office space, marinas, restaurants and shopping. There's lots of talk, but nothing more than that.

Now, that talk is finally becoming reality, but not everyone is pleased. Back in the 1960s, when abandonment of the piers began and the development talk started, no one really believed anyone would ever build anything on the Hoboken waterfront.

After all, who would want to build a waterfront development in Hoboken, the city that was the butt of hundreds of comedians' jokes. Of course, that was before the gentrification of the 1970s and 1980s that caused thousands of poor people to be displaced by middle and upper-class residents from New York City and suburban New Jersey.

And before Hoboken became an in place to live because of its brownstones and easy access to New York. Now that waterfront property is hot—very hot.

On Aug. 2, New Jersey Gov. Thomas Kean joined New York Gov. Mario Cuomo for the signing of legislation that allows the Port Authority of New York and New Jersey to participate in the development of a Hoboken waterfront project as well as another one in Long Island City, Queens.

The governors did not come to Hoboken for some pie-in-the-sky ideas. The PA has agreed to contribute millions of dollars to prepare the land and get the Hoboken waterfront project started.

Planned are 400 to 600 luxury condominiums, at least a million square feet of office space, a marina, a hotel and restaurants and shops. A master plan is being developed by planners picked by the PA and Hoboken.

City officials say a number of developers have expressed strong interest in the project and that construction could start by next summer.

Kean had glowing words on Aug. 2 for the development, talking about how well it would compare to other well-known waterfront projects in other cities.

"When these projects are finished, they will be the envy of Boston and Oakland, Baltimore and San Diego," he said.

Kean said thousands of construction jobs would be created and new jobs would be created when the project was finished.

"In a few short years this waterfront will be the site of an economic rebirth in Hudson County," he said.

But some Hoboken residents feel the rebirth will not do anything but help increase the gentrification that has already taken place.

"The project will just make Hoboken a more upper-class community," said Terri Ratti, a Hoboken social worker who works with senior citizens displaced from their homes. "That's what the designers of this project want."

Ratti said she does not see how the project, with its luxury apartments, restaurants and shops, can fail to make Hoboken a more popular place to live in.

"The middle-class will definitely be driven out," she said. "Hoboken will only be a place for the very rich and the very poor."

While thousands of the poor have already been driven out, Ratti contends, there will always be some slums and, thus, poor people in Hoboken.

The PA's line among its waterfront development officials is that the construction of luxury condominium units will satisfy those who want that kind of housing and ease the demand on other housing in Hoboken.

THAT'S A VIEW taken by some Hoboken city officials, too.

"I really think the construction of the luxury housing can ease the demand for other housing units that are now in demand," said Fred Bado, Hoboken's community development director. But Hoboken Board of Education member and community

activist Steve Block said, "That's nonsense. Hoboken is a small city, and as more and more people from New York are outpriced there and find out about our city, they will come here."

BLOCK SAID THE construction of the luxury housing will just stimulate the market for more such housing.

And the building of office space will also stimulate the demand for apartments by bringing executives to work in Hoboken who will discover how nice a city it is and want to live there, he said.

Bado admits the project may well increase gentrification, despite his views on the luxury units easing the rest of the housing market.

"I would have to say it could increase the gentrification," he said. "But you can't stop the development of the waterfront."

Bado said the project will give the city needed revenue and jobs.

Hoboken Mayor Steve Cappelletto feels the same way.

"There may be some negative side effects, but overall this will be good for the city," he said.

Bado said it will be possible for the city to require the eventual developer of the waterfront to make improvements to the city's parks and infrastructure as a condition of them being the developer.

Bado said the city will decide on this after reviewing the master plan in October.

He said public hearings will be held on the matter in late October. Block said that at those hearings he will present the view that if luxury housing is built on the waterfront, the same developer should be required to build middle-income housing in another part of the city.

But Block said he is worried that no matter what views are expressed at the public hearing, city officials will not listen because they really want to attract upper-class residents to the city.

Bado said all views will be listened to. "We are going to do what's best for the city," he said.

By MICHELE SCHACHERE

Special to The Dispatch

HOBOKEN—In 1979, Ray Guzman left his job as a junior art director at one of New York City's leading advertising agencies. As he left behind the expensive suits and new cars every year, Guzman realized he had made the most important decision of his life.

"I had decided that painting was my life and that I would figure a way to work and paint and pay the rent," he said this week. Painting murals was the answer to his dilemma.

"My idea was to integrate my training and skills in painting with the commercial needs of business," he said. "But most importantly, my interest was in keeping the quality of the artwork at a very high standard, and this is what in the end has made my business unique and has earned my work the reputation and expansiveness it now has."

Guzman's firm, Murals & Other Art Forms, started in a small garage in the city's downtown section at 451 First St. "It was literally hand to mouth for the first two years," the Hoboken resident recalled. "I made up a few business cards and then I had to pound the pavements."

"I showed my portfolio to any and every business in town. Finally, a few business owners in town took a chance on an unknown artist, letting me paint their signs and billboards."

Guzman's murals appear in the Hoboken House on Washington Street and at Lisa's Delicatessen on Park Avenue. Perhaps the most well-known piece—a bird's-eye view of local traffic painted in a realistic manner—faces Observer Highway, on the back wall of the Hoboken Municipal Garage.

Of this project, Guzman said, "That piece was commissioned by the Hoboken Community Development Agency, a group of local homeowners, professionals and real estate people who were interested in creating artwork to be displayed in public places. I decided to work with a city building because I was attracted to the gritty-gritty reality of problems of public transportation, so I decided to express it in art on the side of the building that contains the city's public vehicles."

That was in 1981. Today, Guzman is painting similar murals on the ceilings and walls of such famous buildings in New York City as the Bar Building. His style, "Trompe d'oeil," French for fooling the eye, is extremely realistic in nature, giving the illusion that the statues, marble, walls and flowers that are depicted actually exist.

Guzman attributes his skill to

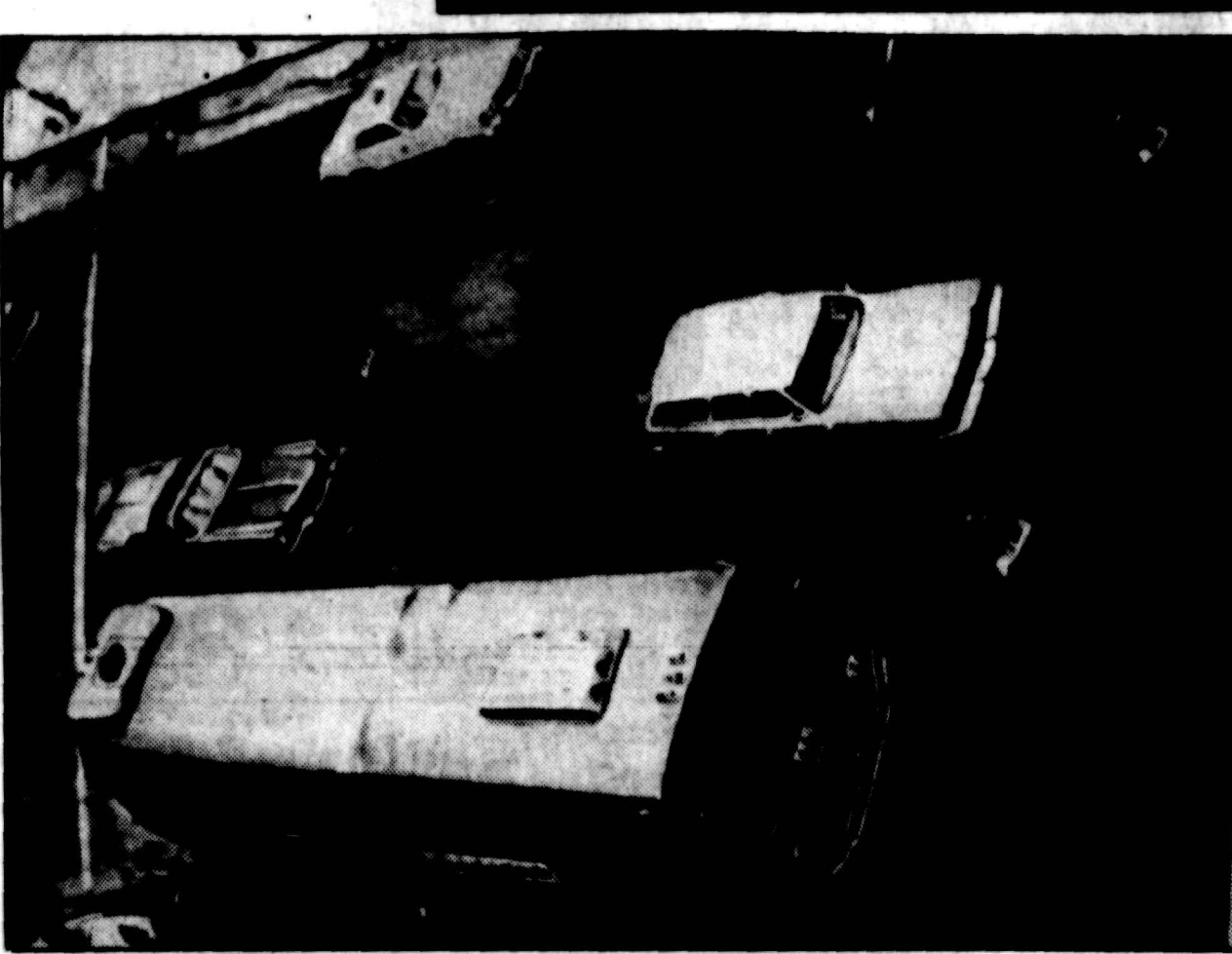
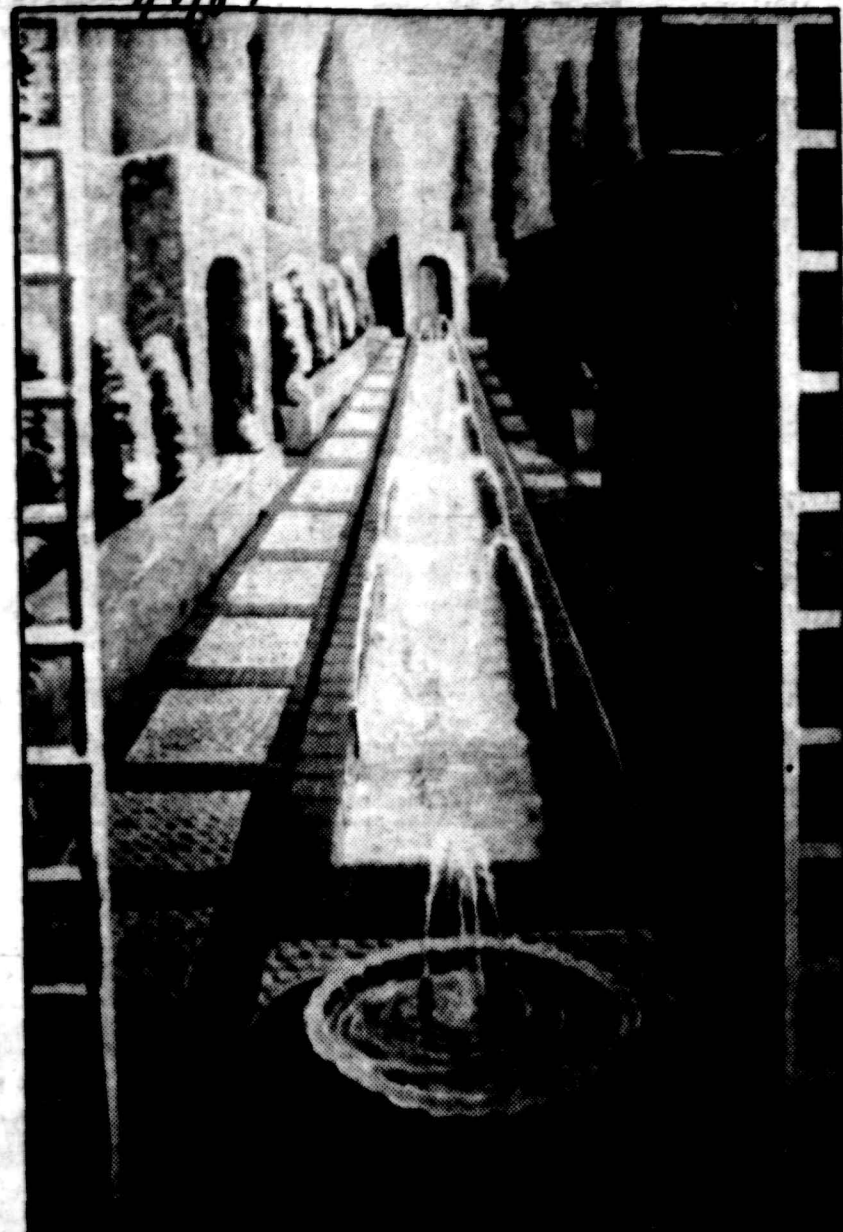
his education at New York City's School of Visual Arts, from which he graduated with honors after completing four years on a scholarship. "My best and most important training was in anatomy and all the classical arts, which is so lacking in art education today," he said.

His love of the painting came from his grandfather. "My grandfather was, and is today, a talented commercial artist. He would take me to museums and give me small prints of works by the great artists, (Pablo) Picasso, (Peter Paul) Reubens.

"He would tell me that a painter is a person who studies and learns all the backgrounds in art and then, like Picasso, after understanding the whole, learns to take the whole apart. At 8, he gave me his paint box, palette and brush, and that was it. I started painting with oils and realized I loved it and wanted to do it for the rest of my life."

Ray Guzman's 'bird's eye view of traffic,' below, is on the side of the Hoboken Municipal Garage, while a European landscape, right, is one of series of five murals in a corporate dining room in St. Louis.

Photos by Michele Schacher



Hoboken NAACP wants action

By Margaret Schmidt

The time is now. That was the message the Hoboken chapter of the National Association for the Advancement of Colored People used to mark the 75th anniversary of its parent organization.

"We want you to know that the time is now," said chapter president Detective Eugene Drayton in his program message, "for minority people, blacks in particular, to possess real and tangible properties (and) social and economic equality and (to) enjoy the full mainstream of life as man knows it today."

He continued that changes must occur to stop "false lip service" which prevents black men and women from attaining their goals simply because of their color.

About 200 people, including some local politicians, attended the freedom fund dinner-dance held this weekend at the Hoboken Manor.

Irene Hill-Smith, president of the New Jersey State Conference of NAACP Branches



Loafing through the program for the freedom fund dinner-dance of the Hoboken chapter of the National Association for the Advancement of Colored People are, from left, Charles Cox, chairman of the chapter's life members committee; Eugene Drayton, president of the chapter; Irene Hill-Smith, president of the state Conference of NAACP Branches, and Cecil Vincent, chairman of the chapter's executive board.

and a member of the organization's national Board of Directors, was keynote speaker. Also at the dinner, the Hoboken Police Department

presented plaques to Lisa Clifford and Patricia Zalani, civilians who recently helped capture armed robbery suspects.

Housing deadlines nag Hoboken

By BRAD KELLY

Staff Writer

HOBOKEN—After missing out on one federal grant program designed to increase low-income housing, city officials must now decide whether to pursue another.

The deadline for a \$200 million nationwide program called Housing Development Action Grants, or HODAG — a program that allows private developers to receive grants if they provide low-income housing in newly constructed buildings — passed a month ago without any action by Hoboken.

The city, however, is still eligible for 80 units of federally subsidized housing as long as it applies to the U.S. Department of Housing and Urban Development by the end of the month.

"There are still some (units) that

could be had. I think we are going to see a new depression in housing. I don't think we should wait until people are living in the streets," Mayor Steve Cappelletto said yesterday.

Although Cappelletto supports the idea of more subsidized housing, there are several council members still undecided. The City Council is currently reviewing three potential sites for the 80 units that were submitted by Joseph Barry, president of Applied Housing Associates, a corporation that manages approximately 2,750 low-to-moderate-income housing units.

Members of the council will not disclose the location of those sites. According to Councilman E. Nor-

man Wilson, however, "If they are on prime land, I can't support it (low income housing). If they are on underutilized land, at least I will be willing to listen." Supporters of subsidized housing say such housing is necessary to stem the flow of city residents who have been displaced by the city's substantial rehabilitation and condominium conversions.

Critics are quick to point out that subsidized housing projects usually receive a tax abatement. They also argue that since the city's controversial substantial rehabilitation clause was taken out of the city's rent control law, assisted housing will no longer be necessary.

The city currently has more than 4,000 units of subsidized housing.

Hoboken rent meeting had good turnout

Leaders of the Hoboken-based housing group, Campaign for Housing Justice, said they were pleased at the attendance at Tuesday's public hearing on rent control with city Business Administrator Edwin Chius.

The Rev. Paul Hagedorn, one of the organization's leaders, said over 200 persons filled the parish center at St. Matthew's-Trinity Lutheran Church to hear Chius speak about the rent control and housing in the city and recent attempts to modify the city's rent control laws.

Hagedorn said the organization would meet soon to discuss recommending changes to the rent laws using information from Tuesday's hearing.

Civic Theater to say hello to Hoboken

The Hoboken Civic Theater will perform a portion of its musical salute "Hello, Hoboken" at the Hoboken Terminal Festival, Sept. 29, 1 p.m.

The salute, written by theater president Marian Roland and artistic director Anthony DeVito, highlights the city's history from 1900 to 1918. It includes a narration and solo and choral songs.

A six-member ensemble will sing under the direction of Robert Meyers, the company's musical director.

Also featured will be the once-popular "Walking the Dog" dance, re-staged by Gloria Bonelli.

The fourth annual festival will be open from noon to 5 p.m. It includes free entertainment, train rides and sightseeing tours.

Radio-dispatched cabs pay off

By James Kopchals

For years, taxi riders in Hoboken have complained of the "ding-a-ling corner," but that may be over.

It is the area around the entrance to the PATH station where taxi drivers congregate with their cabs around one set of telephones waiting for calls for fares.

It is a highly inefficient operation. With no dispatcher present, callers seeking cabs are at the mercy of the number of drivers on duty. Complicating this are commuters coming out of PATH or from New Jersey Transit trains who pull the drivers away from the phones.

As a result, it's not unusual for callers to keep the telephone ringing for over 100 rings waiting for a driver to answer or else call outside the city for a radio-dispatched car.

But now, one cab company has pulled out of the "ding-a-ling corner" and is succeeding beyond its hopes.

According to Manuel Mojica, owner of Mojica Hoboken Taxi Co., a suggestion from Mayor Steve Cappelletto led him to establish a central, radio-dispatcher office at 940 Willow Ave. and install over \$10,000 of radio equipment about three months ago. Now, he said, he has been receiving so many calls he will need more cars to keep up with the crush.

"So far, people have been saying that it's the best thing that could happen," Mojica said yesterday. "Now, when



Manuel Mojica, left, owner of Mojica Hoboken Taxi Co., accepts a letter of commendation from Mayor Steve Cappelletto in front of City Hall, while employees Amibal Mojica (Manuel's brother), Francisco Gonzalez, and Jose V. Borjas Jr. participate. Cappelletto presented the letter commending Mojica on installing radios in his taxis, which has aided Hoboken taxi passengers.

they call they are answered right away and we can tell them about how long it will take to be there."

With a small fleet of four cars and about 16 employees, Mojica has been operating an around-the-clock operation. He said it has helped persons requiring cabs in the middle of the night. Before this, the calls were not answered because not many drivers were available near the PATH entrance.

"The calls come all the time. And we've had no complaints about our service," he said.

With business picking up, Mojica said he has plans to purchase new cars and to apply for several more taxi licenses to increase his fleet.

"Hoboken is becoming a very beautiful place to live. As it changes, we're finding that the new people moving here appreciate a good taxi service. I

want to meet that need."

Mojica, a native of Puerto Rico, has lived in Hoboken for the past 29 years. He started his taxi company about three years ago. He also serves as a Democratic committeeman in the Fifth Ward.

On Friday, Cappelletto awarded Mojica a letter of commendation for adopting radios and upgrading his fleet, which he said represented a "service helping the people of Hoboken."

Hoboken: nuke-free?

By RANDY DIAMOND

HOBOKEN OFFICIALS say they will enact a law next week which will make the city the second in the nation to be considered a nuclear-free zone.

Nuclear ships wouldn't be able to dock at Hoboken's shipyards, the transportation of nuclear waste wouldn't be permitted through the city and nuclear research wouldn't be allowed at Stevens Institute of Technology, a science and engineering college situated in Hoboken.

That doesn't sit too well with Stevens officials, who say the enactment of the antinuke law would leave them "little alternative" except to take the city to court.

While Stevens is not involved in direct nuclear research, it does perform such defense work as developing faster engines for submarines and ships, said the college's vice president of operations, Thomas Lunnghard.

"The law they want to enact is worded so generally that anything we do could be considered nuclear," said Lunnghard. "For example, as I read the law, we would be barred from doing submarine research if the submarine were working on would sometime carry nuclear weapons, even though we had nothing to do with the weapons."

Lunnghard said the enactment of the law in its present form would almost certainly force Stevens to take legal action against Hoboken.

"They would be leaving us little alternative," he said. "It's unfortunate they are pursuing this," he said.

A spokesman for the Hoboken shipyards had no comment on the matter. But he noted that the shipyards were not now in use.

And a representative for the federal Nuclear Regulatory Commission said the proposed law might be illegal. But she said the commission would have to study the law before deciding whether to take any legal action against Hoboken.

Hoboken Mayor Steve Cappiello said the city is not worried about the legality of the proposed law.

"We feel it is legal," he said. "The City Council is going to enact it after a public hearing at our Sept. 17 meeting and then I'm going to sign it," he said. "We'll worry about any court action after that. Our concern has to be to make the world a safer place, and we are sending a message about that with this law."

Cappiello and City Council President Helen Macri said the antinuke law has the full support of the nine-member Council.

But even if the City Council was to reject putting the antinuke law on the books, it would still be on the November ballot, and would become law if a majority of Hoboken residents voted for it.

A group of Hoboken antinuke activists called the Hoboken Action for Nuclear Disarmament (HAND) collected 2,600 signatures from local residents to put the issue on the ballot.

But Hoboken officials jumped on the bandwagon after seeing the widespread support for the issue and



Stevens Tech (bottom) could be prohibited from doing nuclear research.

scheduled the matter for a vote at the Sept. 17 Council meeting.

"The referendum won't be necessary," said Cappiello. "Hoboken will be a nuclear-free zone by next week."

Ashland, Ore., is the only other city in the nation that has an antinuke law.

Voters in Cambridge, Mass., last year rejected an antinuke ordinance that was placed on the ballot. The Massachusetts Institute of Technology, which is in Cambridge, strongly lobbied against the ordinance.

Marc Arnold, an attorney for HAND, said the group would not be disturbed if the City Council did not approve the law.

THEN THE VOTERS will get the opportunity to put the law on the books instead of the City Council," he said.

Arnold said HAND is confident the nuclear-free zone would be approved overwhelmingly by the voters.

"We had both Republicans who support President Reagan and Democrats sign the petitions for the nuclear-free zone," said HAND volunteer Betsy Carpenter. "No matter what their political persuasion, everyone is concerned about the nuclear issue."

Mary Jo Anderson, one of the founders of HAND, said the group started meeting informally after the television show "The Day After" was aired.

"I went to see the show late last year in the Hoboken YMCA, where there was a public showing, and a few of us who saw it wondered what we could do to stop this nuclear madness," said the 26-year-old actress.

"We started meeting together to discuss it, and out of it came the idea of

making Hoboken nuclear-free."

Anderson said that while the attitude of Hoboken residents and elected officials in support of the nuclear-free zone gives her a lot of hope, she also said that she realizes one community is not going to have much of an effect on the nuclear issue.

BUT IF EVERY community in the United States did what we are doing, we would be sending a real message to Washington," she said.

And Anderson said the group's hope is that by making Hoboken a nuclear-free zone, attention would be drawn to the concept and other communities would consider doing the same thing.

Under the nuclear-free-zone law, which the City Council could enact Wednesday, Hoboken would also be barred from doing business with corporations involved in the nuclear business.

For instance, the city could not buy light bulbs from Westinghouse, because Westinghouse is involved in the nuclear industry, Arnold said.

"We will be sending messages to companies, too, that are involved in the nuclear industry," Cappiello said.

Political insiders in Hoboken say Cappiello and the City Council have jumped on the nuclear-free-zone issue because they realize it is something that is important to the "Yuppies"—or "Young Urban Professionals"—who have been moving into Hoboken in droves the last few years.

"If the mayor and City Council want to stay in power, then they know they have to support the nuclear-free zone," said one insider.

DeLanzo to launch freeholder bid

Former Hoboken mayoral candidate Michael DeLanzo will kick off his independent candidacy for freeholder in the county's Fourth Freeholder District this Sunday at 2 p.m. at the Andrew Amato Association's headquarters at First and Madison streets.

DeLanzo, who lost to incumbent Mayor Steve Cappiello in the 1981 election, is running this time under the "Protect Senior Citizens" political banner for the seat held by Frank Manzo.

"I know there is a substantial number of senior citizens out there who do not believe that their interests are being served properly," DeLanzo said yesterday. Among the items that DeLanzo is calling for are more low-income housing for seniors,

freezing bus zone fares at 25 cents, and severe penalties for those who assault the elderly.

"We, as senior citizens, must unite, analyze the candidates, on their past performances and present and future thinking so that our voices will be heard from the election booths on Nov. 6 (Election Day)."

The Fourth District is composed mostly of wards within Downtown Jersey City. It does

include most of Hoboken's First and Fourth Wards on the city's southern boundary.

In running against Cappiello in 1981, DeLanzo was severely handicapped by a lack of campaign funding and voter interest. He lost by a 5-to-1 margin as only 7,000 of the city's 17,000 voted. According to accounts at the time, he spent only \$1,000 in campaign costs compared to Cappiello's \$85,000.

Board to act on rehab rental

The Hoboken Rent Levelling Board is scheduled to vote on one of the last applications for a substantial rehabilitation rent increase left on the board's calendar.

The five-member board has scheduled a meeting for tonight at 7:30 p.m. at City Hall to listen to representatives for both the owner and tenants at a 10-unit apartment house at 803 Willow Avenue.

The board had approved the rent increase in November, but later rescinded it when it learned that tenants in the building had not received the proper notice required under state housing law, according to Joe Santiago, the city's rent leveling administrator.

Under substantial rehabilitation, a landlord may take his building off rent control limits for 13 months provided he has completed renovating work on the building equal to the building's assessed value.

Last month the council voted to drop substantial rehabilitation from the city's

rent laws while they worked on revisions to the law. However, the actions did not affect applications already on file at the time of the actions.

Santiago said four other buildings are still on file seeking substantial rehab increases. These include properties at 1007 Willow, 267 First Street, 834 Hudson Street, and 935 Garden Street. The last two properties

are being considered as new construction rather than rehabilitations, he said.

Last week, a group of tenants at the building sent Santiago a list of suspected housing violations at their apartments which they claimed needed abatement. However, none of these alleged violations has been noted by the city's housing inspectors.

Housing group hires full-time coordinator

By James Kopchains
The Campaign for Housing Justice, a new Hoboken

organization designed to help residents facing displacement, has hired a full-time coordinator to help it in its aims.

Deb Augsburger, a graduate of Earlham College, was recently hired to coordinate the group's activities. Among her duties will be to arrange meetings and special events, edit the campaign's newsletter, work with the county chapter of Human Serve, and to help organize the campaign in the up-

coming National Voter Registration drive.

Rev. Paul Hagedorn, pastor of St. Matthew's-Trinity Lutheran Church of Hoboken and one of the campaign's leaders, said he was excited at Ms. Augsburger's appointment.

"I am pleased that such a dedicated and concerned individual as Deb has come to help us fight for the rights of all of the residents of Hoboken to the security of their homes and/or apartments."

Marine View tenants protest rent hike

By BRAD KELLY
Staff Writer

HOBOKEN—Tenants from the "moderate-income" Marine View Plaza apartments crowded into City Hall last night looking for answers why they are being hit with their second rent increase in less than a year.

They left with little more than assurances from Mayor Steve Cappiello that the city will try to postpone the increase until a "moderate" increase can be worked out with Marine View officials.

Integrated Resources, owner of the apartment complex, raised rents 13 percent in September 1983

and are seeking an 8-percent increase this year. The state Housing Finance Agency, which financed the project and has approval power over rent increases, gave the green light to the latest increase.

Richard H. Godfrey Jr., assistant executive director of the HFA, said last night the rent increase is neces-

sary for the owners to make up approximately \$5 million in mortgage repayments owed to the agency. He also cited increased operating costs.

According to Godfrey, Integrated collected approximately \$2.5 million in rents last year, but was \$150,000 short on its debt payment to the agency.

According to Annette Illing, a member of the Marine View Tenants Association, rents range from \$309 per month for a studio apartment on the lower floor to \$715 per month for a two-bedroom apartment with a balcony. Tenants last night charged both the previous and current owners with mismanagement. One tenant pointed out the fact that 3,000 square feet of office space beneath the apartments remains without a tenant.

HFA officials have noted that several years after the project was built in 1975, the owners had a difficult time finding tenants and subsequently had to lower the rents — a maneuver that current tenants are now paying for.

Tom Illing, president of the tenant's association and husband of Annette, said the tenants should not have to pay for a project that was not well planned.

Godfrey offered little explanation for the increase and told those tenants in attendance to "put your complaints in writing." Godfrey's statement prompted tenant Pat Caulfield to turn to the HFA official and yell, "We want answers now!"

Marine View Plaza has been the center of controversy for a number of years.

In the early 1970s, the City Council approved a 50-year tax abatement for the two-tower development.

The city has paid \$3 million of \$8.5 million worth of bonds the Hoboken Parking Authority floated to finance two parking decks constructed as part of the complex.

In 1978 the state appropriated approximately \$3.2 million to the HFA for mortgage payments on the complex.

Closing of Jersey City pipes can leave Hoboken thirsty

By James Kopchains

Hoboken had hoped to use Hackensack for the 7 million gallons of water the city needs daily, but a test yesterday showed that connections with Hackensack would only allow between 2 and 2.5 million gallons to flow into the city.

Roy Haack, the city's water and sewerage superintendent, said the city will now keep one of four 16-inch valves connecting Jersey City and Hoboken open in tandem with Hackensack. Together they should provide

enough water, he said.

During the inspection, Haack said Jersey City would receive its water from the Newark, Passaic, and Hackensack water sources. The Jersey City valve to Hoboken will carry some of that water into Hoboken under the contingency plans.

Haack said it would help if residents tried to conserve water while it is coming from the different sources. He said the water will appear cloudy, but will be safe to drink.

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Changing Hoboken

By James Kopchains

Another in an ongoing series.

Every morning, crowds of new Hoboken residents descend upon the city's PATH station or line up along the bus route for Manhattan.

In the evening, the same people return to Hoboken. To many in Hoboken, this about sums up their involvement with the city.

The Hoboken of the new has not yet joined with the Hoboken of the old. Except for their involvement on issues that impact both, the two groups seem to want to keep their differences between each other.

"You never see any of them. They wake up, go to work, sleep, and maybe they eat in Hoboken. It used to be that I'd know every new person who moved to my block. But I still don't know any of these new people here," one elderly resident said.

"It's true that the new people are not joining the old organizations and the political clubs. Instead they have their own groups that they belong to," said Terry Sasso, city

library director and Democratic committeewoman in the Sixth Ward.

Still, there are signs that the gulf is being bridged. To some people, the night of Nov. 2, 1983 may have marked a change in the degree of involvement of the new residents in the city's affairs.

On that night, over 1,000 persons, most of them new tenants and landlords, packed the city high school's auditorium to hear and speak to the City Council on a series of proposed changes in the rent control laws in the city.

Although the rent control changes were eventually turned down by the council, the message was clear — the newer residents appeared finally to become aware of their power. For the first time, the new residents had showed the growing impact and awareness of this.

Prior to then, leaders in Hoboken largely acted as if the new residents had never arrived. Their decisions and policies still harked back to the ways of the past, and most political thought in the city revolved around which persons belonged to which political club.

However, since the meeting, and fueled by subsequent rallies, based on the rent control troubles and the planned citywide tax assessment revaluations, the strength of the numbers of newcomers has become all too evident.

Now, the mayoral election of 1985 is being looked on as a test of those numbers.

"No matter who runs for mayor in 1985, it's obvious that they cannot ignore the new residents as they did in the past. In fact, much of the campaign may be involved with attracting the vote of the newcomers," Angelo Valente, president of the Hoboken Neighborhood Alliance, said.

The Alliance, so far, seems to be the major overall organization trying to rally

Newcomers involved—occasionally.



Hoboken Councilman Robert Ranieri emphasizes his point with a clenched fist at rent leveling hearing in November, 1983. On the council dais are, from left, Anthony Romano, Mary Francane, Salvatore Camelli, Thomas Vezzetti, Ranieri, Helen Macri and Thomas Kennedy.

Now, the mayoral election of 1985 is being looked on as a test of those numbers.

"No matter who runs for mayor in 1985, it's obvious that they cannot ignore the new residents as they did in the past. In fact, much of the campaign may be involved with attracting the vote of the newcomers," Angelo Valente, president of the Hoboken Neighborhood Alliance, said.

The Alliance, so far, seems to be the major overall organization trying to rally

newcomers into a unified front. According to Valente, the organization is meant to be a watchdog group overseeing the administration of the city. In recent months it has been in the forefront of protest against the city's tax revaluation, which it is believed would cause a sharp rise in individual homeowners' tax bills.

"It's not going to be the same politics in the future in Hoboken as it was in the past," Mrs. Sasso said. "In the past we backed one man or one group figuring we owed him something. There is no such loyalty as before."

Other observers believe the power the newcomers possess may be more illusory than real. Instead of becoming united, they argue, the majority of them will become interested only over one or other special issue and remain apathetic to overall city policy.

"I find that the new people do not join the usual groups or associations," Maurice Fitzgibbons, another committee member, said. "They will be involved in a cause or issue that affects them but that's all."

The Hoboken Board of Education will complete its changeover from contracted food services tonight when it hires full-time food service workers.

About 80 food workers are expected to be hired tonight for duties in the city's high school and elementary schools. The meeting is scheduled to begin at 8 p.m. at the board's headquarters at 1115 Clinton St. A closed caucus meeting will precede this meeting at 6 p.m.

The board chose to do the food preparations within the school after a salmonella poisoning outbreak among high school students in June was traced to faulty food handling by employees of a contracted catering service in the high school cafeteria.

The board hired a food services consultant, Susan Solleder, in August to coordinate the food programs in the schools.

In other business, the board will vote on accepting a \$10,671 U.S. Department of Energy grant to conduct energy studies at Brandt and Connors schools. If accepted, the board must allocate \$7,115 to match it.

Decision due on 5 new cops

By James Kopchains

Hoboken Public Safety Director James Giordano said he hopes to have a decision today on whether he plans to hire five new police officer candidates for the city's police force.

Giordano has been considering the move for the past week in order to make the move before the current Civil Service list for police officers expires on Sept. 30. He said yesterday he has

already consulted with city finance officers and officials in his department to see if the additional men are needed and can be afforded in this year's budget.

If added, the new men would follow 10 new officers named by Giordano in July. Those men were the first hired by the city since 1971.

Meanwhile, the city council will vote tonight on transferring \$25,000 in its budget to public safety to hire the five officers.

The proposal is being sponsored by Councilmen Patrick Pasculli and Thomas Vezzetti who want the new officers so as to create a more visible presence of police on the streets.

Both Councilman Robert Ranieri and city Business Administrator Edwin Chius are opposed to it as unrealistic and expensive.

Tonight's meeting begins at 7 p.m. at the council chambers in City Hall.

Hoboken board set to hire 80 full-time food workers

By James Kopchains

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Hoboken is still suffering rebirth pangs

By James Kopchans

Nowadays, time seems measured differently in Hoboken.

People still follow B.C. and A.D., but in talking about their city, many are prone to refer to B.R. (Before the Renaissance) and A.R. (After the Renaissance) as well.

Such has been the impact of the Hoboken Renaissance on the life of that city.

Actually, the "Hoboken Renaissance" is a catch-all title for the discovery of the city in the mid-1970s by young professional singles and couples as a place to live, near Manhattan.

In another sense, it designates a state of mind within the city itself, the dividing line between the old image of blue-collar Hoboken and its recently acquired professional-class image.

It seems a new Hoboken now. A new group has settled into the city and is beginning to make its presence felt.

With them has come a new spirit for a city that seemed permanently blighted only 15 years before. Their influx started the first building boom

in the city since before the Depression and made Hoboken a popular place to seek an apartment. Hoboken's public image has undergone a complete change in the media due to the Renaissance.

Changing HOBOKEN

This is the first in a series of articles about changes in Hoboken stimulated by "The Renaissance."

In a word: Hoboken has "respectability."

However, the Renaissance has also turned around many of the familiar things that its native population had come to expect. New problems such as high rents and condominium conversions caused by the Renaissance confront the older residents.

Frictions have developed between the old and new in the city.

"It's like the old saying: If a big ship turns around in a

small harbor it's bound to make waves. If it turns too fast, it'll make big waves; if it turns more slowly, it will make small ones," according to Angelo Valente, president of the Hoboken Neighborhood Alliance.

Every day, the family-oriented image of old Hoboken is meeting up with the modern world as represented by the newcomers. These new people, with family roots far removed from Hoboken, seem to go against the grain of the old Hoboken. Their ideas and lifestyles are different and do not meld easily.

In many respects, the Renaissance has created a city of two different worlds: "Hobokenites vs. New Yorkers" — co-existing, but not really meshing.

"The difference between the Hoboken of 15 years ago and the one of today is that people who lived in Hoboken then saw it as an end in itself," Ralph Seligman, consultant to the city's planning board, said.

"They settled in Hoboken because of the qualities it had to offer. These made it, in their

See HOBOKEN — Page 11.



New families seem to be moving into Hoboken every day, bringing with them a different view of life than many of the older residents have or care to possess.

Hoboken Shipyards gets \$10M job

By Frank Alkyer

Hoboken Shipyards, Inc. will officially be awarded a \$10 million repair work contract this weekend by the U.S. Navy to overhaul the USS Canisteo, according to Rep. Frank J. Guarini.

Guarini announced last night that Hoboken Shipyards, a subsidiary of the financially troubled Braswell Shipyards, Inc. of Charleston, S.C., will overhaul the 34,040-ton oil tanker at a former Navy drydock the company leases at the Military Ocean Terminal in Bayonne.

Last month, the company was low bidder for the job, but it was reported that an elected of-

ficial from New York wanted Braswell Shipyards disqualified because the firm filed for reorganization under Chapter 11 of the federal bankruptcy laws. Guarini said New York's challenge has been defeated through the work of Bayonne Mayor Dennis Collins, U.S. Senators Bill Bradley and Frank Lautenberg and himself.

Guarini and Everett Pyatt, principal deputy assistant secretary of the navy, told him Hoboken Shipyards will be given the contract, which will bring as many as 300 jobs to Hudson County.

"The award was delayed for about two weeks because of financial difficulties ex-

perienced by the company," Guarini said. "Naval Sea Systems Command Auditors reviewed the company's finances and submitted a report to the Navy which was satisfactory."

This is the largest contract Hoboken Shipyards has landed since moving its operations to Bayonne. The firm completed the \$20 million renovation of the USS Kalamazoo in June at a Hoboken site.

Collins said he was "elated over the news," noting that Braswell Shipyards has already secured another \$600,000 ship renovation contract to work on in Bayonne. He added that the company has submitted bids

on several other jobs, which could mean more work at the Bayonne facility.

Collins said when he first heard Braswell might get the contract, he and other Bayonne officials met with officers of the Canisteo and Braswell to make preliminary plans for the arrival of the ship and her 357-member crew.

He said city officials will meet with the crew again when they arrive to make them feel welcome in Bayonne.

Guarini said he anticipated the ship will be delivered later this month and estimated the job will be completed by May of 1985.

Council declares Hoboken nuke free zone

By BRAD KELLY
Staff Writer

HOBOKEN—This city last night became the 62nd community in the country to declare itself a nuclear free zone — an area protected from nuclear research, development and transportation of nuclear weapons.

The City Council unanimously adopted an ordinance prohibiting the storage of nuclear weapons within city limits. The ordinance also prohibits nuclear weapons research and the transportation of nuclear waste through the city.

The most controversial section of the ordinance, prohibiting the city from awarding contracts to any company producing nuclear weapons or components, cannot be enforced, according to city Business Administrator Edwin Chius.

Chius said state law requires the city to award contracts to the lowest bidder. "You can't break a state law with a local ordinance," Chius said.

Robert Hand, vice president of the Stevens Institute of Technology, said he had no objections to the ordinance, but would like to have some of the wording amended. Of-

ficials from the school — which does research for the U.S. military — have questioned whether Stevens would be barred from doing research for a vessel that may someday carry nuclear weapons.

City Councilman Robert A. Ranieri, also a Democratic state assemblyman, said yesterday amendments regulating the enforcement of the ordinance would be adopted at a later date.

Members of a local activist organization — Hoboken Action for Nuclear Disarmament, or HAND, — collected more than 2,000 signa-

tures to put the nuclear free zone question on the November ballot.

The City Council, however, adopted the ordinance at last night's meeting precluding the city referendum.

Mary Jo Anderson, president of HAND, said she hoped the council's action was sincere and not a vote-getting measure.

Mayor Steve Cappiello said yesterday he favored the ordinance. "My 14-year-old boy said, 'You better vote for it, Daddy. That's why I'm in favor of it,'" Cappiello said.

Hoboken says it is a nuclear-free zone

Continued from Page 1.

"This is really a great day for Hoboken," said Betsy Carpenter of HAND. "It is amazing to have an impact in the city. This should make sure this ordinance is treated with the proper degree of integrity."

Mary Jo Anderson, president of HAND, admitted the action will not protect the city from nuclear attack.

"It is a possibility for a small community to... say with a collective voice and with authority 'We will not be a part of it. We will not condone it. And we will not allow it to continue.'"

Robert Hand, vice president

Public Safety gets \$25G

HOBOKEN—The City Council last night authorized that \$25,000 in surplus revenue be transferred to the city's Public Safety Department. The move is expected to bring five new police officers to the city later this month.

Councilmen Patrick Pasculli and Thomas Vezzetti sponsored the resolution authorizing the expenditure.

Councilman Robert A. Ranieri argued against the resolution. "Does anyone here know what plight we have on us when the revaluation comes into effect?" he asked the council.

The revaluation of the city — which would bring property assessments to fair market prices and shift the tax burden onto the shoulders of the homeowner — was postponed through legislative action earlier this year. The postponement, however, is subject to legislative review at the end of the

year, and at best only can be extended through 1985.

According to city Business Administrator Edwin Chius, five police officers would cost the city \$100,000 in 1985 and \$175,000 at the end of three years.

Ranieri said he would have liked to have seen the \$500,000 urban aid package given to the city this year saved until the revaluation came through.

Public Safety Director James Giordano said yesterday the \$25,000 may have to offset a \$30,000 overexpenditure for Fire Department overtime, which already has hit \$90,000. According to City Council consultant Joseph Lisa, the overtime is 650 percent over last year's total of \$12,000.

Despite Ranieri's objections, the resolution passed unanimously — with his vote.

stating its intention to use the funds to hire the cops through the end of the year.

Those funds recently became available from the state's Municipal Purposes Assistance Taxes.

"We should take a step forward and tell the people of Hoboken we are concerned about their safety," Pasculli said.

Ranieri called Pasculli's motion "illogical, irresponsible and downright negligent."

"We do not have the money," he said. "We do not have the ratables. We are in dire trouble. It has to be justified."

Hoboken declares itself as nuke-free

By Rick Trenches

The Hoboken City Council unanimously adopted an ordinance last night establishing the city as a nuclear-free zone.

Last night's action followed a public-initiated referendum filed by Hoboken Action for Nuclear Disarmament (HAND). The petition garnered 2,800 signatures.

Hoboken is the 59th municipality in the nation to declare itself a nuclear-free zone.

According to the ordinance, the Hoboken residents have found "nuclear weapons productions is presenting humanity with an ever-increasing threat of nuclear war."

"Any participation in the nuclear war industry directly condones the possible annihilation of our civilization."

The ordinance establishes the following policies:

- No nuclear weapons will be produced or stored in the city or its port;

- No nuclear wastes will be stored in the city;

- No research furthering nuclear weapons development will be conducted in the city;

- Mayor Steve Cappiello and the council will ask the U.S. Department of Transportation and the state DOT to provide the city with advance notification of any radioactive waste shipments through the city; and

- The mayor and council will not do any business or award municipal contracts to any person, firm or organization involved in producing nuclear weapons.

The council received a standing ovation from the full house of residents once it passed the ordinance.

See HOBOKEN — Page 15.

Hoboken Hispanics to stage premiere Festival of Unity

International singing and dancing acts and stands filled with ethnic cooking will highlight the first Festival of Unity: Social and Ethnic this weekend on the Hoboken waterfront.

In all, 15 bands are scheduled to appear through the two-day festival, which starts at 12 noon on Saturday at the foot of the former Fifth Street Pier on Sinatra Drive. In addition, several folk dancers and ballet troupes from Colombia, Costa Rica and El Salvador are scheduled to appear on the festival's stage on Sunday at 2 p.m.

"We plan this festival as a very positive statement about the Hispanic population in Hoboken and the neighboring area," Juan Garcia organizer for the event, said yesterday.

"We want to show that there

are still Hispanics in Hoboken and that they are part of the vibrant character of this city."

Besides the international acts and local disc jockeys providing entertainment, local rock bands will also be taking the stage, according to Garcia. Among them are the popular groups Revolution and Urban Allies, he said.

Meanwhile, special areas will be set aside featuring ethnic cooking from many different countries, he said. "We have planned a festival that will appeal to people of all groups. It's a good way for all of us to enjoy a day in the sun."

The sponsoring organization for the event is the Hoboken community group, CUNA (Community United for New Action) of which Garcia is the president.

Hoboken still suffers pangs of rebirth

LOCAL MAFIOSI



Whether walking or just sitting in the shade along Washington Street the oldtime Hoboken residents remain perplexed by the sweeping changes occurring in their hometown.

Continued from Page 1.

minds, a good place to live and raise a family."

"The persons who have moved in only recently do not see it solely as an end, but rather as a means to whatever career objectives they might have. They seem to only pass through Hoboken on their way to somewhere else."

The city's mayor, Steve Cappiello, however, sees the divisions as much less serious than it is perceived.

"Any mixing of any people is bound to cause troubles at the very beginning; this is expected. But every day I see more and more cooperation and interaction between the new and old Hoboken residents," Cappiello said.

These people, the new ones... never seem to actually live in Hoboken, only eat and sleep here.

Over the course of time, both groups will eventually mix and meld into a new kind of city. According to Dominick Gallo, the city housing authority director, this will create a new identity for the city, different from any it has ever known in the past.

"I can tell just by walking around the city that a change is going on. I remember Hoboken as a family-type city; it always had a reputation of a city that took care of its own."

"Now, I see Hoboken as a much more business-oriented place, with each person looking toward New York where their career lies."

Until the new identity becomes clearer, Hoboken residents will show their differences more than their unity, he believes.

Probably the clearest example of the difference between the groups may be seen along Washington Street, especially in the morning, as commuters hurry to the Hoboken PATH station to their jobs in Manhattan.

Newcomers tend to be younger and more modishly dressed. They are just as apt to carry guitar cases, or recording sessions, or artist portfolios, for school or offices, as to carry the traditional



Signs of an itinerant produce vendor stand out in front of the Hoboken landmark restaurant, The Clam Broth House. For many, it is a sign of a rapidly changing Hoboken.

briefcases or lunchboxes.

"These people, the new ones, they rent apartments in this city, but we never see them," one elderly woman said about her neighbors. "They never seem to actually live in Hoboken, only eat and sleep here."

One newsstand operator summed up the new population by pointing out what he sells. "I used to bury these magazines (pointing to high-quality magazines such as Harpers and Atlantic Monthly). Now I keep them out front because they sell."

No matter what they might have done to change the city... if they never came, we'd still be going downhill as we were before they came.