

Vezzetti concedes Hoboken studying sewerage upgrade

Cappiello can win

By Rose Duger

Mayor Tom Vezzetti admitted yesterday that it would take a "herculean effort" to quash former Mayor Steve Cappiello's bid for a Third Ward council seat.

In mapping out tentative campaign strategy, Vezzetti said he would probably direct the bulk of his efforts in the November election to the Second and Sixth wards council races. His statement came hours after Cappiello filed his petition at the City Clerk's office.

"As I see it right now, I can't put all of my time into the Third Ward," Vezzetti explained. "I want to make sure the Second and Sixth wards are

secure. Those councilmen represent my philosophy at its very best."

Councilmen Joseph Della Fave (Second Ward) and Angelo Valente (Sixth Ward) were appointed by the council to fill seats vacated by at-large Councilman Pat Pasculli and Vezzetti following the June runoff election.

Each will face a host of candidates, who must file their petitions by 4 p.m. today.

While he didn't officially endorse a Third Ward candidate, Vezzetti said he would "certainly give all the help I can" to Jeanne Rodriguez, a Puerto Rican activist and educator.

Rodriguez has picked up petitions, but as of late yesterday hadn't filed them, a spokesman at the City Clerk's office confirmed.

The mayor denied reports that he was preparing to back Neil Mosca, a friend of Pasculli's. Mosca, Vezzetti said, refused the invitation to run because his mother is in poor health.

Vezzetti said he had also asked Santo Milici, a community activist and volunteer at St. Ann's Church, to run. Milici refused because he is scheduled to be married soon.

A Cappiello victory would be a thorn in the side of the Vezzetti administration. Cappiello would replace one of his supporters.

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Vezzetti admits Cappiello can win

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Sal Cemelli, who resigned his seat last week.

That would turn the tables on Vezzetti, who as a maverick councilman opposed the former mayor's policies on waterfront development, education and housing.

Cappiello told supporters at

his political club Tuesday night that he isn't running to become a stumbling block for the Vezzetti administration. If elected, he plans to carry out programs he instituted during his 12-year tenure as mayor, he said.

In the June runoff election, Cappiello beat Vezzetti in two wards, including his own Third

Ward. "We know he's vulnerable," said Vezzetti, referring to Cappiello's loss in the mayoral election. "But it would take a Herculean effort to beat him. He did well in his ward, he has a base there. At this time it's more important for me to do my job as mayor than worry about the former mayor."

Hoboken applications delayed

The Hoboken Zoning Board last night adjourned hearings on two applications, including one for the building of Presidential Towers in the southwest corner of the city.

Zoning Board chairman Frank Camerone said the application by ANAWIN Investment Development Corp. of

Jersey City to build two structures at Jefferson, Adams and Madison streets was adjourned without date because the board felt the plans were not complete.

Camerone said that when plans are complete for the building of the two structures, one 22½ stories and the other 24 stories, the board would reschedule the application hear-

ing. The corporation plans to build 356 residential units and 21 townhouses.

In other action, the board adjourned until next month's meeting an application by B & W Limited of Hoboken to convert a vacant factory at 1013, 1015 and 1017 Grand St. into condos, Camerone said.

Mosca denies mayor invited him to run, cites City Hall 'chaos'

By Rose Duger

Neil Mosca yesterday denied published reports that Mayor Tom Vezzetti had invited him to run for a Third Ward Council seat.

Councilman-at-large Pat Pasculli last week asked Mosca to vie for the seat vacated by Sal Cemelli, Mosca said. A childhood friend of Pasculli's, Mosca had served as the councilman's campaign manager.

"Pat came to me, but I said no because I wasn't geared for it," Mosca said. "I wouldn't run without the proper campaign planning."

Mosca also disagreed with what he termed the "chaotic" way the Vezzetti administration has operated since taking office July 1. "I don't care for the way Vezzetti is setting down politics. I couldn't dive into that chaotic position."

The mayor said on Wednesday that Mosca had turned down an invitation to run in the Third Ward because his mother was ill.

Mosca challenged the statement, saying that his mother—who wasn't ill—had nothing to do with his turning down Pasculli's inquiry.

12 candidates in campaign for 3 ward council seats

By Rose Duger

The race is on. Twelve candidates have filed petitions with City Clerk James Farina to vie for three Hoboken council seats in the Nov. 5 election.

Seven, including three from a slate backed by Mayor Tom Vezzetti, delivered their petitions yesterday before the deadline at 4 p.m.

Up for grabs are seats in the Second, Third, and Sixth wards. Sal Cemelli vacated his spot in the Third Ward last week after serving the council for 12 years.

The Second and Sixth Ward slots are currently held by Joseph Della Fave and Angelo Valente, who were appointed by the council following the June runoff election. Both filed petitions yesterday as part of the Vezzetti ticket.

Former Mayor Steve Cappiello—a longtime Vezzetti foe—will face Vezzetti-supported Santo Milici, Frank "Pupie"

Raia, and Pasquale DeStefano in the Third Ward.

In the Second Ward, candidates are Della Fave, James Roarty, Margaret O'Brien, Michael Schaffer, and Michael Mastropasqua.

Sixth Ward candidates, in addition to Valente, are David Roberts and John Sogliuzzo.

Candidates were required to submit petitions bearing the signatures of at least one percent of registered voters in their wards. That translates into 35 in the Second Ward, 39 in the Third, and 34 in the Sixth, according to Farina.

The Hudson County Board of Elections must verify the required number of signatures before a drawing is held for council position. That drawing will take place Wednesday at 3 p.m. in the county clerk's office.

A total of 19 candidates picked up petitions to enter the council race, although only 12 actually filed, Farina said.

The Vezzetti administration currently has three solid backers on the city council in Valente, Della Fave, and At-Large Councilwoman Helen Cunningham. Pat Pasculli, a Vezzetti supporter during the mayoral runoff, recently broke with the mayor's camp, although he and Vezzetti still favor many of the same policies.

At-Large Councilman Robert Ranieri a holdover from the Cappiello camp, consistently challenges many of Vezzetti's actions.

Cemelli was also considered a Cappiello supporter.

Vezzetti denied Wednesday that he would support anyone in the Third Ward, choosing instead to isolate his efforts to the Second and Sixth Wards. He said he had invited Milici to run on the ticket with Della Fave and Valente, but Milici had refused because of upcoming wedding plans.

Yesterday he seemed to

reverse his decision, dusting off the bullhorn that became his trademark in the mayoral race to support the trio, including Milici.

Milici yesterday said that he and his fiancée discussed the upcoming election and decided that he should throw his hat into the ring. He made a 11th hour arrival at Farina's office, submitting his petitions minutes before the deadline.

By late afternoon, most candidates had already left City Hall, although the Vezzetti-backed team made a show of unity by submitting their petitions together. Only Third Ward candidate Pasquale DeStefano, whose supporters also sported a bullhorn, remained to look over the competition.

The Nov. 5 ballot will also contain two referendums, one calling for an elected school board and another seeking to expand the school board from seven to nine seats.

Has success spoiled Thomas Vezzetti? He says he loves it!

By Peter Weiss

The problems are bigger, the hours are longer and the pressures are greater than Hoboken Mayor Thomas Vezzetti imagined they would be before he took office.

"I love it!" he exclaimed.

True, it's been less than three months since he took office, but Vezzetti seems to retain all the joyous enthusiasm that he had as a councilman and a mayoral candidate.

Well, maybe not all that joyous at times, he conceded. Like when he went into the hospital for high blood pressure and an irregular heartbeat. But since he's been out, he has dropped about 25 pounds and plans to lose another 30 or so.

But on most days, Vezzetti is much the same as he was as a councilman and, before that, gadfly. That is to say, he's unpredictable.

On one particular day he came into City Hall clutching a quart of orange juice and beaming how he had just resolved a woman's problem in getting an apartment by taking her personally to see the landlord, while aides seemed to shudder a bit at his frankness.

On another day, he personally escorted a woman to the unemployment office to straighten out her benefits.

And on any given day, he said, he's liable to walk across

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Hoboken Mayor Thomas Vezzetti in one of his quieter moments.

Has success spoiled Thomas Vezzetti? He says he loves it!

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the street to the supermarket just to chat with people. He said it makes both him and the people he speaks with feel good.

"I'm a psychological verbal therapist," he said. "I make other people feel good by talking to them and I learn from it."

Vezzetti also remembers to say "thank you very much" to people he encounters and is always complimenting them on their "inspirational personality."

Detractors may regard such displays as patently phony, but friends and supporters swear that's really the way he is.

"People tend to regard you as bigger than life when you're the mayor," said Zazzetti. "I try to be humble and keep things balanced."

For all that, Vezzetti said he is by no means slighting the obligations of being mayor. "There are so many problems. I didn't figure there would be so many. At times it seems insurmountable. I see things in a broader perspective. I realize that I can't do it all."

Not surprisingly, Vezzetti blames all the problems on the previous administration. "There isn't a department that was run correctly," he said, and his criticism of the police department is especially harsh.

Part of the problem, the mayor said, is the attitude among city workers and residents, going back decades.

"We're heading into the 21st century with a 19th-century political mentality," he said. "We have to change that mentality." He said the way to do that is "by bringing in people of high caliber; intelligent, decent, honest, hard working people. That will change City Hall."

Another important aspect, he said, is to encourage the partnership of longtime residents with newcomers. Vezzetti campaigned on the theme that the previous administration wanted to force out longtime

residents, but he now says "the new people are just as concerned about the city as the older residents. They're here because they want to live in Hoboken."

He said he didn't see any inconsistency between that sentiment and his campaign. The point of the campaign, he said, was never to keep new residents out of Hoboken, but to accommodate them without displacing other residents.

"We need new people here," he said. "But for the first time we have a mayor that also wants to keep people in the city who are already here."

Perhaps the biggest question facing Vezzetti is how long he can keep his coalition together. It ranges from staunch Reaganites to liberal nuclear-free advocates, and some tension has been felt.

The mayor doesn't see any major problem holding onto his support, though, especially with former Mayor Steve Cappiello continuing to pose a threat from without by seeking a City Council seat in the November special election.

"We all, I think, have the same philosophy," Vezzetti said of his coalition. "We're all basically interested in changing Hoboken for the better. We can override our differences. The older generation went by party tags. The younger generation is more astute. They want to see deeds."

As for his own political stances, Vezzetti sees nothing unusual about supporting candidates from both parties. He calls himself an Adlai Stevenson Democrat but is supporting Republican Gov. Thomas Kean for reelection and has worked against local Democratic candidates.

"People are more sophisticated today," he said. "Nobody was a more rigid Democrat than Tom Vezzetti when I was in the naive stage. I'm still a Democrat who believes in the principles of the Democratic Party, but I have voted Republican when I felt they had a better candidate."

For instance, he said, he voted for Millicent Fenwick against Frank Lautenberg, although he thinks Lautenberg has proved to be a good senator and will probably support him next time. He considered John F. Kennedy only "adequate" as president. He admires New York Gov. Mario Cuomo, "a liberal Democrat with the courage to stand up for his principles. I would be proud to nominate him for president."

He supported Walter Mondale for president last year, even while helping local Republican candidates in the same election.

"I consider people more important than political affiliation," he said. "Labels don't mean anything. In this election I was called everything from a Communist to another Joe McCarthy."

Grand jury probes ballot fraud

By Richard Rosenberg

A state grand jury in Trenton heard testimony yesterday about ballot fraud in the Hoboken and Jersey City municipal elections from Joseph T. Brady, the Hudson County superintendent of elections, according to reliable sources.

Brady confirmed he had testified about the May 14 Hoboken elections, saying it was "common knowledge" that he would have to testify about it. He wouldn't provide further

Superintendent of elections testifies

details except that the questioning went "beyond Hoboken." Sources said the further questioning was about the use of fraudulently notarized absentee ballot request forms in the June 11 Jersey City election by workers for former Mayor Gerald McCann.

In another development, Jersey City Mayor Anthony R. Cucci and the City Council are

requesting that the U.S. Attorney's office investigate the June 11 runoff election. Some Cucci allies have said the federal government has already started to investigate the election. U.S. Attorney Thomas W. Greulich couldn't be reached yesterday for comment.

In a related matter, the McCann '85 Committee has not filed a breakdown of its use of

street money in the runoff with the state Election Law Enforcement Commission. The committee has also failed to file an accounting of its spending on television advertising with the state.

The McCann campaign spent an unprecedented amount of street money, \$35,000, in Ward E. Although street money is usually used to help bring out the

vote, the strategy in Ward E was to impede the vote. The money spent in Ward E equaled the amount spent in the city's other wards combined.

Former McCann campaigner Michael Torres has said some of the money was used to pay bartenders to keep people from voting.

The state Election Law Enforcement Commission,

however, does not consider an accounting of the money to be a high priority now, a spokesman said.

The spokesman said the commission was gearing up for the November gubernatorial and assembly elections, and concern about the June 11 election was secondary to those concerns.

The campaign is due to file another report in six weeks, and the commission spokesman said, "What we would do is basically

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wait for it." The spokesman said the commission would also wait for a report on the financing of the McCann campaign's television commercial, which pictured Cucci in superimposed jail stripes.

City Council President Glenn Cunningham said the commission didn't act as leniently with him during his past campaigns.

"When I was late they let the hammer fall on me, and I was just a little councilman," Cunningham said.

Attempts to reach the McCann campaign's treasurer, Janice Juskey, were unavailable yesterday.

County rediscovers Columbus Park and plans for new look

By Rose Duger

A statue of Christopher Columbus stands smack in the midst of Hoboken's Columbus Park. His copper skin has turned sea-green with age, but he plants his feet firmly in proud defiance of time.

He discovered this land almost 500 years ago, and how surveys his surroundings with satisfaction.

But if this replica of the Great Navigator could see, he might jump back onto the Santa Maria and head home to Spain.

Columbus Park has become a Hoboken hot-spot for drug traffic, according to local and county police officials. And vandalism runs so high that park administrators can't keep up with the broken benches and playground equipment.

"It's a trouble park because we know there's a certain amount of narcotics use," said Chief Joseph Nealon, Hudson County police chief. "As far as crimes are concerned, however, there's a small amount. Over the years, the most constant problem has been vandalism."



Photos by Roy Gruening

Broken benches and overgrown weeds are typical of the poor conditions at Columbus Park. The park, between Ninth and Tenth streets on Clinton Street, is maintained by the county.

"At night, for some reason, people take out their frustrations on children's playthings," agreed Jerry Madden, county division chief of Parks and Recreation. "We have situations where somebody goes on a rampage. It takes a few days to get the park in shape again."

Columbus Park, originally named Hoboken Park, was constructed at Ninth and Clinton streets in 1910. At that time, the county faced a problem that many Hoboken residents encounter today — inflated real estate prices.

The cost per acre, because of little park space in the city, was tagged at \$23,000 per acre, compared to \$3,500 per acre in other Hudson municipalities.

But while it commanded a costly price 75 years ago, Columbus Park faces stiff competition today against other county parks for funding. At 2.6 acres, it is the smallest of seven parks — including the 273-acre Lincoln Park — operated by the county.

Parks officials this year appropriated a \$612,000 operating budget for the seven parks. Sup-

plies such as slats for benches and paving materials are purchased in bulk quantities and doled out as needed.

Problems at the Hoboken facility, however, run deeper than cracked pavement or bench seats.

County construction workers last June removed the roof of an ornate gray gazebo in the middle of the park. Removing the loose tiles cost \$6,996, Madden said. "We were concerned about the children in the area. The park (located across from Hoboken High School) gets a lot of usage during school."

Now wooden boards marked "Danger" cover doorways to the structure. The sky peeks through heavy wooden beams that once supported the roof.

County officials face two options to repair the gazebo. The county's first option, a protective paint could preserve the rafters from erosion, making an open-air pavilion.

Another proposal calls for replacing the roof. Cost estimates for the job run from \$27,000 for an asphalt roof to \$33,500 for another tile roof, Madden said.

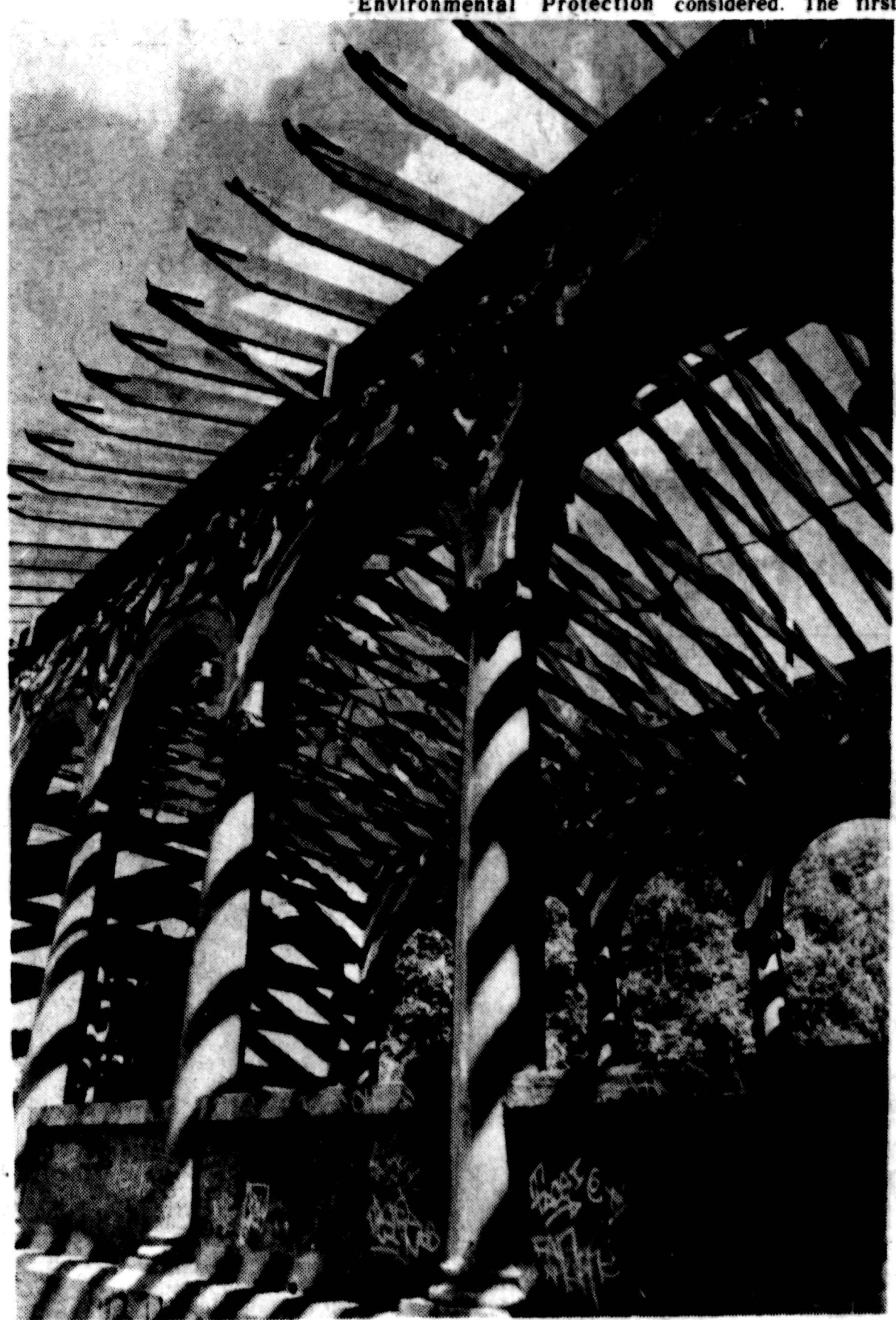
Despite graffiti-laden walls and sidewalks, Columbus Park still boasts some evidence of manicuring done by five maintenance workers. Evergreen shrubs are trimmed into neat green balls. Except for a few scattered beer bottles left by weekend revelers, sidewalks and grassy areas are litter-free.

The park's work force will get an extra boost Monday, when new park superintendent John Grogan takes the helm. A former Columbus Park worker, Grogan has also worked as superintendent of Kearny's West Hudson Park.

"He (Grogan) understands what has to be done," Madden said. "The first thing he'll probably do is replace the benches. He'll look at manicuring the park, removing graffiti and cleaning the statue."

The county has made several recent efforts to upgrade facilities, most notably by cleaning out sewer lines leading to the wading pool. The water shortage last summer prevented the pool from opening.

Officials within the last year also authorized 10 new trees and 200 shrubs to be planted at the park.



The roof is missing and graffiti cover the walls of a once-handsome bandstand in Columbus Park, Hoboken. Today it stands as a monument to vandalism and neglect.

Parks officials have no control over the narcotics problem that plagues the park. Hoboken and Hudson County police both patrol the area, although the county has jurisdiction there.

"I won't use the park," said one Hoboken mother, who used to bring her six-year-old son to play there. "I went there once last summer and a guy wouldn't leave me alone. He kept following me. Three blocks away, he was still there."

Hudson County police rotate patrols at Columbus Park with

those at Jersey City's Washington Park, a 12-minute drive away.

Nealon said the park's small space makes it easier to patrol.

"We don't have the luxury of assigning a man there for the entire tour of duty. Our jurisdiction over Kennedy Boulevard and the increased turnover of personnel add to the work load."

A spokesman for Hoboken police also cited manpower as a problem in overseeing the parks.

"We used to have a Tactical Force to patrol parks on foot.

That was financed through a government program that paid half of the salaries. We don't have the funds or manpower now."

The 15-man Tactical Force was disbanded in 1979.

The Hoboken spokesman said the park, bordered by Hoboken High School and Kennedy Stadium, gets few complaints from residents because it is set back from a row of Clinton Street brownstones. Police close the park at 11 p.m.

Hoboken OKs Baker building sewage plan

By GAIL FRIEDMAN
Staff Writer

HOBOKEN—The Baker Building project has cleared another hurdle as it garnered City Council approval for a contingency sewage treatment plan.

An agreement accepted by the council at its meeting Wednesday authorizes the city to construct a small treatment plant to serve the project, at the developer's expense.

But developer Gerald Baker of Hoboken stressed that the \$150,000 facility would be built, at the site of the municipal plant, only in the unlikely event the city has not complied by 1988 with a state mandate

to improve sewage treatment. The eight-story office building at 2 Hudson Place is not expected to be completed before late 1987.

The project was given conditional approval by the Planning Board Sept. 3, amid controversy about the timing of Baker's \$186,000 pledge a week earlier to the city affordable housing trust fund.

In seeking the environmental permit needed for the project to go through, Baker ran up against the state ban on new sewer hookups in communities that have not complied with the state mandate, and was required to develop an alternate plan.

Hoboken council to consider Vezzetti plan for sewerage

By Rose Duger

The Hoboken City Council will meet Wednesday to consider a plan by Mayor Tom Vezzetti to construct a 10,000-gallon facility at the sewage treatment plant.

The city would be reimbursed for construction costs by Robert C. Baker, a trustee in a \$10-million office complex at 2 Hudson Pl. The facility would seek to satisfy a Department of Environmental Protection

agency requirement for projects adjacent to the waterfront.

DEP permits are needed before developers can receive approval for a \$560,000 Urban Development Action Grant to finance the project. In other business, the council will vote on a resolution to refund some \$84,500 to Hoboken taxpayers for overpayment of taxes during 1983 and 1984.

Two resolutions tabled at the last council session will also be considered. The first would

authorize an emergency appropriation of \$139,500 for a revaluation done by Real Property Appraisers. The second would authorize Vezzetti to sign a \$157,500 agreement with the firm to update the revaluation.

Vezzetti is expected to issue a proclamation designating the week of Oct. 14 as Hispanic Week in Hoboken.

The council will also hear proposals for restoration of Church Square Park.



Photo by Mark Vyzula

THE GOOD OLD DAYS — Just think, 10 years from now someone will remember this quiet tree-lined street in Hoboken and refer to today as the good old days.

Vezzetti endorses Kean tomorrow

By Margaret Schmidt

Hoboken Mayor Thomas Vezzetti will endorse Republican Gov. Thomas Kean tomorrow when the governor visits the city.

Vezzetti, who considers himself an "Adlai Stevenson Democrat" and often says he

city asking for support through a bullhorn. "I'm going to show him how to conquer the unconquerable."

Vezzetti has angered some local Democrats with his decision to not support Democratic candidate Peter Shapiro, who is Essex County executive.

They have said, however,

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supports the person, not the party, in a political contest, called Kean "the best governor I've ever had in my lifetime."

The newly elected 57-year-old mayor said he will meet Kean at City Hall at 11 a.m. and then take him on a walking tour of Hoboken. He will also give him pointers, he said, on how to win an election.

"I'm going to give him a bullhorn," he laughed, referring to his on-the-street campaign in which he paraded throughout the

that they are grateful he chose only to speak for himself. Several of his close advisers and City Council members are supporting Shapiro.

The mayor has made no secret of his belief that he owes Kean for help during his election campaign. Councilman Angelo Valente, a Republican and top campaign worker for Vezzetti, is heavily involved in the governor's reelection bid.

"I'm an appreciative man," Vezzetti said. He added that he believes Kean will be better able to help Hoboken than Shapiro.

The mayor has also endorsed Democratic state Assembly candidate Mario Hernandez but refuses to support a second candidate.

"It's up to the public what they want to do there," he said.

Other candidates in that race are Democrat Robert Ranieri, a councilman and longtime political foe of Vezzetti, and Republicans Jose Arango and Ronald Dario.

Assembly districts are represented by two persons.

From unidentified woman

Vezzetti gets phone tip of plot to poison him

By GAIL FRIEDMAN
Staff Writer

HOBOKEN—Although Mayor Thomas F. Vezzetti at first shrugged off a phone call yesterday warning of an alleged plot to poison him, the incident is under investigation by city police.

Vezzetti said an unidentified woman caller told him, "Be careful, a person close to you is trying to poison you." He said the woman implied someone might tamper with the medication he takes and linked

the purported plot to his role in spearheading a 60-day ban on building permits.

Vezzetti received the phone call in his office at about 2 p.m., said Police Chief George Crimmins.

The mayor said the caller also mentioned she had gone to the FBI with her information, but had been told to contact him directly.

Michael McDonnell, an FBI spokesman, could not confirm whether the agency had received word of the threat. But, he said it

would have been relayed to local police immediately.

Vezzetti did not notify authorities of the incident, but Crimmins, upon hearing news of it late yesterday afternoon, asked the mayor to file a report.

"It shocked me," said Vezzetti, when asked why he had waited to make a report. "In this business, you've got to take things seriously, but you've got to laugh them off."

Crimmins said the report would be sent to the Hudson County

Prosecutor's Office.

He said a decision on whether to take additional steps would come today, after he had discussed the matter in more detail with Vezzetti, who had a speaking engagement scheduled last night.

Crimmins said such calls often are made by "crazies" or the mentally disturbed. But he would not speculate on the seriousness of the threat to Vezzetti, saying only that further action would depend on its "type" and "substance."

H.O. 9/18/85

H.O. 9/20/85

Hoboken will probe P.A. lease

By Margaret Schmidt

The Hoboken Mayor's Waterfront Advisory Committee is investigating the lease the Port Authority holds on riverfront property.

The Port Authority of New York and New Jersey has proposed a \$600 million project for the southern end of the Hudson River waterfront and worked on it for several years with the previous administration of Mayor Steve Cappelletto. It also held a series of public hearings on its master plan.

The new WAC, appointed last month by Mayor Thomas Vezzetti, voiced concerns about the project last night, at its second meeting, and decided to check the legality of the lease. It is asking city Law Director Fred Woekener to request that Sills, Beck, Commis — the Newark law firm representing the city in contract negotiations with the P.A. — analyze the lease and report on its findings.

There has been some speculation among several committee members that the lease may not be binding and the city might be able to develop the waterfront without input from the bi-state agency. State legislation has already been passed approving the development, although the P.A. is only bound to create equal developments on both sides of the Hudson. The New York development has been targeted for Hunters Point, Queens.

It is unclear whether the issue of the lease's legality would matter since the Port Authority

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has the power of eminent domain and could take over the property. The city only recently acquired the land by buying it back from the federal government through a \$1.5 million loan from the Port Authority. Any takeover, however, would have to be approved by both Govs. Thomas Kean and Mario Cuomo.

Although most of last night's meeting revolved around the P.A. plan, members repeatedly stressed that they do not believe they are bound by it. Member Dan Tumpson indicated he would like to start the process of redevelopment from scratch rather than from where the Cappelletto administration left off.

Concerns voiced by the members included that the financial negotiations haven't been disclosed, that the scale of the project may be too large for Hoboken, that public access is too restricted in the plan and that traffic flow and parking concerns haven't been adequately addressed.

The committee, whose 19 members serve voluntarily, has no official power. It is strictly an advisory committee, although Vezzetti has said he will strongly consider its opinions.

The group discussed ways to extend its powers by having potential waterfront developers come before it as well as before the Zoning and Planning boards. Coordination, said chairman pro tem Helen Manogue, will be essential for realizing the best development for the city.

In setting up its agenda last night, the committee devised a set of policy statements and constraints for potential developers — of any portion of the waterfront — to consider.

The policy statements say

any development must:

- Provide public access to, and a major public park with recreational and cultural facilities along the waterfront.
- Increase Hoboken's net revenues and job opportunities.

The members voted to include the word "net" so developers understand that whatever benefits the city realizes, such as tax revenues, shouldn't be counteracted by the city's obligation to provide services to the project.

- Increase opportunities for low/moderate-income housing.

The committee left the phrase "along the waterfront" off since housing could be created in other parts of the city or obligations met through contributions to a housing trust fund.

- Reimburse the city for the cost of investigating the impact and feasibility of a project.

The city, the members decided, should have its own consultants analyze plans rather than rely on the potential developers' studies.

The constraints devised by the committee say the projects must:

- Reflect the desires of the citizens of Hoboken.

- Not create a separate colony or city on the waterfront.

- Avoid negative environmental impacts on parking/traffic; sewerage; local merchants; small homeowners and tenants; and air and water quality.

Eight persons from the public attended the meeting but didn't participate. There were no representatives from the Port Authority. The agency, however, will make a presentation before the WAC on Monday at 7:30 p.m. in the Multi-Service Center, 124 Grand St.

Baker donation provokes Hoboken debate

By TOM DIPIAZZA
Staff Writer

HOBOKEN—The City Council last night sparred over a sewage permit granted to the Baker Building and again debated an affordable housing contribution made by the developers.

Councilman Robert A. Ranieri turned the sewage permit discussion at last night's caucus meeting toward the promise the developers have made to give \$188,000 to a proposed housing trust fund.

Ranieri suggested that the administration owes the developer something in exchange for the contribution.

Councilman Joseph Della Fave, who helped negotiate the contribution, denied that any deal had been struck.

Ranieri asked, "If the developer is giving you \$188,000, what, pray tell, is he taking?"

"You got me," Della Fave answered.

Ranieri again criticized Della Fave and Mayor Thomas F. Vezzetti for negotiating the contribution before trust fund guidelines had been drawn. City housing consultant Steven Block is drafting the guidelines.

Under such a program, which also is being created in Jersey City, developers would contribute cash to a fund designed to create affordable housing units.

Ranieri wanted to know who or what gave Della Fave and Block the authority to negotiate with the developer. He said the council should have been involved in the process.

"I see no way that you two could obligate the city or the developer," Ranieri said. "The cart is far, far before the horse."

Della Fave said Vezzetti gave him and Block the authority to meet with the developers. All they did, he said, was accept a gift to the city.

The developers wrote Vezzetti

pledging the voluntary contribution. Della Fave said there may be a better way to negotiate contributions in lieu of the guidelines, but he said the administration's actions were proper.

"I'd be glad to try to iron out the correct procedures for bringing benefits into the community," he said.

The Baker Building project calls for an eight-story office building to be constructed at 2 Hudson Place. The developer yesterday received a conditional sewage extension permit from the state Department of Environmental Protection. The council, at its regular meeting tomorrow, is to be asked to approve a resolution supporting that permit.

The DEP has declared a moratorium on all new sewage permits here and in several other Hudson County municipalities. The ban is designed to make plans to upgrade existing sewage treatment plants.

Hoboken officials called to answer tax questions

By John J. Farrell Jr.

Since the Hudson County Board of Taxation claims it has heard "very little of the progress of the updating of the revaluation" of all real estate in Hoboken by an Oct. 1 deadline, the board wants city officials to meet with it Friday.

Mayor Thomas Vezzetti, city council members and other officials are requested to meet at the tax board's offices in the county administration building at 12:45 p.m. Friday, according to a letter sent to Vezzetti by Stanley P. Kosakowski, county tax administrator.

Hoboken was expected to complete revaluation in time for the 1986 tax year. But the letter claims that it is "distressing to be told that action would be taken by responsible officials" when a little or nothing has been done.

The letter mentions the officials met in July to discuss the revaluation question and the board has heard very little since sending a letter to city attorney

Fred Woekener, Aug. 29. The board also said that the overall ratio of assessments in the city has fallen to 13.47 percent of 100 true value.

Council hopefuls get their spots

County Clerk Frank Rodgers yesterday held a lottery to designate where the names of Hoboken city council candidates will appear on the Nov. 5 ballot.

Most of the 13 candidates vying for seats in the Second, Third, and Sixth Wards attended the drawing in the county administration building in Jersey City, according to Hoboken City Clerk James Farina.

All council candidates will be listed in column D, Farina said, with numbers positions beginning at nine.

Second Ward polling machines will list the names of six candidates. Beginning at spot number nine, they are: Michael Schaffer, Joseph Della Fave, James Roarty, Ruben Rivera, Michael Mastropasqua, and Margaret O'Brien.

The Third Ward, beginning with the ninth spot, will list Pasquale DeStefano, Santo Millici, Frank "Pupie" Raia, and Steve Cappelletto.

Sixth Ward candidates, beginning with slot nine, are John Sogliuzzo, Angelo Valente, and Dave Roberts.

Ranieri pushes bilingual courts

TRENTON — Lack of fluency in English would no longer be a barrier to justice in the state's courts and legal proceedings under legislation developed by Assemblyman Robert A. Ranieri of Hoboken.

Ranieri said his bill would establish as basic policy that persons who cannot readily understand or speak English must be provided with an interpreter when they participate in legal matters.

Ranieri said many Hispanics as well as citizens and legal immigrants from other ethnic groups speak English only as a second language. "We must make sure that the legal rights of all those for whom English is not their native tongue are fully protected," commented Ranieri. He said his bill implements a recommendation in the final report of the New Jersey Supreme Court Task Force on Interpreter and Transition Services.

Homeless fire victims storm mayor's office

By Rose Duger

Victims of a Jefferson Street fire two weeks ago stormed Mayor Tom Vezzetti's office yesterday to demand help in cutting through red tape that has snarled their efforts to find shelter.

Several families complained that Hudson County welfare had provided three nights' accommodations at North Bergen's Meadowlands Motel before referring them to shelters and hotels in Jersey City.

The Jersey City facilities, they claim, are too far for their children to commute to Hoboken

Burned-out families demanding shelter

schools. Welfare officials also issued them daily stipends for food, an amount the victims say is too small to include transportation costs to Hoboken.

The Sept. 5 fire at 502 Jefferson Street left eight families — 30 people — homeless. Jersey City Red Cross paid for accommodations for all eight the day

of the fire. Hudson County welfare has financed six of the families, although one had already found an apartment through Hoboken Applied Housing.

A Red Cross representative was summoned by Vezzetti yesterday to arrange for emergency accommodations for

three families last night at the Meadowlands Motel. The two remaining families said they are staying with friends.

The refugees and city officials will meet with a welfare representative today to discuss housing arrangements.

"They (welfare) tried to send me to St. Anthony's Shelter in Jersey City," said Debra Zitani, a lifelong Hoboken resident with two children. "How can you bring kids to a shelter? I was born and raised here. Now I'm supposed to get up and move like it's nothing?"

See FIRE — Page 11.

Vezzetti runs into blank wall trying to aid fire victims

By Rose Duger

If you can't bring the county to Hoboken, you can bring Hoboken to the county.

That's what Mayor Tom Vezzetti thought yesterday when he piled victims of a Jefferson Street fire into two Hoboken police cars to meet with Hudson County welfare officials in Jersey City.

The fire victims had sought Vezzetti's help Tuesday in cutting through red tape that has kept them from receiving shelter in Hoboken.

But Vezzetti's jubilation was dashed when officials repeated the same offer the refugees had heard several times since the Sept. 5 blaze: accommodations at either the Meadowlands Motel in North Bergen or St. Anthony's Shelter in Jersey City.

The North Bergen facility, victims complained, is too inaccessible for their children to

commute to school. Parents also said they didn't want their young children living in a shelter for the homeless.

"They had the nerve to ask if I wanted to go to St. Anthony's with my kid," said Nancy Gonzalez following her meeting. Tears clouded her eyes as she held her eight-month-old daughter. "I've lived in Hoboken all my life. Now I've gotta move to Jersey City."

A clearly dejected Vezzetti

slumped in a chair nearby as he listened to the refugees' complaints. "It's unbelievable. I'm so disgusted, I'm exhausted," he sighed.

Debra Zitani, a mother of two, said she had fought to have her six-year-old daughter accepted at Calabro School, considered one of Hoboken's finest public schools. "It's a very good school. I'm not going to just change a whole year of her life. It's bad enough she had to deal with a fire."

The fire at 502 Jefferson St. left eight families — a total of 30 people — homeless. Three families have found either apartments or shelter with friends, leaving five to grapple with welfare officials.

Under state welfare guidelines, the agency must provide 60 days' accommodations after a fire, although Hudson County Director Angelica Harrison said they "don't have hotels and motels right next to fire victims' houses."

A welfare manual mandates that refugees receive a \$4.50 per day food allowance if placed in a facility without a kitchen, \$1.50 per day with a kitchen.

Vezzetti seemed bursting with confidence as he prepared for the meeting, originally scheduled for Hoboken City Hall. When Harrison said a welfare representative couldn't make it, he jubilantly piled the 13 people, including three infants, baby carriages, and personal belongings into a police car and jeep headed to Jersey City.

"I'm sticking right with you," Vezzetti told them. "I'm going to sit in on the meeting. I don't want to hear no bull, doubletalk, or triple dispensation."

But Vezzetti emerged from the first session looking almost as weary as the victims, who say they've been shuttled from hotels to friends' homes since the fire.

George Gonzalez, Nancy's brother, exploded when his sister was told to go to St. Anthony's. "They sick bun.s off the street there. We may be poor, but we're not bums."

All of the families elected to stay with friends.

"I'm sticking right with you. I'm going to sit in on the meeting. I don't want to hear no bull, doubletalk, or triple dispensation."

— Mayor Vezzetti

While the mayor seemed baffled about how to help the families, he pledged to contact Gov. Thomas Kean about the problem. Kean will visit Hoboken today, when Vezzetti will officially endorse him.

"I'm trying to figure out what can be done," he said. "It seems like they'll be satisfied if they get a place, even in Jersey City, that's a home. I thought somehow I'd have some kind of maneuverability."

"Problems like these have accumulated and nothing has been done about them. We're trying to find answers where nobody ever troubled to go. It's like virgin land."

Given No. 2 position on ballot

Vezzetti ticket comes in second

By GAIL FRIEDMAN
Staff Writer

The City Council ticket backed by Mayor Thomas F. Vezzetti might make "We Try Harder" its unofficial campaign slogan, after it emerged from yesterday's ballot position drawing with the No. 2 spot in all three races.

Ballot lines for the seats at stake in the Nov. 5 election were decided during a 3 p.m. drawing in the office of County Clerk Frank E. Rodgers.

In the 2nd Ward, the top spot went to Michael Schaffer, a former Vezzetti ally. Next is incumbent Joseph DellaFave, followed by James Roarty, Ruben Rivera, Michael Mastropasqua and

Margaret O'Brien.

Firefighter Pasquale DeStefano is slated to head the 3rd Ward ballot. The luck of the draw gave the second and third slots to Santo Millici and Frank Raia, while former Mayor Steve Cappelletto got the bottom line.

The ballot order for the 6th Ward is: John Sogliuzzo, incumbent Angelo Valente and David Roberts.

About 25 people watched as Deputy County Clerk Joan McNamara drew capsules containing the candidates' names from a box.

Most of the hopefuls wrote their names on paper slips and put them in the capsules themselves, according to Rodgers, but O'Brien, Millici,

Cappelletto, DellaFave and Valente sent representatives.

The June 11 runoff, in which Vezzetti won the mayoralty and Patrick Pasculli garnered a councilman-at-large post, opened the way for an election in the 2nd and 6th wards. DellaFave and Valente had been named by the council to fill the seats temporarily.

The 3rd Ward contest arose two weeks ago, with the resignation of Salvatore Cemelli.

Referendum questions on expanding and/or electing the Board of Education also are on the ballot. Rodgers said he had not determined in what order they would appear.

Vezzetti backs Kean, gives him a bullhorn

By GAIL FRIEDMAN
Staff Writer

HOBOKEN—Gov. Thomas H. Kean's visit here yesterday netted him the endorsement of the mayor he swore in 2½ months ago, plus the keys to the city, Hoboken-style.

After receiving Mayor Thomas F. Vezzetti's endorsement of his reelection bid, Kean unwrapped a package containing a smaller version of the bullhorn the mayor wields on the campaign trail.

"This has made me the mayor of this city," Vezzetti told him during a news conference at City Hall. "This will keep you as governor."

In making the endorsement, Vezzetti credited the Republican governor with ensuring the integrity of the mayoral election. He also cited the state aid that has been pumped into Hoboken and other cities.

Kean praised Vezzetti, a Democrat, for his backing across party lines.

In comments afterward, Kean said he had no objections to the

administration's wish to revise the proposed Port Authority of New York and New Jersey waterfront development plans, "as long as it's done in a way that benefits the entire community."

New directors of the bistate agency were elected last week, at the behest of Kean and New York Gov. Mario M. Cuomo.

Vezzetti yesterday became the second Hudson Democratic mayor to endorse Kean, joining Frank E. Rodgers of Harrison. But while Rodgers carried his Town Council with him, Angelo Valente, a Republican, is the only Hoboken City Council member who has endorsed for Kean.

The Vezzetti endorsement has been a source of dissension in this traditionally Democratic city. But Hudson Democratic Chairman Anthony M. DeFino, who has blasted Rodgers and ousted Bobby Jackson as head of the Jersey City party for endorsing Kean, has said he can accept Vezzetti's action, since it is based on GOP help supplied during the mayoral race.

In changing city scene, only friends remain the reality

By Patricia Flynn

We were bringing her back for a visit to a few of her old friends, driving her through the town where she had lived for 68 years. She sat in the back of the van, her face pressed against the window, watching the once-familiar tenements, shops, streetcorners, candy stores, and brownstones glide by in a maze of color and movement.

Occasionally, she would point her finger at something, break into an excited laugh and mumble some incoherent words and phrases. It was then we realized she had remembered something about her life in Hoboken.

The woman was my mother, Helen Pean, the former Helen Cramer of

Adams Street, and widow of Louis, my father, city fireman for over 28 years who had been stationed at Company 1 on 14th Street. Within a few years, a relatively short passage of time, her life had changed quickly and drastically. Her husband died suddenly in March of 1963 and then two months later a fire destroyed her apartment home, poisoning her lungs and robbing her brain of its language and lifetime of memories. Since that time she had been away, living in a rest home in Mendham. Now we were bringing her back for a visit, trying to help piece together again the images of her life into some recognizable pattern.

As we drove along Adams Street her eyes fastened upon

the big old clock that used to grace the peak of the former K&E building on Second Street. Suddenly she began to dance across the seat, laughing, crying, gesturing in a wild onrush of awareness and recollection.

Although the building was now a clean, renovated apartment complex, so unlike the place she had once known, the sight of that majestic clock still keeping time above the city's rooftops must have sparked memories of her days as a young woman working the swing shift as an engraver for K&E, while her husband fought in the Army somewhere in North Africa.

I was flooded with nostalgia but, by the time we had reached Fourth and Adams street and the house on the corner above the pharmacy where she had lived for over 45 years, she had forgotten all about the clock and was rummaging in her pocketbook for a hairbrush. She didn't seem to recognize the old walk-up at 41 Adams, or the newly renovated home at 407 where her mother had raised her and her brother, John.

But her face lit up as if a candle had been placed inside her skull when she spied some old friends from the window of the home next door. They were Mike Difore and his wife, Dolly, and their son, Frankie, neighbors who had known Helen for over 30 years, sharing conversations, waiting on the same cheese lines in Fiore's Market, watching the animal feast celebration held every September beneath their windows.

Now, hugging one another and struggling to communicate in ways that went beyond words, they stood together on the pavement, smiling, holding hands, and nodding reassurances.

When we left the Difores to drive off and visit the firehouse on Second and Jefferson street where another old friend, Captain Billy Bergan, waited to greet her, Helen waved her good-byes from the rear window.



Adelaide DePalma joins her old friend Helen Pean in reminiscing about the good old days in their Hoboken neighborhood.

She knew Captain Bergan immediately, calling him "Billy" and giving him a big kiss and embrace. He had worked with my father for years and his mother and father were my god-parents.

"Helen, you look terrific," he said, as a crowd of tiny Hispanic children began to gather outside the open door of the van.

Immediately, her eyes shifted from Billy's face to the eyes of the curious children. "Hey, hey," she said, pointing happily towards the kids. "I know you. I know you."

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Billy Bergan's sister, Adelaide DePalma, who lived down the street, waited for Helen's arrival outside her home with her daughter, Ginny. When Helen stepped from the van there was a chorus of hellos and kisses and excited cries.

As we chattered, Helen raised her eyes from Adelaide's face. It was clear that she knew and remembered her friend, but as her eyes wandered off to the sights of the street, her

expression emptied and a lost stare darkened her smile. In seconds, however, her spirits lifted again and she was back, laughing, gesticulating, and prancing like the old Helen everyone once knew.

When we drove along Washington Street she became very upset, arguing with herself over something she alone could comprehend. Perhaps it was the sight of so many new and startling changes. Perhaps she remembered more than I gave her credit for, and she was angry that the town had changed as she had changed.

Where she and her friends had once strolled and shopped, the stores had been transformed. A woman's dress shop had changed overnight into a video rental parlor, the old luncheonette had become a real estate office specializing in condo sales, and a second-hand bookstore sat at the site of the old stationery store where she had once bought me Big Chief writing pads.

There was no way to be certain what was going on inside of Helen's brain, whether she was back in another time frame, or in the present with us listening to the tinkling bell of the Mr. Softee ice-cream wagon winding its way through the city. Certainly she recognized her old friend, Jessie Pallotta of Grand Street. She managed to say, "I love you" to Jessie at least three times. And when we

double-parked to give our pal — a man we only knew as "Rubber" — a quick hello, she showed every sign of knowing who he was and what was transpiring.

Many times she walked up to perfect strangers and began talking animatedly, while they stared back at her, confused and surprised. A woman named Marcia who had moved to Hoboken just recently, listened intently, then grabbed my mother's arm and hugged her.

When Helen arrived at 13th and Washington, the last place she had lived in Hoboken, a whole gang of people came out to welcome her. There were Pat Curran and her son, who had lived across the street from my parents, and Tony Esposito and his wife and son who ran the grocery store where my father spent hours talking and sharing jokes and rube-club stories.

The little spot where we all gathered in front of the fire hydrant turned into a street party with everyone hugging, kissing, and hugging over Helen. All the time Helen stood in the center of our circle, enjoying it all and beaming like a kid who had crashed a stranger's birthday celebration.

Whether she remembered or not was really unimportant in one sense, I discovered, watching her. She was there and her friends were glad to see her again.

\$37,000 set to repair fire engine

The Hoboken City Council last night appropriated \$37,000 to repair a fire engine during a brief emergency meeting in City Hall.

The 1979 Mack pumper was damaged Aug. 30 when it was driven into a wall at Fire Station 8 at Eighth and Clinton streets.

The council also awarded the \$37,000 contract to Cambria Mack Trucks of Secaucus to repair the vehicle. The vehicle is expected to be ready for use in December.

Before voting, Councilman Pat Pasculli asked if the city had any kind of collision insurance on vehicles. When he was told that the city did not have such coverage, he recommended that the city look into the possibility of obtaining such a policy.

Sewerage plant OKed in Hoboken

By Rick Tesches

The Hoboken City Council last night ratified the action of Mayor Thomas Vezetti in committing the city to construct a 10,000-gallon wastewater sewage treatment facility for the proposed \$10-million office complex at 2 Hudson Place.

Under the agreement between the city and developer Robert C. Baker, the city is responsible for constructing the facility at the city's current west side treatment facility.

Federal and state officials have made it clear that waterfront development is impossible if local treatment facilities are not updated to handle the additional flow. Hudson County is currently faced with a July 1988 deadline to update its secondary sewage treatment facilities.

Earlier this summer, the council voted to submit a Urban Development Action Grant (UDAG) on behalf of the developer to the Department of Housing and Urban Development (HUD) for construction funds for the project.

George Baker, Robert Baker's brother, told the council it is their responsibility to

See SEWERAGE — Page 10.



Helen Pean gestures toward an apartment on Jefferson Street during her visit to Hoboken. With her is Adelaide DePalma, left.

Cappiello says 'public duty' demanded he attack Block

By Margaret Schmidt

Former Hoboken Mayor Steve Cappiello made personal attacks against opponent Steve Block out of a sense of "public duty," according to court papers.

Cappiello, who is being sued by Block on defamation charges, said in a debate during the recent mayoral campaign that Block showed "disrespect" for the national anthem by sitting through it, was a leader of the 1960s riots in Newark and has been "known to fool around with the American flag."

Block, a top supporter of successful mayoral candidate Thomas Vezetti, filed the suit several days before the June 11 runoff and called Cappiello's remarks "falsely and maliciously spoken."

Cappiello made the remarks during The Jersey Journal-sponsored debate after saying he criticized Block because he believed Block held Vezetti "under his mystique." He has "full and complete control" over Vezetti, Cappiello said.

"He made the statements about Block out of a sense of

public duty, it being his responsibility to bring to the attention of the public the qualifications, or lack thereof, of his challenger, Vezetti, and those individuals behind Vezetti, most notably Steve Block," according to the legal brief filed by Cappiello's attorney, Marc Arnold. They were Cappiello's opinions and thus protected by the First Amendment, he added.

Arnold has made a motion for dismissal which goes before state Superior Court Judge Joseph T. Ryan at the county administration building in Jersey City on Sept. 27. Neil Mullin, who is representing Block, will ask at that time that the case go to a jury and that Ryan declare Cappiello's statements "defamatory." That would be the first step in the suit.

Block had originally asked for \$1 million in damages, but an amended complaint asks for unspecified punitive and compensatory damages.

Should the case go to trial, Mullin plans to take a deposition from Cappiello on Oct. 4.

In a defamation suit, the

See CAPPIELLO — Page 10.

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burden of proof is on the plaintiff. Since Block may be ruled a "public figure," he will not only have to prove that Cappiello's statements are false, he will have to show that Cappiello either knew they were false and stated them out of malice or showed a reckless disregard for whether they were true.

Arnold's brief tries to substantiate each of Cappiello's claims and calls Block a public figure. He puts the information against the background of political campaigning.

"Campaign fever ran high in Hoboken," he writes. "A long and bitter election campaign ensued. It was, by consensus, one of the dirtiest election campaigns in living memory in Hoboken. Mayor Cappiello was routinely accused of various forms of political corruption by his challenger."

One of Vezetti's most prominent supporters, he continues, was Block, "a highly visible political presence in Hoboken, a public figure."

On the same day as the debate, May 29, an article appeared in the Hoboken Reporter in which Block accused Cappiello of various dealings to run a government that benefits the people who control it.

"Mayor Cappiello," the brief states, "may have read these slanders on the morning of his Jersey Journal debate with Vezetti, wherein he uttered the remarks that Steve Block considers so offensive in this lawsuit." The mayor "counterattacked," it says.

The charge that Block sat during the playing of the "Star Spangled Banner" at the Memorial Day parade, the brief continues, is substantiated by the then-City Council President Helen Macri whose affidavit was sent to the court.

Block has maintained that he stood during the anthem but was against a railing. He has always embraced national symbols, he has added. He questioned yesterday why Cappiello and Macri would notice him behind them if they were attentive to the flag as they have indicated they believe proper.

The reference to the Newark riots, came from a discussion Cappiello had with real estate developer Joseph Barry, who put together the Applied Housing units for low-income residents, according to the papers.

Barry, who knew Block when they both lived in Newark, introduced Block and Cappiello in 1979 when there was an opening on the school board. He told Cappiello, according to his affidavit, that both he and Block were "radicals in Newark in the late 1960s."

Block noted yesterday that Barry doesn't mention the riot in his affidavit and that being a radical and leading riots in which people were killed and injured and property damaged are two different things.

To back up Cappiello's assertion that Block was involved in such activities, Arnold quotes from a 1964 Life magazine article in which Block, then a student at Williams College, Mass., and three other student activists were profiled.

The article basically revolves around Block's feeling about "brotherhood" and his wish that people were active in all aspects of their lives, not passive. He ends, "I think politics is also passive. Voting is our way of being in politics. What baloney! Decisions are made for us."

Arnold's brief goes on to say that "fooling around with the flag" wasn't unusual in the 1960s, and he attaches a photo from Time magazine to show demonstrators with an upside-

down flag. Block isn't alleged to be in the photo.

The brief says Cappiello received information that Block had participated in such activities from Police Lts. James Giordano and Frank Turso. The two went to Cappiello separately and of their own volition, the brief adds.

Cappiello was thus relying on information given by two reliable sources and didn't fabricate it or "know" that it was false, the papers say.

Arnold continues that the statements shouldn't be considered defamatory since the activities alluded to have been protected under the First Amendment guarantees of free speech.

He adds that Block hasn't been damaged by the statements. Vezetti won the election, he says, and Block received a temporary \$100-a-day post as housing coordinator.

Block disagreed yesterday, saying that Vezetti won not because Cappiello's remarks were disregarded by the public but because there was such dislike among the voters for their mayor.

Cappiello "made allegations of fact which are false," Block said. "And he's got to be held accountable."

The brief, on the other hand, claims, "Steve Block has enjoyed his victory in the political arena. That is where disputes of this sort belong, not in the courts."

Mayor Cappiello (who is seeking the Third Ward council seat) has not retired from public life. Mr. Block will have other opportunities to vilify him to his heart's content. For the moment, however, the First Amendment bars Mr. Block from any further prosecution of the defendant based on any words he employed in the campaign debate of May 29, 1985.

Sewerage plant OKed in Hoboken

Continued from Page 1

provide the services.

Baker said that if Hoboken meets the sewerage requirements by 1988, the developer would supply funds for construction of the plant. He said that if this occurs, the city would actually construct the plant, and the Bakers would give Hoboken the options of purchasing, and installing and leasing the equipment.

Baker estimated the project would cost \$150,000.

He added that if the city could not comply with the federal mandate by the deadline, the developer would "come in with our own plan and build the (10,000-gallon) plant."

"None of this will ever become a problem if Hoboken complies with the mandate," Baker said in expressing his con-

fidence with meeting the deadline.

Baker was also quick to point out to the council that the state "does not have faith that Hoboken will comply."

Developers estimate the project would generate 3,000 to 4,000 gallons of waste a day.

Community development director Fred Bado said that if the resolution was defeated last night HUD would not act on the UDAG because it would be incomplete.

Councilman Robert Ranieri expressed his concern over voting for such a measure in fear of establishing a precedent and "having to guarantee a mini-facility for each developer that comes along." He discussed the possibility of constructing the facility at the project site.

"Is it the outright responsibility of the city?" he asked. "The requirements here are a game. It's a facade. What concerns me is the setting of a precedent."

"I disagree with the content of the agreement," he said, concluding, "If this depends on getting the UDAG, I will vote for it."

Several residents questioned the developer's belief that it was the city's responsibility to provide the plant and suggested that the developer contribute \$150,000 to upgrade the city's current plant.

The vote was 4-1, with Ranieri, Councilwoman Helen Cumming and Councilmen Joseph DellaFave and Angelo Valente voting in favor and Council President E. Norman Wilson voting against.

Historic commission likes new Rite Aid facade

By Rose Dager

The Hoboken Historic District Commission has approved storefront renovation plans for Rite Aid Corporation, which is preparing to move down the block into the building vacated by C. H. Martin at 226 Washington St.

At a previous meeting with the commission, Rite Aid submitted sketches of the traditional chain store facade, which didn't meet historic district requirements.

Claire Walter, commissioner, called the revamped plans "beautiful, similar to the new McCrory's" on Washington Street.

While only three of the seven commissioners attended the meeting Tuesday, Walter said

all projects could earn final approval by having one more commissioner OK plans by phone.

In other business, the group approved plans for a real estate firm to paint a sign in the window of 215 Washington St.

The owners of 82 Hudson St. were also granted permission to restore the upper floors of the structure. The brick will be cleaned, while trim will be painted Tudor brown.

Walter said the commissioners also referred an architect working at 77 River St. to speak to previous building owners. The architect, who is attempting to restore the building to its original design, received permission to begin masonry renovations and repair a wrought-iron railing that borders a rooftop parapet.

In changing city scene, only friends remain the reality

By Patricia Flinn

We were bringing her back for a visit to a few of her old friends, driving her through the town where she had lived for 68 years. She sat in the back of the van, her face pressed against the window, watching the once-familiar tenements, shops, streetcorners, candy stores, and brownstones glide by in a maze of color and movement. Occasionally, she would point her finger at something, break into an excited laugh and mumble some incoherent words and phrases. It was then we realized she had remembered something about her life in Hoboken.

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expression emptied and a lost stare darkened her smile. In seconds, however, her spirits lifted again and she was back, laughing, gesticulating, and prancing like the old Helen everyone once knew.

When we drove along Washington Street she became very upset, arguing with herself over something she alone could comprehend. Perhaps it was the sight of so many new and startling changes. Perhaps she remembered more than I

gave her credit for, and she was angry that the town had changed as she had changed. Where she and her friends had once strolled and shopped, the stores had been transformed. A woman's dress shop had changed overnight into a video rental parlor, the old luncheonette had become a real estate office specializing in condo sales, and a second-hand bookshop sat at the site of the old stationery store where she had once bought me Big Chief writing pads.

There was no way to be certain what was going on inside of Helen's brain, whether she was back in another time frame, or in the present with us listening to the tinkling bell of the Mr. Softee ice-cream wagon winding its way through the city. Certainly she recognized her old friend, Jessie Pallotta of Grand Street. She managed to say, "I love you" to Jessie at least three times. And when we

double-parked to give our pal — a man we only knew as "Rubber" — a quick hello, she showed every sign of knowing who he was and what was transpiring.

Many times she walked up to perfect strangers and began talking animatedly, while they stared back at her, confused and surprised. A woman named Marcia who had moved to Hoboken just recently, listened intently, then grabbed my mother's arms and hugged her.

When Helen arrived at 13th and Washington, the last place she had lived in Hoboken, a whole gang of people came out to welcome her. There were Pat Curran and her son, who had lived across the street from my parents, and Tony Esposito and his wife and son who ran the grocery store where my father spent hours talking and sharing jokes and rabbit-trail stories.

The little spot where we all gathered in front of the fire hydrant turned into a street party with everyone hugging, kissing, and fussing over Helen. All the time Helen stood in the center of our circle, enjoying it all and beaming like a kid who had crashed a stranger's birthday celebration.

Whether she remembered or not was really unimportant in one sense, I discovered, watching her. She was there and her friends were glad to see her again.

\$37,000 set to repair fire engine

The Hoboken City Council last night appropriated \$37,000 to repair a fire engine during a brief emergency meeting in City Hall.

The 1979 Mack pumper was damaged Aug. 30 when it was driven into a wall at Fire Station 8 at Eighth and Clinton streets.

The council also awarded the \$37,000 contract to Cambria Mack Trucks of Secaucus to repair the vehicle. The vehicle is expected to be ready for use in December.

Before voting, Councilman Pat Pasculli asked if the city had any kind of collision insurance on vehicles. When he was told that the city did not have such coverage, he recommended that the city look into the possibility of obtaining such policy.

Sewerage plant OKed in Hoboken

By Rick Tosches

The Hoboken City Council last night ratified the action of Mayor Thomas Vezetti in committing the city to construct a 10,000-gallon wastewater sewerage treatment facility for the proposed \$10-million office complex at 2 Hudson Place.

Under the agreement between the city and developer Robert C. Baker, the city is responsible for constructing the facility at the city's current west side treatment facility.

Federal and state officials have made it clear that waterfront development is impossible if local treatment facilities are not updated to handle the additional flow. Hudson County is currently faced with a July 1988 deadline to update its secondary sewerage treatment facilities.

Earlier this summer, the council voted to submit a Urban Development Action Grant (UDAG) on behalf of the developer to the Department of Housing and Urban Development (HUD) for construction funds for the project.

George Baker, Robert Baker's brother, told the council it is their responsibility to

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Sewerage plant OKed in Hoboken

Continued from Page 1

provide the services.

Baker said that if Hoboken meets the sewerage requirements by 1988, the developer would supply funds for construction of the plant. He said that if this occurs, the city would actually construct the plant, and the Bakers would give Hoboken the options of purchasing and installing and leasing the equipment.

Baker estimated the project would cost \$150,000.

He added that if the city could not comply with the federal mandate by the deadline, the developer would "come in with our own plan and build the (10,000-gallon) plant."

"None of this will ever become a problem if Hoboken complies with the mandate," Baker said in expressing his confidence with meeting the deadline.

Baker was also quick to point out to the council that the state "does not have faith that Hoboken will comply."

Developers estimate the project would generate 3,000 to 6,000 gallons of waste a day.

Community development director Fred Bado said that if the resolution was defeated last night HUD would not act on the UDAG because it would be incomplete.

Councilman Robert Ranieri expressed his concern over voting for such a measure in fear of establishing a precedent and "having to guarantee a mini-facility for each developer that comes along." He discussed the possibility of constructing the facility at the project site.

"Is it the outright responsibility of the city?" he asked. "The requirements here are a game. It's a facade. What concerns me is the setting of a precedent."

"I disagree with the content of the agreement," he said, concluding, "If this depends on getting the UDAG, I will vote for it."

Several residents questioned the developer's belief that it was the city's responsibility to provide the plant and suggested that the developer contribute \$150,000 to upgrade the city's current plant.

The vote was 4-1, with Ranieri, Councilwoman Helen Cunningham and Councilmen Joseph DellaFave and Angelo Valente voting in favor and Council President E. Norman Wilson voting against.

Historic commission likes new Rite Aid facade

By Rose Duger

The Hoboken Historic District Commission has approved storefront renovation plans for Rite Aid Corporation, which is preparing to move down the block into the building vacated by C. H. Martin at 226 Washington St.

At a previous meeting with the commission, Rite Aid submitted sketches of the traditional chain store facade, which didn't meet historic district requirements.

Claire Walter, commissioner, called the revamped plans "beautiful, similar to the new McCrory's" on Washington Street.

While only three of the seven commissioners attended the meeting Tuesday, Walter said

all projects could earn final approval by having one more commissioner OK plans by phone.

In other business, the group approved plans for a real estate firm to paint a sign in the window of 215 Washington St.

The owners of 92 Hudson St. were also granted permission to restore the upper floors of the structure. The brick will be cleaned, while trim will be painted Tudor brown.

Walter said the commissioners also referred an architect working at 77 River St. to speak to previous building owners. The architect, who is attempting to restore the building to its original design, received permission to begin masonry renovations and repair a wrought-iron railing that borders a rooftop parapet.

Cappiello says 'public duty' demanded he attack Block

By Margaret Schmidt

Former Hoboken Mayor Steve Cappiello made personal attacks against opponent Steve Block out of a sense of "public duty," according to court papers.

Cappiello, who is being sued by Block on defamation charges, said in a debate during the recent mayoral campaign that Block showed "disrespect" for the national anthem by sitting through it, was a leader of the 1960s riots in Newark and has been "known to fool around with the American flag."

Block, a top supporter of successful mayoral candidate Thomas Vezetti, filed the suit several days before the June 11 runoff and called Cappiello's remarks "falsely and maliciously spoken."

Cappiello made the remarks during the Jersey Journal-sponsored debate after saying he criticized Block because he believed Block held Vezetti "under his mystique." He has "full and complete control" over Vezetti, Cappiello said.

"He made the statements about Block out of a sense of

public duty, it being his responsibility to bring to the attention of the public the qualifications, or lack thereof, of his challenger, Vezetti, and those individuals behind Vezetti, most notably Steve Block," according to the legal brief filed by Cappiello's attorney, Marc Arnold. They were Cappiello's opinions and thus protected by the First Amendment, he added.

Arnold has made a motion for dismissal which goes before state Superior Court Judge Joseph T. Ryan at the county administration building in Jersey City on Sept. 27. Neil Mullin, who is representing Block, will ask at that time that the case go to a jury and that Ryan declare Cappiello's statements "defamatory." That would be the first step in the suit.

Block had originally asked for \$1 million in damages, but an amended complaint asks for unspecified punitive and compensatory damages.

Should the case go to trial, Mullin plans to take a deposition from Cappiello on Oct. 4.

In a defamation suit, the

Continued from Page 1

burden of proof is on the plaintiff. Since Block may be ruled a "public figure," he will not only have to prove that Cappiello's statements are false, he will have to show that Cappiello either knew they were false and stated them out of malice or showed a reckless disregard for whether they were true.

Arnold's brief tries to substantiate each of Cappiello's claims and calls Block a public figure. He puts the information against the background of political campaigning.

"Campaign fever ran high in Hoboken," he writes. "A long and bitter election campaign ensued. It was, by consensus, one of the dirtiest election campaigns in living memory in Hoboken. Mayor Cappiello was routinely accused of various forms of political corruption by his challenger."

One of Vezetti's most prominent supporters, he continues, was Block, "a highly visible political presence in Hoboken, a public figure."

On the same day as the debate, May 29, an article appeared in the Hoboken Reporter in which Block accused Cappiello of various dealings to run a government that benefits the people who control it.

"Mayor Cappiello," the brief state, "may have read these slanders on the morning of his Jersey Journal debate with Vezetti, wherein he uttered the remarks that Steve Block considers so offensive in this lawsuit." The mayor "counterattacked," it says.

The charge that Block sat during the playing of the "Star Spangled Banner" at the Memorial Day parade, the brief continues, is substantiated by the then-City Council President Helen Macri whose affidavit was sent to the court.

Block has maintained that he stood during the anthem but was against a railing. He has always embraced national symbols, he has added. He questioned yesterday why Cappiello and Macri would notice him behind them if they were as attentive to the flag as they have indicated they believe proper.

The reference to the Newark riots, came from a discussion Cappiello had with real estate developer Joseph Barry, who put together the Applied Housing units for low-income residents, according to the papers.

Barry, who knew Block when they both lived in Newark, introduced Block and Cappiello in 1979 when there was an opening on the school board. He told Cappiello, according to his affidavit, that both he and Block were "radicals in Newark in the late 1960s."

Block noted yesterday that Barry doesn't mention the riot in his affidavit and that being a radical and leading riots in which people were killed and injured and property damaged are two different things.

To back up Cappiello's assertion that Block was involved in such activities, Arnold quotes from a 1964 Life magazine article in which Block, then a student at Williams College, Mass., and three other student activists were profiled.

The article basically revolves around Block's feeling about "brotherhood" and his wish that people were active in all aspects of their lives, not passive. He ends, "I think politics is also passive. Voting is our way of being in politics. What baloney! Decisions are made for us."

Arnold's brief goes on to say that "fooling around with the flag" wasn't unusual in the 1960s, and he attaches a photo from Time magazine to show demonstrators with an upside-

down flag. Block isn't alleged to be in the photo.

The brief says Cappiello received information that Block had participated in such activities from Police Lt. James Giordano and Frank Turso. The two went to Cappiello separately and of their own volition, the brief adds.

Cappiello was thus relying on information given by two reliable sources and didn't fabricate it or "know" that it was false, the papers say.

Arnold continues that the statements shouldn't be considered defamatory since the activities alluded to have been protected under the First Amendment guarantees of free speech.

He adds that Block hasn't been damaged by the statements, Vezetti won the election, he says, and Block received a temporary \$100-a-day post as housing coordinator.

Block disagreed yesterday, saying that Vezetti won not because Cappiello's remarks were disregarded by the public but because there was such dislike among the voters for their mayor.

Cappiello "made allegations of fact which are false," Block said. "And he's got to be held accountable."

The brief, on the other hand, claims, "Steve Block has enjoyed his victory in the political arena. That is where disputes of this sort belong, not in the courts."

Mayor Cappiello (who is seeking the Third Ward council seat) has not retired from public life. Mr. Block will have other opportunities to vilify him to his heart's content. For the moment, however, the First Amendment bars Mr. Block from any further prosecution of the defendant based on any words he employed in the campaign debate of May 29, 1985."

See CAPPIELLO — Page 10.

Xerox copies Hoboken city action

By Bianca M. Quintanilla

The television cameras were rolling yesterday at the Hoboken City Hall, but they weren't shooting the mayor.

The cameras were filming a Xerox commercial from the third floor of the municipal building on the same day Gov. Thomas H. Kean dropped by to accept the endorsement of Mayor Thomas Vezzetti.

Even as the governor walked out of City Hall to his limousine after the visit, crew workers from Neil Nardio Productions — a Manhattan-based film company, connected cables and installed lights in the windows of the third floor.

Actually, the film crew had worked all day Wednesday "dressing up the set," as the producer of the commercial explained just before the shooting began.

"We created an office and the look that we wanted from the set," said Annie Friedman, the producer.

The commercial was filmed in the Recreation Department — in a room that has been vacated by the longshoremen's union.

The city is supposed to net \$3,000 from the deal, said Maurice Fitzgibbons, youth activities supervisor.

"But I'm hoping that the money is used for the recreation center. We can also always use the money for the Special Olympics run by the Community

Development Office," he said. Right after 1:30 p.m., buses and vans bringing the film company's crew of more than 75 people began to arrive at City Hall. After the crew dispatched several cases of Perrier, pounds of green salads and dozens of chicken sandwiches, the set was lit with television lights hung from the ceiling.

The commercial, the producer added, is about a man who owns a minor league baseball team and uses Xerox machines to help him grow and organize his business.

The company, directed by Neil Tardio, had spent yesterday morning filming the baseball segments at Roosevelt Stadium in Union City, but moved all its operations to Hoboken City Hall to film the office segments.

"The people in Hoboken were very helpful," said Douglas K. McLaine, manager, Marketing Communications Business Systems Group. "The facility was open and it is very close to New York."

The two days of filming in Hoboken and Union City will be converted into 30 seconds of television commercial. The producer said she hopes it will be ready in a month.

"The people here seemed happy to have us around. In some other cities, people see (filming) it as an annoyance," McLaine added. "It was very nice dealing



Actors in the set of a Xerox television commercial being filmed at Hoboken City Hall go through their poses under the gaze of the camera.

with these municipalities." Friedman said that in terms of space location, the commercial was probably less expensive than if they had selected New York. But in terms of travel, it was probably more expensive to

shoot it in Hoboken and Union City. "The space location saving doesn't really compensate for the travel expenses," Friedman pointed out.

The company emptied the recreation room last night, after

two days of work. It was probably the only other time when someone besides Mayor Vezzetti used a bullhorn to demand a little bit of attention, some City Hall workers pointed out.

Vezzetti sounds off to help elect Kean

By Margaret Schmidt

Gov. Thomas Kean made a return engagement in Hoboken yesterday to pick up two things — an endorsement from the mayor and a bullhorn.

Kean, who swore Mayor Thomas Vezzetti into office on July 1, was endorsed in his reelection bid by the mayor and given a bullhorn, a tool Vezzetti employed in his campaigning.

"This has made me mayor of this city," Vezzetti told Kean as he presented the gift-wrapped bullhorn, "and I think it will keep you governor of this state."

Kean tried the bullhorn out in the mayor's office and posed with it for photographers. He later told reporters he'd be back campaigning in Hoboken and Hudson County, and "You may find me on a street corner with a bullhorn."

Vezzetti, who considers himself an "Adlai Stevenson Democrat," crossed party lines to endorse the Republican governor's bid for a second term because "Gov. Kean's record as the chief executive of our state has been outstanding."

"More importantly," he said, "his true concern for the urban areas of our state during his entire career in public life has earned my personal endorsement."

As he did when he spoke on inauguration day, Kean espoused traditionally Democratic ideas when speaking yesterday. He said he and Vezzetti are aligned in thinking that development is good but only if it benefits everyone in the community, not just businessmen and "outsiders."

He added that the "Port

Authority's proposal for a \$600 million waterfront development should only be accepted if it "benefits the whole community." What is important, he said, is that it is good for the city.

Only appointed Councilman Angelo Valente, a Republican who is on the governor's reelection committee, joined Vezzetti in the endorsement yesterday. Several other council members have said they will support Kean's opponent, Democratic nominee Peter Shapiro.

Kean has also garnered endorsements from Hudson County Democrats Frank Rodgers, mayor of Harrison; Elnardo Webster, a county freeholder; Thomas Hart, Jersey City councilman; Congressman Joseph LeFante, and Jersey City Democratic chairman Bobby Jackson.

Local Democratic leaders, however, have said they think Shapiro will win the majority of Hoboken's voters. County Democratic chairman Anthony DeFino, who is also mayor of West New York, has indicated he believes Vezzetti's endorsement will have little impact at the polls. He has been joined in that sentiment by Democratic Assemblyman Robert Ranieri, who is seeking reelection and is a city councilman opposed to the Vezzetti administration.

Maurice Fitzgibbons, chairman of the Hoboken Democratic Party, said he was appalled at Vezzetti's endorsement.

"In a city that's 80 percent Democratic," he said, "I think that the show they put on here today would turn some of the former great Democratic mayors in their graves."

County tax board tells Hoboken to start reassessing

By Margaret Schmidt

The county tax board has ordered that Hoboken undertake a reassessment of the city's property.

After discussing options at a hearing yesterday and placing a telephone call to the state attorney general's office, the board decided against taking the city to court to make property assessments equitable.

Mayor Thomas Vezzetti had asked the board to give the city time to find its own solutions, but the board rejected the plea.

noting that the city has been under order to reevaluate property since 1981.

"The city of Hoboken, since this whole thing started in 1981," said Tax Board Commissioner Denis McGuire, "has never, never come through with a deadline we have given them."

The board did indicate, however, that if the City Council votes to update a three-year-old revaluation, it could rescind yesterday's order. That action, however, seemed unlikely since

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County tax board tells Hoboken to start reassessing

Continued from Page 1

the emergency measure would require six votes and the divided eight-member body includes several members who are vehemently opposed to the update.

To ensure that the reassessment is undertaken in time for the 1986 tax books, the board will include in its order a provision that the municipality must finance the additional staff and materials needed to reassess all the properties in the city or a court order will be sought.

A reassessment is different from a revaluation in that state-certified workers need not be employed, officials said.

A reassessment is basically done in-house, while a revaluation is more thorough and includes much more field surveying.

But it's "second best" to a revaluation, said Tax Assessor Woodrow Monte. "And why should we settle for second best?" The present assessments are a "disgrace," he said.

The county tax board noted that the city is still under a state mandate to reevaluate, but if the reassessment is deemed adequate, there won't be a need for a revaluation.

The controversy surrounding the issue stems from the low ratio in Hoboken of property assessments to fair market value. Also, the question involves the placement of the tax burden on some sectors of the community more than on others, while in theory it should be equally shared.

The county officials called yesterday's hearing because the ratios are so low that the city's biggest taxpayers — industries — will be able to win tax appeals. Thus, they said, since the city budget will remain the

same, the tax burden will shift more toward small property owners.

"The burden has to be borne by somebody," said county Tax Administrator Stanley Kosakowski. "It's going to be shifted. The inequity that exists is going to continue."

Councilman-at-large Robert Ranieri argued that it would be better for the city's homeowners to bear that burden rather than opt for an update so that a complete revaluation can be done.

The tax commissioners, however, said that a revaluation will take about three years and in the meantime, the inequities grow worse.

The problem with the update, some officials believe, is that it would be based on figures from the 1983 revaluation done by Landmark Appraisals of Perth Amboy. Residents complained that the revaluation wasn't properly performed, so the City Council approved a spot-check of the figure.

The conclusion of the spot-checkers, Real Property Appraisers of Cinnaminson, was that the revaluation resulted in equitable assessments that fairly apportioned the tax burden.

While Ranieri and Council President E. Norman Wilson argued yesterday that they didn't want "to build a house on a bad foundation," members of the tax board called that position "unreasonable" in light of the spot-check.

City officials had determined that an update would be the best way for the city to change the property assessments quickly. Real Property of fered to do the work in time for the 1986 tax books for \$150,000. The resolution approving the expenditure, however, was tabled by the council.

MARIAN ROLAND, Hoboken

In a bygone era, theater lovers not only traveled from Hoboken to Manhattan for shows, but it was a two-way street. Marian Roland seeks to recapture the days when Hoboken was popular as a cultural center.

Founder and president of the Hoboken Civic Theater, Mrs. Roland is a prime mover in theatrical productions which permit local actors to showcase their talents while also providing Hoboken residents with good entertainment, much of it centering around their own city.

A pet project of hers was co-authoring a play, "Hello, Hoboken!," tracing the city's history with songs and dances of the period 1900 through World War II. That first part was performed without charge at the River City Fair and for senior citizen groups. Right now Mrs. Roland is working feverishly to complete Part II covering the 1920s, which she hopes to be able to present to the people of Hoboken as a Christmas gift.

The Hoboken Civic Theatre has acquired such stature under Mrs. Roland's leadership that the state of New Jersey invited the troupe to co-sponsor an extravaganza, "Symphony, Dance and You," at Liberty State Park.

The theater's mailing list of more than 2,000 names not only brings theater lovers to Hoboken from all



over the metropolitan area, but it boosts Hoboken restaurants' dinner trade, contributing to the economy.

Mrs. Roland was the first woman to be named court clerk in Hoboken. Serving for the past 21 years as the first female violations clerk, she is also responsible for another assist to Hoboken's economic life. She has instituted a computer change that resulted in adjudication of a tremendous backlog of unpaid parking tickets, realizing in an income for the city of more than one million dollars.

SHANNA PARGELLIS, Hoboken

A teacher's teacher, Shanna Klein Horsman Pargellis of Hoboken not only unlocks doors of learning for children; she inspires and guides others charged with teaching youth.

Coordinator of the Lower School of the Mustard Seed School in Hoboken, Mrs. Pargellis continues to teach first and second grades in addition to training and directing faculty. She has made a practice of turning her entire salary back to the school.

As a teenager, young Shanna became a volunteer with retarded children and spent a summer working with the poor in Carey, Miss. In 1979 she left a promising teaching career to become a part of the founding team of the Mustard Seed School.

The school's stated mission was clear. Founders wished to open doors for disadvantaged children. In seven years with the school, this young teacher has extended her guidance not only to the children, but to others who would help them: parents, clergy and social workers.

Mrs. Pargellis recently originated a new dimension of service to the community, reaching beyond the Mustard Seed School population. Through free "Getting Ready to Read" seminars, she helps young parents to learn skills that will prepare them to launch their



own children on a lifetime love of reading.

Mrs. Pargellis holds a B.S. degree in special education from Calvin College, Grand Rapids, and is completing work toward a Master of Education degree in supervision and administration from Bank Street College of Education.

An ex-officio member of the Mustard Seed board of directors, she has been active in writing grant proposals.

Running fire truck into a wall costs Hoboken \$37G

By Rose Dager

The Hoboken City Council will meet tomorrow in an emergency session to appropriate \$37,000 to repair a damaged fire vehicle.

The vehicle sustained extensive damage Aug. 30 when it was driven into a wall at Fire Station #6 at Eighth and Clinton streets.

City Business Administrator Edwin Chius said fire officials are investigating the incident, although they haven't determined whether firemen were careless or the vehicle malfunctioned.

Chius said personnel started the engine before the truck accelerated out of control and hit

the wall. No one was injured in the crash.

The fire house sustained little damage, but the vehicle must receive a new cab, Chius explained.

While a new cab would cost the city \$51,000 to install, a Secaucus-based outfit has pledged to fit the pumper with a used cab for \$37,000, according to Chius.

The vehicle, a 1979 Mack pumper, was purchased at a cost of \$102,000. Today the same vehicle would command a market price of \$160,000, the business administrator added.

Hoboken firemen are using a spare 1966 pumper until the vehicle is repaired, which should be sometime in December, according to Chius.

Hoboken studying rent law reforms

By GAIL FRIEDMAN

Staff Writer

HOBOKEN—The Rent Leveling Board is evaluating a list of rent law reforms that would restrict sharply the conditions under which landlords could raise rents and would cap total increases at 15 percent per year.

The changes were proposed by the Campaign for Housing Justice, a tenant advocacy group.

In addition, the group wants the annual rent increase ceiling dropped to 4 or 5 percent. Current rules allow rents to go up by 7.5 percent, or the increase in the cost of living, whichever is lower.

Other changes scheduled to be discussed by the board at its meeting tomorrow include:

- Reducing or eliminating capital improvement surcharges now granted after a landlord has made long-lasting renovations. The tenant

group contends that many capital improvements are made to put a building into a higher rent bracket.

- Eliminating vacancy decontrol, which lets a landlord raise rents by 25 percent when tenants move out.

- Stiffening the standards for hardship increases by disallowing mortgage cost deductions; requiring a one-year minimum period of building ownership; and requiring more financial documentation from landlords.

- Requiring housing code violations to be corrected before increases are granted.

- Toughening the penalties for rent law infractions.

- Increasing the information available to tenants. The rent board already is compiling an apartment registration roll.

Although the City Council must act on any change, the proposal marks a first step toward revising the law. The package was referred first to the rent board because it is responsible for enforcing the regulations, said board Attorney Ray Corona.

He said the board, composed of members appointed by Mayor Thomas F. Vezzetti, may pass a resolution endorsing the changes, but it would have no binding effect.

Sister Norberta Hunnewinkel, the board chairman, said she believes the plan closes legal loopholes that invite tenant displacement.

Vezzetti received strong tenant backing during his mayoral campaign. In Jersey City, where Mayor Anthony R. Cucchi was elected on a pro-tenant platform, the City Council has passed new rent laws that incorporate provisions similar to those proposed by the Hoboken group.

Hoboken board seeks cure for store parking problems

By Margaret Schmidt

A request to allow delivery trucks to unload behind the Foodtown in Hoboken has been taken under advisement by the city's Zoning Board of Adjustment. Frank Camerone, chairman of the board, said the request will be taken up again but had no date for the second part of the hearing. Representatives of the supermarket and neighbors spent more than two hours discussing the loading situation at the board's last meeting. Residents have complained that trucks stopping along Grand Street, near

Seventh Street, take up needed parking spaces and create noise. They have also said the tractor trailers sometimes double park, blocking traffic along the one-way street. Store representatives have said they need a loading berth. A municipal court judge recently fined the store when residents complained about the trucks and police issued a summons. A variance would give the store the legal right to unload trucks in the back, Camerone explained. In other business, the Zoning Board has granted a variance to Carol Kaplan of Newark to create duplex

apartments and a penthouse at 222 Madison St., Camerone said. The penthouse will make the building about 5 feet higher than its current four stories. A variance to cover a swimming pool at 1107 Washington St. was denied, Camerone added, in a 3-to-2 vote. None of the members voting against the variance explained the move, the chairman said. Applications for 113 Washington St. and 117-119 Washington St. were postponed until Thursday's 7:30 p.m. meeting because of the lengthy discussion on Foodtown's application.

Two finalists up for Hoboken CDA post

By GAIL FRIEDMAN
Staff Writer

HOBOKEN—Mayor Thomas F. Vezetti yesterday said he would choose either Steve Block or John Palmieri, the son of a former councilman, to head the city Community Development Agency.

The two emerged as the finalists for the director's job after Vezetti met with a screening committee, which had considered 11 applications.

Block is a top mayoral aide and a former Board of Education member. He has devised the city's affordable housing plan, which is scheduled to be unveiled at a public hearing Thursday night.

Palmieri, who was raised in Hoboken, now lives in Rhode Island, where he is an associate director of the Providence Community Development Agency, Vezetti said. He previously headed a similar agency in another Rhode Island city, the mayor said.

Palmieri's father, also named

John, ran unsuccessfully for mayor in 1981 and later served two City Council terms.

Currently, the post is held by Fred Bado, an appointee of then-Mayor Steve Cappiello. Vezetti announced plans to revamp the agency and review applications for the directorship soon after taking office July 1.

The mayor said Block's "interest" and "concern for the city" qualify him to run the agency, which oversees housing and commercial development activity. Palmieri "has a lot of experience in that area," Vezetti said.

He added that he could reach a decision on which candidate he prefers in "a couple of weeks." The director must be approved by the council, and observers say it is uncertain whether Vezetti will be able to round up the necessary votes to ratify the appointment.

The post carries a salary of about \$40,000, Vezetti said, but added that the figure is subject to change.

New senior housing urged

Expanded opportunities for senior citizens to gain affordable housing in Hoboken are proposed in a study of options to halt the city's housing crisis.

"In terms of immediate action," says the study prepared by Mayor Thomas Vezetti's office, "the city plans to identify an immediately available site on which 60 to 100 senior citizen housing units can be constructed, and prepare plans for an application for (federal subsidy) funds."

A city-owned parcel at Fifth and Madison streets is identified in the plan as particularly suitable for such a development. The federal program identified in the report, Section 202, was used to develop Columbia Towers and provides subsidies for 100 percent of the units developed. — Margaret Schmidt

Vezetti advisors narrow field for development agency head

A transition team to advise Mayor Tom Vezetti on selecting a new Community Development Agency director has narrowed its choice to two candidates, Vezetti has announced.

The team met with the mayor yesterday to present their recommendations: Steve Block, a Vezetti advisor on affordable housing, and John Palmieri, a development official from Providence, R.I.

Vezetti said he will announce his decision in "a couple of weeks" after interviewing both Block and Palmieri. He also expects to receive more input from members of the transition team headed by Michael Coleman.

"I'm interested in both candidates," Vezetti said, "and if the team comes up with anyone else, it's still not dogma. Both are not only academically qualified, but community-

interest qualified." City officials confirmed that about 25 candidates had been considered for the post. Some of those may be appointed to positions within the CDA after a director has been named, sources said.

The director's spot carries with it a \$35,000 per year salary, although that may change as part of a Vezetti mandate to revamp the agency. Current Director Fred Bado collects a higher salary because of his longevity on the job.

Both candidates were born and raised in Hoboken, according to Vezetti.

Palmieri, 34, is currently associate director of Project Management and Development in Providence, a position he has held since February, officials in that city said.

His father, also named John, said Palmieri had also directed planning and development

operations in Central Falls and Lincoln, both in Rhode Island. He holds a master's degree in development and planning from Rhode Island University and a business administration degree from Temple University.

Block is a housing coordinator for the Vezetti administration, a temporary post that pays \$100 per day. He has been charged with developing a plan for affordable housing before a 60-day building moratorium expires Oct. 6.

A former member of the Hoboken Board of Education, Block, 48, has served as an education consultant for former Mayor Steve Cappiello's office and director of several recreational and educational youth centers in Newark.

Block has also taught education courses at several New Jersey colleges.

He holds a master's degree in education and contemporary

civilization from Kean College and a bachelor's degree in philosophy from Williams College.

In addition, he has done doctoral work in education at Rutgers University.

The CDA draws its budget mostly through grants, with operating expenses paid through that budget rather than municipal funds. The proposed 1985-86 budget is \$1.5 million.

A subsidiary of federal Community Development funding, the CDA has had a hand in planning housing, economic development, recreation, and waterfront development in Hoboken.

The director's role includes overseeing fiscal management and procedures, audits, and collecting program data. He must also identify and solve problems with available funding, and supervise a 20-member staff operating out of 124 Grand St.—Rose Duger

Hoboken to ask residents for input on waterfront

By Earl Morgan

The Hoboken Waterfront Commission last night decided to canvass the city next month to ask residents what they would like to see done with the waterfront.

A New York-New Jersey Port Authority meeting with the commission, scheduled for last night has been postponed until Oct. 7, commission officials said.

The commission began its meeting by declaring an executive session that was closed to the public. The session last for nearly two hours and addressed "legal matters," according to Chairman Helen Manogue.

The commissioners decided to conduct the street canvass and also explore the possibility of publishing a coupon in a local

newspaper that will allow residents to mail in their preference for development plans for the waterfront.

The commission appointed a subcommittee to develop a questionnaire for the canvass. The commissioners also intend to compile a list of questions to ask P.A. officials about aspects of the development. The agency plans for the city's two piers and surrounding area.

One of the concerns of the commission is infrastructure development such as sewerage. One commissioner said that from the plans already contemplated by the P.A., sewerage on the waterfront will be taken care of. The impact of the increase in sewerage demands on the rest of the city and how they will be handled are not clear, he said.

The commission is also looking for another meeting place. Last night's meeting was held at the city's multi-purpose center's gym, but the facility may not be available for subsequent meetings.

Next week's meeting is scheduled to be held in the senior citizens' room of the center, but the space may not be available for meetings beyond that.

Several other sites were discussed, including the "public library, churches and fraternal organization halls. An informal subcommittee will investigate the various alternatives."

After the executive session, Manogue announced the commission's plan to appoint a five-member executive committee at next week's meeting.

The scope and duties of the committee will be announced during that meeting.

Sixth Ward hopeful may go to court on residency rule

By Margaret Schmidt

A candidate for the Sixth Ward council post in Hoboken may be ruled off the ballot on a residency technicality.

Fred Woekener, city law director, advised John Sogliuzzo yesterday that his candidacy may be in violation of state law requiring that a ward council candidate live in the ward at least a year before the election.

Sogliuzzo, he said, voted from the Second Ward in the recent mayoral election.

"My concern," Woekener said, "is that if he wins the election, the whole election could be invalidated."

Sogliuzzo, a 30-year-old

lawyer who said he didn't know about the requirement, said he will fight the law if necessary. "I expect to be on the ballot Nov. 5," he added.

Appointed Councilman Angelo Valente and local businessman Dave Roberts are also vying for the seat. Valente was appointed to the council post July 1, when Councilman Pat Pasculli vacated it to take over an at-large council seat.

Vacated seats are filled during the next general election.

Joseph Brady, county superintendent of elections, said yesterday he was investigating after receiving a letter from a

local resident.

Sogliuzzo refused to answer questions yesterday on his residence.

He said, "I've lived in Hoboken more than 30 years."

He indicated he believes his residency is part of a political

"game" and said he would go to court if needed.

"This isn't business as usual," he said, claiming the issue is his right to run for elected office and voters' right to cast ballots for the candidate of their choice.

Stricter enforcement of housing codes is given high priority

Stricter enforcement of housing codes in Hoboken is necessary to preserve affordable living units, according to a study on the city's housing crisis.

Several ways of upgrading code enforcement are suggested in the study, prepared by Mayor Thomas Vezetti's office, and call for an expansion of the housing code office staff.

"Because of economic rewards associated with vacating buildings," the report explains, "not only is there evidence of deferred maintenance, but also of landlords perpetrating or creating serious code violations as a form of tenant harassment."

The report suggests a total review of the current housing code — which includes state law and city ordinances — so that revisions can be made.

Code enforcement must be expanded so that investigations can take place any day or time, it says, explaining that many situations of harassment — such as a landlord damaging a building or breaking necessary items such as heating units or water faucets — occur during holidays, when residents have little recourse.

Security deposits should be demanded of landlords, par-

ticularly those who have been accused of harassment or are habitual code offenders. An ordinance would have to be adopted by the City Council to set up this program. The funds would be used to correct violations a landlord has refused to address.

"Once this takes place," the report says, "the landlord is required to replenish the fund for the amount drawn out, within a fixed period."

Another option cited in the report is the establishment of a pilot program through which the city could take a landlord to court and request that a receiver be appointed for the property. The receiver would have complete control over the building until the landlord could prove to the court that the arrangement should be terminated. — Margaret Schmidt

Hoboken airs housing plan

By GAIL FRIEDMAN
Staff Writer

HOBOKEN—Mandatory contributions by developers consisting of affordable housing, property or cash form the centerpiece of the administration's comprehensive housing plan, released yesterday.

Under the proposal drafted by consultant Steve Block, contributions would be required for all un-subsidized commercial and residential development, including substantial rehabilitation and conversion to condominiums.

Developers of residential projects of more than 100 units would have to set aside 20 percent of the total number of dwelling units for low- and middle-income households. The housing could be located in the same building or elsewhere in the city, as long as it is of comparable quality, under Block's proposal.

Affordable housing is targeted at families with a maximum yearly income of \$30,000.

The obligation for commercial developers would be calculated according to a formula keyed to the size of the project and the number of jobs it creates.

They and developers of residential projects of less than 100 units would have the option of providing cash donations to a trust fund, vacant land, or buildings instead of affordable housing. Under certain conditions, large residential developers could meet up to half of their affordable housing quota in these ways.

Continued from Page 1
power of eminent domain, working through the development corporation.

Also detailed is a strategy for protecting existing affordable housing. It proposes stiffer rent laws, including a proposed anti-warehousing ordinance aimed at landlords who stockpile empty apartments in buildings awaiting conversion to condos.

A second ordinance would require landlords to make a security deposit to cover possible building code violations.

The contributions would be set down in an ordinance to be enacted by the City Council.

Waterfront projects would be exempt, but subject to special development agreements requiring at least the same level of contributions. Contributions to an infrastructure trust fund may be required as well at some point in the future. The 50-page plan outlines sweeping changes in city agencies needed in order to implement the housing policy. A nonprofit development corporation, an arm of city government, would be created to funnel the trust fund, and acquire additional housing.

As an immediate step to expand the affordable housing stock, the plan calls on the administration of Mayor Thomas F. Vezetti to seek development proposals for four parcels of city-owned land. They are the half-acre Housing Authority property between Second and Third streets and 1.35 acres of city land off Observer Highway.

City-owned land at Fifth and Madison streets is suggested as the site for a senior citizens residence that would house 60 to 100 people. Despite the scarcity of federal housing funds, Hoboken may qualify for a 1985 grant, according to the report.

It goes on to urge that the city, as a long-term strategy, use trust fund money and whatever government grants are available to acquire land and buildings under the

See HOBOKEN, Back Page

The plan sets a six-month timetable for reorganizing city housing operations and putting in place the mandatory contribution ordinance, the trust fund and other key elements.

In addition, it calls for lobbying the state Legislature to pass laws to support the contribution requirement and to channel more money into affordable housing.

Hoboken plans condo curb

By RANDY DIAMOND
and THOMAS MANFRAHAN
Daily News Staff Writers

The mayor of Hoboken—who won election last July by promising to curb burgeoning condominium development there—introduced a new housing plan yesterday that would require builders to help subsidize low-income housing.

Under the plan, which Mayor Thomas Vezetti is scheduled to present at a press conference tomorrow morning, builders would be required either to set aside 20% of all new housing units for low-income tenants or to contribute to a trust fund slated for low-income housing development by the city.

"These measures should help stop the displacement occurring in our city," declared Vezetti. "We have to protect the middle and lower-class Hobokenites who are being forced to leave."

Also included in the plan are beefed-up rent control guidelines and stricter enforcement of building codes in slum buildings.

Office buildings

The 1.3-square-mile city of 44,000 is only 10 minutes from Manhattan via the PATH train and has been dubbed by some as "Greenwich Village West." Its once decaying tenements are now being converted to luxury condos at a rapid rate and many native Hobokenites

worry that the city will lose its distinctive flavor.

The mandatory option of either setting aside 20% of the units or paying an equivalent cash amount into the trust fund applies to non-residential development, too, said Vezetti.

If an office building were erected, a formula using total square footage and the number of jobs it will create would be used to determine how much the builder will have to pay into the trust fund, according to the report.

The Hoboken City Council will have to approve the proposed legislation and Vezetti—who has four solid supporters on the nine-member council—says he is confident it will pass.

Hoboken at war against rat pack

By Rose Duger

Hoboken officials are trying to evict some new city residents. You might call them upwardly mobile — having come from a seedy part of town to mingle with their betters.

Residents have reported spotting these "social climbers" rats scavenging through garbage and interrupting wedding ceremonies. They've scared senior citizens from parks at night and Boy Scouts from doing a good deed at a local church.

"Our office has received reports of rodent sightings with increased frequency," said Peter Alicandri, director of public works. "It's real. We've captured a few, but it's not a catastrophe. It's a problem, and we'll address it the best we can."

While residents in virtually all areas of Hoboken have reported isolated sightings, officials say sections hardest hit are Madison Street between Eighth and Ninth streets, and Hudson Street between Third and Fourth Streets.

Dominic Gallo, Hoboken Housing Authority executive director, said the city-owned projects on Jackson Street also have a "persistent" rat problem.

One Hudson Street resident said the rodent population seemed to peak during late August, although it has fallen off considerably since then. "There was a wedding at Sts. Peter and Paul Church. When the bride came out of the church, people started running away. There were two rats outside. I saw them go down a sewer."

"One of my men on patrol saw people swinging sticks inside a store at about 3 a.m. one night," said Police Chief George Crimmins. "Rather than what it looked like, people were killing rats."

Other people have said that a troop of Boy Scouts restoring two doors at a Hoboken church fled in terror when a pair of rats ran into view.

Some of the rodents have been seen climbing up through sewers, although most city officials agree they've migrated mainly from unkempt areas including the Hudson River waterfront and lots littered with refuse.

Mayor Thomas Vezzetti said he notified Hudson County officials about a dumping situation.

See HOBOKEN — Page 20.

Hoboken battling rats

Continued from Page 1

under the 14th Street viaduct. "That breeds rats. So far they've picked up four loads of garbage there."

At the housing projects, Gallo chalked up the brunt of the problem to a Jersey City Conrail track overrun with weeds that runs parallel to Jackson Street. Heavy rains seem to flush the pests out of the garbage-strewn area, he explained.

The Hudson Street breeding ground seems concentrated between two areas: a lot at the foot of Fourth near River Street, and Court Street, an alley. People dump illegally on both properties.

Vezzetti has purchased six to 10 signs prohibiting dumping on Court Street, although none have been erected yet. Each sign cost the city \$50.

Crimmins added that he has issued orders to "summarily arrest" offenders who dump in the alley, and also to ticket cars illegally parked there, which provides a cover for dumping.

Hoboken has no large-scale program to combat rodent problems, although several city agencies have banded together to form one. The result, according to Alicandri, should mirror a federally-funded rodent control program discontinued in the city about five years ago.

The previous effort sent a team of trouble-shooters to bait potential breeding grounds with rat poison. It also educated the

public about health precautions such as how to wrap garbage.

Health Officer Patricia Mitten said her staff is tackling a city-wide survey to assess the rodent problem. Inspectors have already issued a summons to the owner of a garbage-infested lot on Madison Street, she added.

"It's going to be a long process," Mitten explained. "I'd like to get more personnel working on the complaints. And I wish more people would call us."

Mitten has assigned two full-time employees and two part-timers to field complaints.

Among public works officials, the main thrust of the anti-rat campaign has been to bait sewers. Alicandri said workers are also on the lookout for construction sites that may have displaced rats.

"The displaced rats look for somewhere else to go," Alicandri noted. "Cleaning up dumping grounds starts them on the march again. We have to make sure we bait every building being cleaned out beforehand."

Bill Whelan, owner of Hoboken Vermin Exterminator, however, warned that a lull in rat sightings may mean the pests have begun to find winter shelters. "At this time of year our business normally goes up. They prepare for the cold. At the first cold spell, they sense that winter is coming, and look for someplace warm."

Housing crisis study recommends drastic measures in Hoboken

By Margaret Schmidt

Developer givebacks in the form of cash, apartments, buildings and vacant land should be a major avenue to halt the housing crisis in Hoboken, according to a study done by the mayor's office.

Other avenues, the study says, include city-owned developments for low-, moderate- and middle-income families; the redevelopment of the southwest section of Hoboken, and a city ordinance prohibiting "warehousing," a practice through which units go empty until a building set for renovation or condominium conversion is vacated.

A meeting about the study is scheduled for 7:30 p.m. tomorrow at Hoboken City Hall. Most of the recommendations would require public hearings and review by the City Council before implementation could begin.

Hoboken was the first Hudson County municipality to undergo a drastic "renaissance" of its housing stock. Problems attendant to gentrification are now being felt throughout the region, and displacement of low- and middle-income families is widely feared.

The experience of Hoboken, the study notes, has been that unprecedented housing development resulted in rising rents and building costs. The effect has been to "price out" of the city the families who were traditionally welcome there and whose antecedents built it.

The poorest of Hoboken's residents have been the most severely hurt, the study adds, and have often been forced out of the city not only because they cannot afford to live there but because they were victims of ignorance of their rights and victims of men and women who saw more profitable ways of doing business.

"Through all of this," the study says, "the city must take action."

See HOUSING — Page 20.

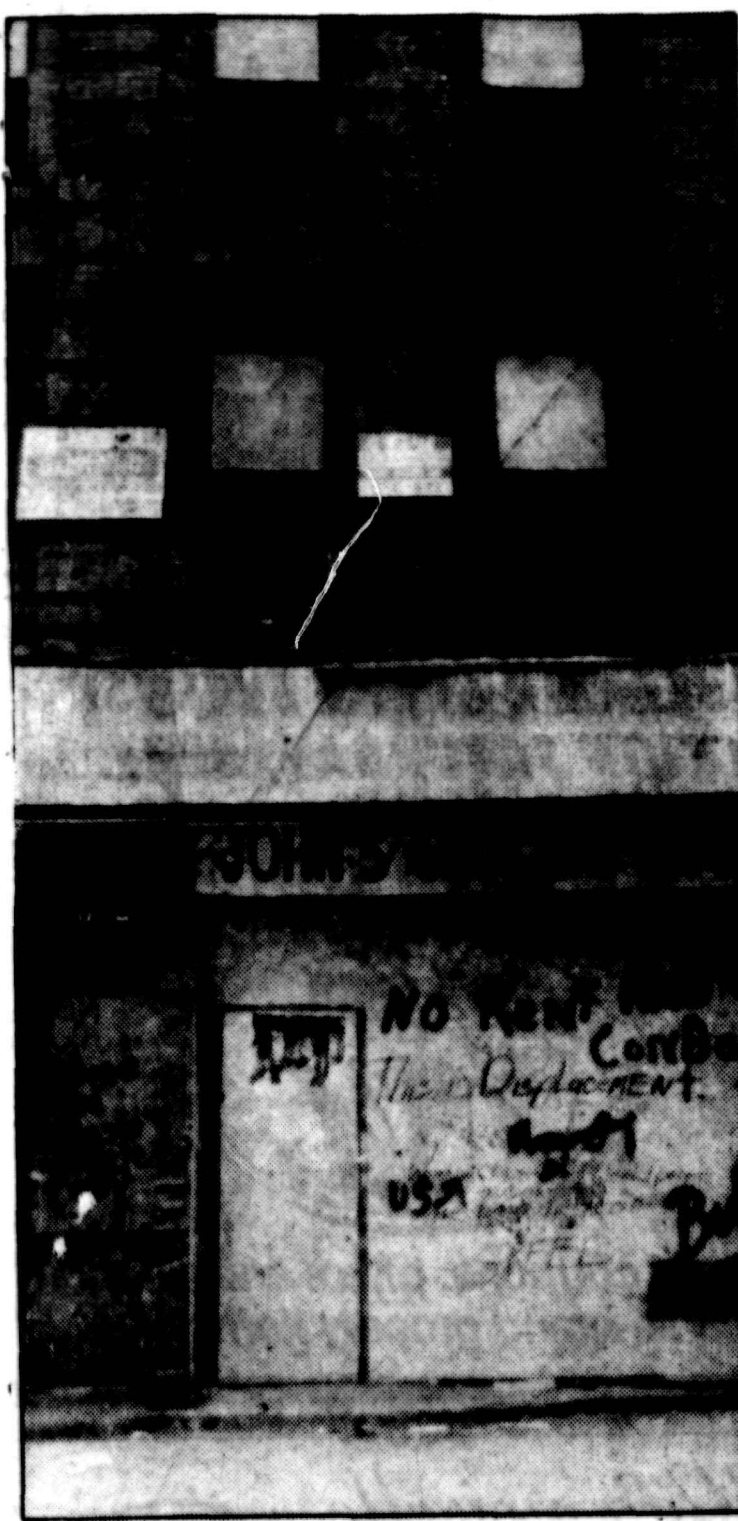


Photo by Wally Hennis

The housing boom in Hoboken has led a local graffiti vandal to write comments on several vacant buildings slated for development. "Where did these people go?" he asks on boards covering the entrance to 1102 Washington St.

Housing study calls for action

Continued from Page 1

study says, "Hoboken is quite literally losing its children."

Mayor Thomas Vezzetti, who took office July 1 after defeating 12-year Mayor Steve Cappiello, on his promises to stop rampant displacement. The study was completed by Steve Block, the administration's \$100-a-day housing coordinator, during a city-instituted 60-day moratorium on the issuance of building permits.

The study was prepared after several sessions with a group of housing experts. Sources said, however, that some on the panel were unhappy with what they considered "rhetoric" and asked that their names be excluded from the title page. The page only cites "the Office of the Mayor."

Although specific numbers and mechanisms are excluded from the 60-page study, recommendations on the directions in which the city should move are outlined.

The work describes policy objectives for the next four years and defines "affordable housing" as housing for families that fall into three financial categories. "Low-income" families earn up to \$13,000 a year, according to the plan, while "moderate-income" families earn \$13,001 to \$20,000 a year, and "middle-income" families earn \$20,001 to \$30,000 a year.

Apparently the most important tool for the city in keeping and constructing affordable housing, according to the plan, would be a system through which private developers give things back to the city in exchange for the prime Hoboken location.

A proposed ordinance would require all developers of residential and non-residential projects — except low-income projects — to provide affordable housing as a condition of approval.

Twenty percent of the housing units constructed, rehabilitated or converted would be evenly divided for low-, moderate- and middle-income families.

Developers of non-residential projects would contribute housing units according to a formula based on the number of jobs projected.

Units may be provided in the same building as the development or in another area of the city. The units, however, would

have to be "of comparable or better size, physical quality, and general environmental and neighborhood quality," the proposed ordinance says.

Residential units containing fewer than 100 units and all commercial developments would be able to make contributions in lieu of housing units. The contributions would be in the form of cash, vacant land or buildings. The cash, to be determined according to a formula, would go into a dedicated housing trust fund. The land or buildings would have to be approved by the Community Development Agency.

Housing developments of more than 100 units would only be permitted to substitute a contribution in lieu of half the units required for low-, moderate- and middle-income families.

The ordinance would specify that waterfront development would be exempt from the ordinance. Instead, individual agreements would have to be made with each waterfront developer.

"These agreements," the study suggests, "may require more substantial provisions for affordable housing or contributions than the ordinance, but in no event may provide for a less substantial contribution."

Funds collected for the housing trust would be used to maintain and expand the city's stock of affordable housing. They could be used, for example, to acquire properties threatened with the removal of affordable housing. The city may also use its powers of eminent domain, the study adds, to acquire such property or vacant land that the owners don't want to sell.

The objective of the trust fund program, the study continues, would be to have the funds revolve. The money would be available as loans, for instance, so they could be used and then recouped for further use at a later date.

It would be administered through a new agency, the Hoboken Housing Development Corporation.

A similar fund for contributions to ease problems of the city's infrastructure — particularly parking and sewage overloads — is proposed in the study although no guidelines are set up.

Redevelopment of areas as yet untouched by the so-called renaissance is another avenue for the creation of affordable housing, according to the study.

Vacant parcels, particularly in the southwest section of the city, could be prime areas for such developments since few projects have been targeted for the area. Sometimes referred to as "The Frontier," the area offers open space for the city to build upon.

More immediately, the study says, the city can begin creating affordable housing on vacant parcels it already owns. The city would ask for proposals from private developers but retain ownership of the property.

Design guidelines would be set up for each parcel and developers would have to negotiate with the city rather than submit bids. "The award of these sites must be based on a balance of factors requiring the exercise of judgment, including, of course, the percentage of affordable housing but also design and planning factors in order to determine which proposal is most beneficial to the entire community," the study says.

Help Hoboken Housing, a group of local developers and other businessmen involved in housing, had proposed that the city sell its vacant land, particularly its prime parcels, to the highest bidder and use the funds to create or subsidize affordable housing.

The city should not only be interested in the creation of affordable housing but in retaining what exists. One problem singled out in the study is apartment "warehousing." A model ordinance is submitted with the study for City Council consideration. It would end the practice through which landlords have left apartments vacant so they can empty a building and more

Hoboken could name parking chairman soon

By Rose Duger

The Hoboken Parking Authority may name a new executive director as early as next Wednesday, commissioner Donald Pellicano said, yesterday.

The authority whittled its original field of 26 applicants down to four finalists one of whom was a campaign worker for Mayor Thomas Vezzetti. They are scheduled to be interviewed Wednesday at a special meeting. The session represents the second round of interviews conducted by the five-member board.

Pellicano said the commissioners may "possibly" issue their decision following the Wednesday sessions, although he stressed that commissioners may want several more days to mull over the choices.

The four candidates are among nine who were reviewed in a three-day round of first interviews earlier this month.

Two are Hoboken residents and two are from out-

side Hudson County. Sources said Pat Caulfield, a Vezzetti worker, is one of the four finalists. Information about the others was not available.

During the authority's search, commissioners have followed a "business as usual" policy, Pellicano said. "We can't let the garages and other operations stop functioning."

Former executive director Joseph Hottendorf resigned his post Aug. 2 amidst a flurry of investigations by the Hudson County Prosecutor's Office and an ad hoc committee of the City Council. Media reports had linked him to questionable voided parking tickets.

The commissioners had voted on July 8 to suspend Hottendorf without pay beginning August 14. Commissioners had using improper judgment in some cases, but said he wasn't guilty of any crime.

Hottendorf was paid an annual salary of \$40,000.

City lists housing fund sources

The recommendations of a study on affordable housing in Hoboken would require the culling of various financial sources.

Among the options listed in the study by Mayor Thomas Vezzetti's office are:

• A housing trust fund would be established using contributions levied from developers of residential and non-residential projects. The funds would be used for the creation and maintenance of housing units for families with incomes less than \$30,000. Most of the funds would go into loans so the money could be used initially and then put to further use when loans are repaid.

• A trust fund dedicated to easing problems of the city's infrastructure may be established. Money from project developers would go into the fund and then be used to implement solutions to problems created by development, particularly parking and the overload at the city's sewage treatment facility.

• Community Development Block Grants would be sought for use in various ways such as

grants, loans, private loan subsidies and guarantees. Individuals and cities can use these federal funds to repair and rehabilitate housing and assist economic development activities, code-enforcement activities and tenant referrals and informational systems. The municipality can also use them for matching grants toward other programs. Preliminary research, the study adds, has found that unused CDBG funds from prior funding years are still available.

• Section 202 funding for housing the elderly and handicapped would be applied for from the federal government. "The program," the report notes, "although extremely competitive due to limitation of available units, provides an opportunity for Hoboken to provide additional senior citizen housing."

• Urban Development Action Grants should be encouraged by the city, because the federal funding is channeled to developers through the city and then passed to the city.

Private investment would be encouraged, and the city would reap additional funding with the repayment of loans.

• Tax-exempt bonds should be sought to finance the acquisition, construction and long-term debt of multi-family rental housing.

• Rental Rehabilitation funding should be explored by Hoboken even though the program hasn't received wide use in the region. The funds, the study says, are used to provide subsidies for rehabilitation through grants, deferred payments or below market rate loans.

• Housing Development Grant funds should be sought from the federal government for capital grants, loans, interest reduction payments, rental subsidies, etc. Project owners would receive the funds and be required to devote at least 20 percent of the project to housing for lower-income tenants. Rents would have to be based on 30 percent of tenants' income. — Margaret Schmidt

Give out study at Hoboken hearing

By Earl Morgan

Last night's hearing on the affordable housing study in Hoboken was anticlimactic.

Mayor Tom Vezzetti addressed the crowd that packed the council chamber in City Hall. Consultant Steve Block, who supervised the study, gave a brief summary, and the report was distributed to the public. Another hearing date, Oct. 10, was announced and the proceeding was adjourned.

In his summary, Block said the centerpiece of the plan is "a proposed inclusionary ordinance." He said the ordinance would require all new and substantially rehabilitated residential development to include 20 percent affordable units evenly divided between three target income groups.

The plan would include a housing trust fund and require the city's housing authority "be released from its redevelopment responsibilities and that the redevelopment authority properly be placed in the hands of city government itself."

Block said a second hearing is being held to allow the public to familiarize itself with the 50-page document to allow for an intelligent discussion of the study.

One of the complaints critics of the study made yesterday was the unavailability of the document.

The copies provided last night were quickly dispersed among the crowd of approximately 300 people in the council chambers. Block said additional copies would be made available to the public.

Hoboken rent board is harder on landlords

By Earl Morgan

Following suggestions made during a workshop by Milton Ziskind of Accounts for the Public Interest, the Hoboken Rent Leveling Board agreed to make changes on application for hardship rent increases resulting in landlords having to produce more detailed documentation.

Ziskind, a certified public accountant and a former member of the Springfield Rent Leveling Board, said while he

thought the ordinance in Hoboken is generally good, landlords should be asked to present more documentation.

He also said it is hard to see how the board can determine if a person is suffering a hardship if he only has to produce six months accounting of bills and records.

"I believe you need all financial records that includes operating statements, balance sheets and tax statements for a year not just six months," Ziskind said.

When the workshop concluded the board voted un-

animously to change its application forms including the hardship application.

Sister Norberta, chairman of the board, said the changes will not require anything not already in the ordinance, but clarified certain provisions of it.

Landlords will now have to document rent rolls as far back as 1973.

Another change will require a landlord to produce documentation of his records and finances for a year even though his application for a hardship increase will continue to be based on a six month accounting.

6th ward council hopeful ruled off November ballot

By John J. Farrell Sr.

John B. Sogliuzzo, a lawyer and lifelong resident of Hoboken, cannot run as a candidate for the Sixth Ward council seat because he has not lived in that ward for at least a year.

Superior Court Judge Burrell Ives Humphreys late yesterday ruled Sogliuzzo, an independent candidate, off the ballot on the basis of a one-year residency requirement under state law.

Sogliuzzo's lawyer, Edward F. Clark, 3rd, had argued that Sogliuzzo, a lifelong Hoboken resident, purchased a home on Seventh Street in the Sixth Ward last December, and should not be penalized for moving there last spring from his former residence at Castle Point Terrace, in the Second Ward, some four blocks away.

Sogliuzzo, commenting after the decision, declared "a lifelong resident" was thrown off the ballot. "I would confer with the next

move when asked if there might be an appeal.

Deputy Attorney General Donna Kelly, representing Joseph T. Brady, county elections superintendent and registration commissioner, argued the one-year residency law applied to this case.

Before yesterday's court hearing, Hoboken City Clerk James Farina said he was advised by Fred Woeckner, law department director, that Sogliuzzo's candidacy was invalid since he had moved late in May into the Sixth Ward. He also voted in the May and June municipal election, Farina claimed.

Woeckner told the judge yesterday that city officials investigated after receiving a letter from a citizen alleging a violation. He mentioned the one-year residency requirement, explaining that if Sogliuzzo won it would lead to further litigation if the city did not make a challenge at this time.

Clark explained that Sogliuzzo and his wife voted in the May and June elections from the Second Ward on the advice of what they considered a competent authority. He claimed the one-year residency law applied to candidates at a regular election, not to those in Hoboken's special election to fill a vacancy. It is being held in conjunction with the Nov. 5 general election.

Appointed Councilman Angelo Valente and local businessman Dave Roberts are in the running for the Sixth Ward seat vacated by Councilman Pat Pasculli so he could run for an at-large council seat. Valente was appointed to the council post, July 1.

"We have to draw the line somewhere," Judge Humphreys ruled in saying Sogliuzzo was barred from being a candidate under the one-year residency law. He said the candidate acted in good faith, but the legislature enacted the requirement in order to permit the candidate and residents (of the ward) to get to know each other and their mutual problems.

Hoboken ballot fight continues in court

By Blanca M. Quintanilla

A hearing before Hudson County Assignment Judge Burrell Ives Humphreys today made determine if a candidate seeking the Sixth Ward council seat in Hoboken can remain in the race.

Hoboken City Clerk James Farina said yesterday that John Sogliuzzo's run could end abruptly if Judge Humphreys rules in favor of the state law requiring that a ward council candidate live in the ward at least a year before the election.

Sogliuzzo, Farina said, voted in the second Ward in the May and June mayoral election.

"I was advised by Fred Woeckner, director of the law department, that Sogliuzzo's candidacy was invalid," Farina explained.

Farina said Sogliuzzo moved from his Castle Point Terrace address in the Second Ward to his present address on Seventh Street late in May.

"His transfer in registration from Castle Point Terrace address in the Second Ward to his present address on Seventh Street late in May."

"His transfer in registration from Castle Point to Seventh Street is dated July 22, 1985. He became a Sixth Ward resident after the election, that's why we are in process of going to court tomorrow," Farina explained yesterday.

Hudson County Superintendent of Elections Joseph Brady also conducted an investigation after receiving a letter from a resident. After the investigation was over, Brady let Farina know that Sogliuzzo was in violation of the state statute.

"Now it's in the hands of the judge. He will make the decision," Farina said.

Sogliuzzo, a 30-year-old lawyer, could not be reached for comment yesterday.

Appointed Councilman Angelo Valente and local businessman Dave Roberts are also running for the seat. Valente was appointed to the council post July 1, when Councilman Pat Pasculli vacated it to run for an at-large council seat.

Sogliuzzo had said earlier that he would "fight" in court if necessary, and Nancy L. Maffucci, a member of a committee to elect Sogliuzzo to the City Council, said yesterday that he would be in court today at 11 a.m.

Hoboken council race narrowed to two

By Margaret Schmidt

The two remaining candidates in Hoboken's Sixth Ward council race said yesterday they are neither threatened nor aided by a court ruling that narrowed the race from a three-man field.

Angelo Valente and David Roberts both said they believe the court's dropping of John Sogliuzzo from the Nov. 5 ballot will not effect their candidacies.

Sogliuzzo, a lawyer, was ruled off the ballot by Hudson County Assignment Judge Burrell Ives Humphreys on Wednesday. The judge took the action after determining Sogliuzzo hadn't lived in the Sixth Ward for at least one year before running for office.

Sogliuzzo said yesterday he may appeal the decision.

Valente, who was appointed to the council post July 1 to fill the seat vacated by now at-large Councilman Pat Pasculli, said he is "disappointed" Sogliuzzo wouldn't be in the contest. He

added that it is unfortunate that someone who had the desire to get involved in the city was ruled out of a race because of a technicality.

Roberts, owner of the Hoboken Daily News store, said he will seek to talk with Sogliuzzo to find out what problems he'd hoped to address.

"I'd like to sit down with John and discuss some of the issues he felt strongly enough about to be a candidate," Roberts said.

Sogliuzzo has laid the trouble of his candidacy to political "games."

"I must have had some effect on somebody," he said, "because I'm off the ballot. Someone thought I am a threat to somebody."

Valente denied reports that he is disappointed it wouldn't be a three-man race since he thought it would be easier to win with a more divided field.

"I'll go one-on-one with anybody," he said.

\$25M condominium complex for Hoboken

By Margaret Schmidt

A \$25 million condominium has been proposed for the downtown section of Hoboken.

Plan for the complex, to be called Park Plaza, calls for 258 units in an L-shaped, 14-story building that would run from Garden Street to Park Avenue on Newark Street and include several lots on Garden and Park.

The building's tower would be set back from the street above four-story rowhouses.

The townhouses would serve two purposes, said developer Patrick Reynolds and design engineer James Caulfield. First, they said, they would hide a five-story parking garage, and, second, they would preserve the integrity of the neighborhood.

The 140-foot high point of the graduated building falls within zoning requirements for the area, and on-site parking provides the necessary one-spot-per-housing unit.

The facade of the townhouses would be brown granite, and the tower would be the granite and light blue tiles.

Reynolds, who has developed other condominium buildings in the city, said he is Park Plaza's sole developer and the sole corporate officer in the Koda Group, the applicant for project approval before the Zoning Board of Adjustment.

He has already contracted to

purchase the lots for a total of \$1 million to \$5 million, he said, and has plans to finance the project through several banks. If the project fails to win city approval, he will still be obligated to buy the properties.

The Zoning Board is scheduled to consider the plans tonight, 7:30 p.m., at City Hall.

Reynolds said the project is unique in Hoboken in that it calls for amenities usually associated with Manhattan developments. A 24-hour doorman, a four-story atrium as the lobby and valet parking are among those plans. Most of the units would have whirlpool baths in addition to the "standard" marble baths and central air conditioning.

The facade, he adds, will follow Hoboken aesthetics through 17 attached townhouses whose style is common in the city.

Plans call for 34 two-bedroom duplex apartments in the townhouses and 40 two-bedroom apartments, 150 one-bedroom apartments, 20 studios, and 15 penthouses in the tower. Most apartments will have balconies and views of the New York skyline.

Caulfield said he designed a 14-story building only because it is on the city's perimeter. "If this had been at Fifth and Madison," he said, "we wouldn't have gone that high."

Terry Castellano, a member

of the city's Historic District Commission, looked at the plans as a favor to Reynolds and said she finds they generally blend into the neighborhood. The 14 stories seem high, but waterfront development will certainly go above Hoboken's characteristic four- and five-story buildings so it won't be that out of place, she said.

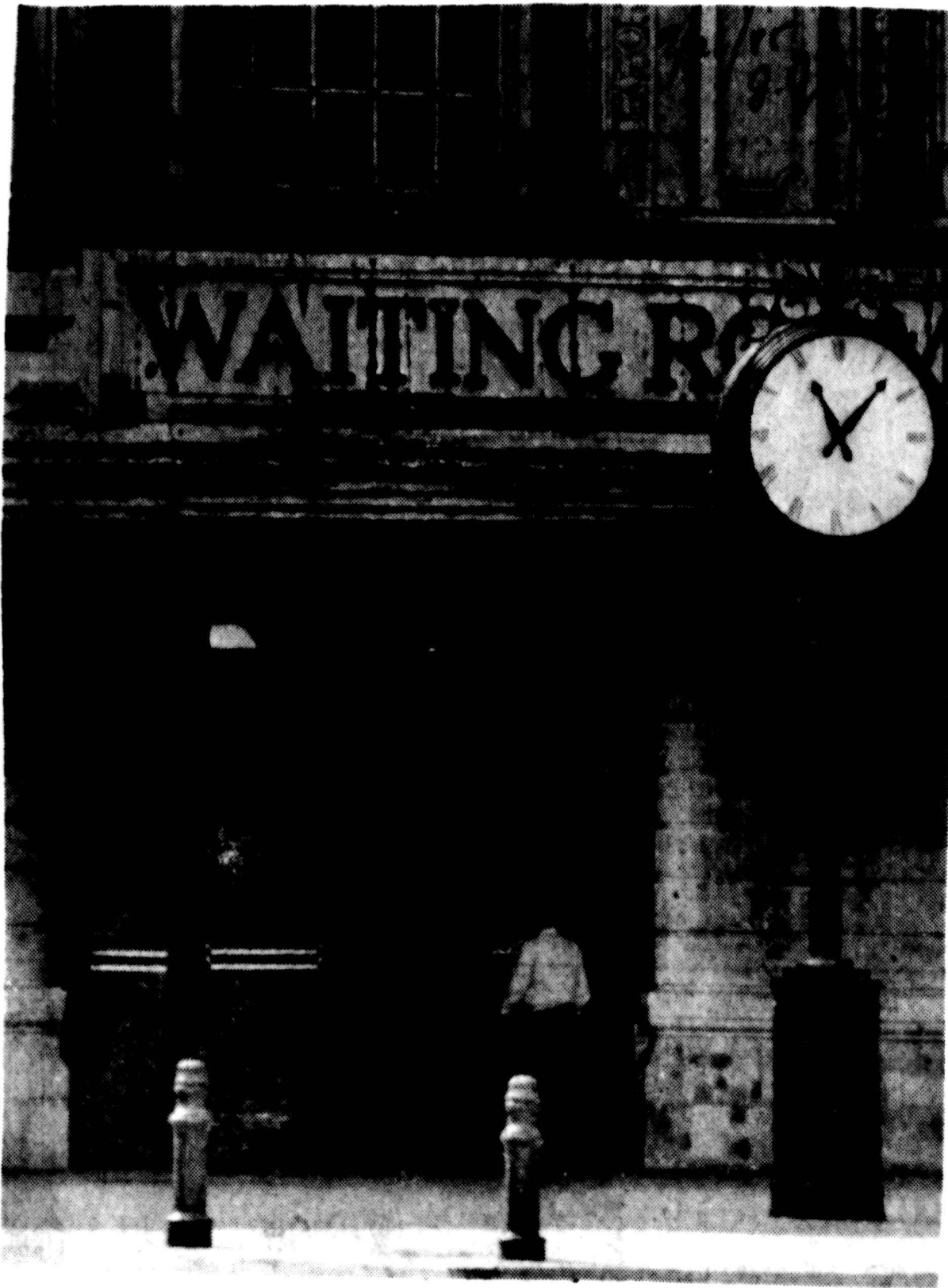
She added it was "commendable" that the developer showed her the plans even though the building doesn't fall within the historic district. The townhouse street level, she added, "shows sympathy for the neighborhood."

Reynolds said the design feature added more than \$1

million to the project budget.

The project came together, Reynolds added, almost by accident. Several parcels were available, and a real estate broker was able to package all the lots for him. The process took about seven months and acquisition costs were higher, he said, than they would have been if he wasn't culling them for a single project.

There will be no displacement, the developer added, as the only inhabited building is already a condominium project and will be assimilated into Park Plaza. One of the lots, 67 Park Ave., was the scene of a fire in which two people died several years ago, police said.



Train time

This clock outside the old Erie Lackawanna Railroad station in Hoboken offers a gentle reminder to commuters to step lively if they're running late.

Photo by Wally Henning

Board of Adjustment agrees to delay variance hearing

By Earl Morgan

The Hoboken Board of Adjustment last night agreed to postpone a hearing on a variance for a controversial, 14-story, \$25 million condominium complex because the developer moved too late to comply with the city's ordinance requiring that the public be given prior notice of the hearing.

Robert Matule, the developer for the Park Plaza project proposed for 200 Newark St., told the board of adjustment that the notices ran one day shy of the required 10 days and he saw no reasons to hold a hearing that could be successfully contested in court.

A group calling itself the Newark Street Neighborhood Preservation Organization was at the meeting to protest the development. The members claim that the scale of the project will be detrimental to the area.

Frank Cameron, chairman of the board, told Matule he will have to reissue notices to property owners who live within 200 feet of the proposed condominium complex on Newark Street as well as send new notices to the press concerning the proposed variance.

A large number of those residents were at last night's meeting ready to protest

Matule's plans. One property owner, Steve Cappiello, the former Hoboken Mayor, said he favors the project.

Cappiello said he owns property at 163-165 Newark St. He said he once owned a parcel of land on the site of the development but the Koda Group that is developing the complex bought it from him.

Ron Hine, a member of the Newark Street preservation group, said the development will overtax sewer lines in the area and create parking problems. "We are not against development on the site," Hine said. "It's just that this plan is way out of scale for our area."

The development will have a row of five-story brownstone buildings facing Newark Street and set 30 feet back will be a 14-story tower. The first four stories of the tower will contain parking for the 250 units in the complex.

The developers say the project is within the city's building codes in most cases except that they need to ask for a change in the floor-area ratio because of the parking they are supplying.

Hine disagreed and said the plan is substantially out of compliance with the zoning codes floor area ration requirements and should be disqualified.

A number of people at the meeting objected to plans submitted by Washington Street Associates that would construct an additional two stories on an existing five-story building at 119 Washington St.

The owner claims the additional floors qualify as "in-fill housing" because the two additional floors will bring the building into conformity with the prevailing four- and five-story structure on that part of Washington Street.

Because if the in-fill classification the zoning ordinance does not require parking be provided for the eight additional one bedroom units that will be included on the additional floors.

Residents protested the "in-fill designation" but they were informed by board officials that the plans complied with city codes.

In other business, the board approved a variance that will allow the owner of 117-119 Washington Street construct to additional stories on his three-story building that will provide eight additional units for the building.

The board granted a variance to construct a two-family house at 113 Washington St.

The board postponed a hearing on 72-74 Park Ave., where the owner wants a change in requirements for the lot coverage, floor-area ratio and rear yard.

Vezzetti doesn't abandon soggy Hoboken

By Margaret Schmidt

It was slish, slish, plod, plod in Hoboken yesterday as Hurricane Gloria rained down heavily on the waterfront city.

No injuries or major property damage were reported in the storm, but flooding was widespread with scores of basements filling with water.

Much of Third Street was likened to a lake and several stretches of road were closed because of flooding or possible washouts.

Mayor Thomas Vezzetti, a Navy man who readily admits he only swam across the Navy pool yesterday, brawn, not ability, feared the

worst as he toured the watery city. The 4-wheel drive pickup truck he was in suddenly got stuck in a "puddle" at Newark and Garden streets.

"Some of the areas were really bad," he said later. "Of course I was scared. I can't swim and the water was so deep. You don't want me sinking down the river, do you?"

Officials feared the Hudson River would rise over its banks in Hoboken as its waters reached the brim of the river edge. Some river splashing wet docks, piers and riverfront property by midday, but the river began its retreat by late

afternoon.

"I've never seen the Hudson River so high," Vezzetti said.

Police added that the highest tide occurred at 15th Street and the river when water rose up about 8 feet to the parking lot of the Dell'Aquila property.

The storm's greatest damage apparently came at Second and Clinton streets where a sidewalk began to cave in because of flooding, said Councilman Angelo Valente. Public Works representatives were on the scene to cordon it off, but repairs will reportedly be the property owner's responsibility.

Predicted high winds never arrived, so the taping residents and businesses did on their windows proved unnecessary. City officials had brought all trash containers to the city garage and asked real estate and construction companies to remove signs and outdoor building materials.

It was feared that trees would be uprooted, but only one fell, that in Elysian Park.

The hurricane threat kept many residents home from work, and one woman reported being as disappointed in the lack of dramatics as a fifth-grader.

Those who ventured to work at City Hall only stayed a few hours as the administration allowed most workers to go home. But, it was women who left first as directors were told to stay in case of emergencies.

The skeleton crew kept the building open for temporary shelter and aid-seekers but jobs were changed as, for example, Youth Activities Supervisor Maurice Fitzgibbons became telephone operator.

Emotions were certainly mixed, ranging from school child wonder to outrage. "I'm just sitting here watching part of the shoreline disappear," said Marineview Towers resident

Tom Illing around 11 a.m. From his terrace window he could see the water rising to the foot of Fourth Street.

Meanwhile, flooded basements vexed scores of residents.

Councilman Robert Ranieri reported that Third Street area homeowners had to resort to buckets as sump pumps proved ineffective.

"Neighbors were emptying out cellars with buckets into backyards," he said, adding that disputes arose since water emptied into one yard was likely to drain off into the next yard and from there, into a neighbor's basement.

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"How are you supposed to make an intelligent comment on it?" said Suzanne Warren, a member of the executive board of Help Hoboken Housing. She reviewed an advance draft but was unable to get a final copy from the administration.

Using the draft and newspaper articles, Warren criticized the study as not being concrete in its goals and plans. How many units of affordable

want to enact more laws," she added.

Rev. Paul Hagedorn of the Campaign for Housing Justice, a local tenants and small homeowners advocacy group, however, said he likes what he has seen of the plan so far.

He disagreed with the plan in the income limit, though, calling a \$39,000 income too high for subsidized housing. Apartments set aside for low- and middle-income families shouldn't be divided evenly, as the plan suggests, he said, since the poor have a greater need.

He applauded the study's inclusion of plans to aid homeowners since many families fear displacement from their homes through increasing property taxes.

The study suggested several ways to better educate homeowners of their rights and to encourage low-interest loans for home improvements.

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cuss the city's actual need. It refers to the crisis as background but doesn't say, for instance, what the city would consider as a goal for the number of units needed for low- and middle-income families.

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They debated the legality of a housing trust fund run by the city and a proposed ordinance to

prevent landlords from keeping apartments vacant while trying to empty a building for renovations or condominium conversion.

Several suggested that the city's first step should be to study the lists of those now living in subsidized apartments. Many of those tenants are in the units illegally, they claimed, because incomes are above allowable limits. Opening up those apartments would give the city new space for families who

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Owners live in 69% of houses

By Margaret Schmidt

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Protection of those one- to four-family homes should be a "major commitment" of Mayor Thomas Vezetti's administration, the report says.

To ease threats against small homeownership in the city, the study recommends the establishment of an Office of Homeowners Assistance and a Mayor's Advisory Committee on Homeownership and the continuation and upgrading of the city's Home Improvement Program.

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By BRENDAN NOONAN

Staff Writer

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The meeting was abruptly adjourned after the consultant who drafted the report made a brief presentation, and copies of the 58-page document were distributed to an audience of about 200 persons.

City officials explained that no public comment was taken because residents, homeowners and developers, who are expected to hotly debate the proposal, will need time to study the report. Another public hearing is scheduled for Oct. 10 at 7:30 p.m. in Hoboken High School.

After the report was distributed, the audience lingered in the council chambers until it was announced that the meeting had been adjourned. No protest was heard.

The proposal, titled "Affordable Housing in Hoboken: A Comprehensive Plan of Action," would require developers to provide low- or middle-income housing or contribute to a housing trust fund.

The plan also would create a non-profit development corporation and provide measures to protect the existing affordable housing stock, including stiffer rent laws and restrictions on "warehousing" of vacant apartments.

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The gates, which have been stuck in the open position several years, are supposed to open and close to regulate tides and sewage. Instead, they allow Hudson River water to pour into the city's combination sewage-storm drain system, particularly during rainstorms.

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Hoboken residents are used to flooding, and the city even has a flood zone. Sump pumps continually working aren't an unusual sight. The 1.4-mile-square waterfront city is largely below sea-level.

"These people suffer," said Councilman-at-large Robert Ranieri. "When you have a basement, finished or unfinished, and

you suddenly find it filled with 2 feet of water, you know your city isn't meeting its responsibilities."

Ranieri believes the best way to get the work done is through the Port Authority. The bi-state agency has plans to finance the work as part of a \$600 million redevelopment of the waterfront.

The P.A. plan, however, has been put on hold while the new administration studies the options for waterfront redevelopment.

Members of the Mayor's Waterfront Advisory Committee, which has no official powers, have stressed that in their view the P.A. plans are just one option.

Ranieri, an administration opponent who was aligned with former Mayor Steve Cappiello, called the situation "unfortunate" and urged the administration to act swiftly with the Port Authority.

Vezetti, however, said he cannot simply accept the P.A.

plan. "I've got to take some perspective," he added.

He agreed with Ranieri that severe flooding is largely due to the malfunctioning of the tidal gates.

"If they were working properly," he said, "there wouldn't be half the flooding there is."

The city passed on an opportunity earlier this year to apply for federal funding to fix the gates.

The Hudson County Utilities Authority, the only agency in the

county allowed to apply for the grant, had pushed for the plan's approval, saying it was certain the one-time grant would be given.

Opposition from the former City Council, however, with Ranieri's voice the strongest, defeated the proposal. Fears on the council were that work costs would surpass the grant and the city would be liable for the difference. It also feared giving control of the project to the HCUA.

Gloria reminds city it has no flood control

Cucci says Vezetti apologized

Jersey City Mayor Anthony Cucci said he received a call from Hoboken Mayor Thomas Vezetti in which the latter both denied, and apologized for, saying the former was a "mafioso and thief."

Cucci said the Hoboken mayor yesterday again claimed that he did not say such things, but offered apologies anyway. He quoted Vezetti as saying: "I don't remember saying it. I'm sure I didn't."

Vezetti could not be reached for comment.

On Tuesday, Cucci said he would campaign for anti-Vezetti candidates in the special city council elections because the Hoboken mayor had been attacking him personally. Vezetti denied it and said he would call Cucci to clarify the situation.

Cucci said that he still intends to get involved in the Hoboken campaign, and indicated that while he believes Vezetti is sorry for any pain he might have caused, he still thinks the allegations are true. "I have to believe a lot of people up and down Hoboken who told me they heard it," said Cucci. — Peter Wells

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Flooding on Friday caused the closing of several stretches of road as well as the sopping of scores of basements.

Hoboken residents are used to flooding, and the city even has a flood zone. Sump pumps continually working aren't an unusual sight. The 1.4-mile-square waterfront city is largely below sea-level.

"These people suffer," said Councilman-at-large Robert Ranieri. "When you have a basement, finished or unfinished, and

you suddenly find it filled with 2 feet of water, you know your city isn't meeting its responsibilities."

Ranieri believes the best way to get the work done is through the Port Authority. The bi-state agency has plans to finance the work as part of a \$600 million redevelopment of the waterfront.

The P.A. plan, however, has been put on hold while the new administration studies the options for waterfront redevelopment.

Members of the Mayor's Waterfront Advisory Committee, which has no official powers, have stressed that in their view the P.A. plans are just one option.

Ranieri, an administration opponent who was aligned with former Mayor Steve Cappiello, called the situation "unfortunate" and urged the administration to act swiftly with the Port Authority.

Vezetti, however, said he cannot simply accept the P.A.

plan. "I've got to take some perspective," he added.

He agreed with Ranieri that severe flooding is largely due to the malfunctioning of the tidal gates.

"If they were working properly," he said, "there wouldn't be half the flooding there is."

The city passed on an opportunity earlier this year to apply for federal funding to fix the gates.

The Hudson County Utilities Authority, the only agency in the

county allowed to apply for the grant, had pushed for the plan's approval, saying it was certain the one-time grant would be given.

Opposition from the former City Council, however, with Ranieri's voice the strongest, defeated the proposal. Fears on the council were that work costs would surpass the grant and the city would be liable for the difference. It also feared giving control of the project to the HCUA.

Gloria reminds city it has no flood control

By Margaret Schmidt



Former Mayor Steve Cappiello Seeking Third Ward seat



Hoboken Mayor Thomas Vezzetti Campaigning for his slate

Cappiello and Vezzetti at it again

By Margaret Schmidt

It's Vezzetti versus Cappiello again in Hoboken with the new mayor planning a direct mailing and the former mayor heading out to shake hands.

Mayor Thomas Vezzetti, who defeated 12-year Mayor Steve Cappiello in June, is backing a ticket of council candidates, one of whom will go against Cappiello on Nov. 5.

"Complete the Victory" is the thrust of the Vezzetti campaign, the mayor said, noting that the toughest race will be against Cappiello in Third Ward. Vezzetti is getting ready to mail letters and pamphlets with the new slogan.

Cappiello, meanwhile, is planning a person-to-person campaign with "Responsibilities in Government" as his slogan. The former mayor served as councilman of the Third Ward before winning the city's highest office.

By Rick Toches

The Hoboken Planning Board last night postponed final site plan approval for three projects, including one for an eight-story office complex at 2 Hudson Place, because the projects have yet to confirm sewer hook-ups.

lengthy arguments between board attorney George Pappas and attorneys for each of the applicants who discussed the proposed moratorium on sewer extension hook-ups in the city. That measure was defeated by the City Council at a recent meeting.

Also tabled were actions on projects at 601-609 Madison St. and 222 Washington St. "It is my opinion that the board cannot give final approval

unless there is an adequate wet sewer hook-up," Pappas advised the board during the lengthy discussion. "The fact remains, this board is charged with the duty of determining that all records, planning information and all conditions have been met."

Jury will hear Block's suit against ex-Mayor Cappiello

By Margaret Schmidt

A narrowed defamation suit against former Hoboken Mayor Steve Cappiello will go to a Hudson County jury, a state Superior Court judge ruled yesterday.

Judge Joseph T. Ryan narrowed Block's complaint yesterday, and left only one of the charges to be decided by a jury. Block said Cappiello accused him of leading the Newark riots of 1967, having been known to "fool around" with the American flag and staying seated during the playing of the National Anthem at a Memorial Day parade.

First Amendment and couldn't therefore be considered criminal charges. Hoboken attorneys Marc Arnold for Cappiello and Neil Mullin for Block made brief oral arguments before Ryan. Arnold argued that Cappiello was protected by the First Amendment and that the public's right to a fair election would be infringed upon by the lawsuit.

Jury will hear Block's suit

Continued from Page 1

Mullin argued that Block's reputation has been damaged. When questioned by Ryan, Mullin conceded that Block is a public figure and that the burden of proof is therefore more difficult. Rather than having to disprove that Block was a leader of the Newark riots, Mullin will have to show that the statement is false and that Cappiello knew it was false or had reckless disregard for whether it was true.

the jury whether the statement was true and whether Cappiello said it with actual malice. He noted that the statement was in response to a question and that it was made in the context of "political rhetoric." It is possible, he added, that a jury may decide Cappiello was trying to characterize Block's political philosophy.

In his brief responding to Block's complaint, Arnold said Cappiello made the statements out of a sense of "public duty." Block has since been employed by the new administration as a housing consultant on a per diem basis.

Sinatra makes peace to sing again at Nugget

By Rick Toches

ATLANTIC CITY, N.J. (AP) — Fourteen months after declaring that he would never again perform in the Garden State, Frank Sinatra is returning to this casino resort for a week-long engagement.

"It's business as usual," said Sinatra spokesman Lee Solters. Sinatra, a native of Hoboken, refused to perform here after a state official called him an "obnoxious bully" following an incident at a casino.

In July, the 69-year-old entertainer settled his differences with a Casino Control Commissioner, Joel Jacobson, who called him an "obnoxious bully" after a December 1983 incident in which Sinatra and Dean Martin demanded that a Golden Nugget blackjack dealer deal from her hand.

Hoboken may ban hookups to sewer

By Rick Toches

The Hoboken City Council last night introduced an ordinance to institute a sewer moratorium program and provide penalties for its violation. A public hearing has been scheduled for the Oct. 16 council session in City Hall at 7 p.m.

structure which transports sewage from more than one building or conveys 2,000 gallons or more of sewage per day. City agencies will conditionally approve any building projects which require construction of sewer extension.

Hoboken will name parking head soon

By Rose Duger

Four candidates for the post of executive director of the Hoboken Parking Authority underwent final interviews Wednesday night. Parking Authority Chairman Richard Eversen said the commissioners "hope we (name) someone very soon to get him aboard quickly. We hope to call a special meeting next week or the beginning of the following week."

The commissioners went through 26 applications for the job vacated by Joseph Hottendorf on Aug. 2. Hottendorf was paid an annual salary of \$40,000.

Bloomfield St. closed due to rain, digging

By Rose Duger

Hoboken police, fearing a street collapse, closed Bloomfield Street between Observer Highway and Newark Street Thursday night. The block remained closed yesterday but should reopen by Monday, according to public works director Peter Alicandri.

said the block was supposed to close yesterday anyway to allow workers to reach the water lines. The project involves two brownstones being renovated by Hudson Investments.

Affordable housing report due

By Rose Duger

The public hearing on the affordable housing report prepared by the Hoboken mayor's office will be held at 7:30 p.m. Oct. 22 in the auditorium at Hoboken High School, Ninth and Clinton streets.

Copies of the 50-page report are available at City Hall. The centerpiece of the study's recommendations is that developers should give units, cash, vacant land or buildings to the city to meet an affordable housing mandate.

Milici wants debate

By Rose Duger

Santo A. Milici, a candidate for the Third Ward council seat in Hoboken, wants to debate his opponents the week before the Nov. 5 election. He is running on a ticket supported by Mayor

Thomas Vezzetti. Milici faces former Mayor and Third Ward Councilman Steve Cappiello, Frank "Pupie" Raia and Pasquale DeStefano.

Parochial schools balk at Hoboken plan

By Margaret Schmidt

The Hoboken Board of Education plans to walk or bus parochial school students to remedial classes, but administrators of the religiously affiliated schools may refuse to participate.

A proposal to hire vans for holding the remedial sessions outside the parochial schools is also being studied, Pope said. Administrators of six schools affected by the plan said yesterday they would suspend the services until a better plan is devised or urge parents against participation.

They argued that the system would result in up to an hour and a half of travel time, including putting on coats and boots in winter weather, for 30 or 40 minutes of remedial instruction. The controversy arises out of a July ruling by the U.S. Supreme Court that teachers in

federally funded programs cannot enter religiously affiliated schools. Affected was the Title I program for remedial math and reading services. Prior to the ruling, the public school teachers visited the parochial schools.

Parochial schools balk at plan

Continued from Page 1

Through it, children will go to either the Brandt or Demarest schools for the remedial classes, held during the school day. Two stumbling blocks are anticipated, Pope said. First, it is not known how parents will react to the transportation of their children. Second, no further funds will be granted, for the year, so the money originally intended for teachers' salaries will now have to go for those salaries, plus teachers' aides' salaries and hiring buses.

The city also receives \$1.5 million from the state for compensatory education. Through that program, the Independent Child Study Team, based in Jersey City, visits parochial schools in vans which are parked outside the school building. Litman and Sister Lauretta Timothy, principal of St. Peter and Paul Schools, said they hoped to broaden their use of the state program rather than have students taken from their schools.

one simple way out." She said that she hoped the entire Title I program would be renegotiated and revamped so that, next year, the alternatives open to the parochial schools are more acceptable. The administrators were unsure what would happen if parents refused to let their children get on buses or to walk with the aides to the classes.

Apparently the only slate is Vezzetti's. All the other candidates are running independently in the non-partisan election.

"It's going to be difficult," said Sister Agnella, principal of St. Joseph's School. "There is no

The other schools affected are St. Ann's School, St. Francis School and Our Lady of Grace School.

See PAROCHIAL — Page 6.

Hoboken needs development \$

In keeping with its policy of presenting all sides of public questions, The Jersey Journal from time to time prints visiting editorials written by qualified persons on specific subjects.

Today's editorial is by Suzanne Warren, owner of a two-family house in Hoboken and a member of the board of directors of Help Hoboken Housing, a group of 100 citizens formed in July to find private sector solutions to problems affecting Hoboken housing. The group has presented to the city two plans for affordable housing to be built with private funds and sold to families with incomes between \$20,000 and \$30,000. The opinions of the writer are not necessarily the opinions of this newspaper.

created by allowing our government to increase the bureaucracy without increasing what it does for us. So when your city hall comes to you and tells you they're going to solve housing problems by creating another city run agency to mismanage dollars remember this song, and say no!

"Development Gives Us Nothing." It's a song we've all heard. But before the City of Hoboken passes into law an affordable housing plan designed to make those "developer bad guys pay" we suggest the people of Hoboken hum a few bars of the following. Development doesn't raise my taxes. (Tax records at City Hall show that last year development produced \$3.1 million in additional rates and our taxes went down).

Because development is not the problem, bureaucracy is. That's the flip side of this record: "What Government Bureaucracy Doesn't Do For Us." It's another familiar song. Just look at the parks, the streets, the city-run housing projects, the test scores from our schools, smell the sewers. (The excuse that the new administration needs time is not a good one. Administrations come and go. Our problems do not).

Development doesn't give me barely surviving stores. (The money our friends and neighbors earn at their development related jobs is spent in Hoboken.) Development doesn't give me sewers that don't work. (Development pays the dollars which will, when our city government gets around to it, fix our sewers).

It's run by a private corporation. Look at the beautiful trees and flowers in this town. They're maintained by private citizens. Look at the parts of the streets that are clean. They're swept by private citizens. Look at the sidewalks that are repaired and shoveled when it snows. That's done by private citizens. Look at the things that work in this town and they're done privately, not by our government bureaucracy.

Development doesn't give my kids a poor education. (It puts tax dollars into the city, so we can afford to educate our kids in decent public schools, if we choose to make the changes in our school system.)

Development doesn't kill the trees and grass in my parks. Blaming development is a convenient excuse for blaming something else for problems we

Vezzeff: The mayor who would be doctor

By GAIL FRIEDMAN
Staff Writer

NEW YORK—Hoboken Mayor Thomas F. Vezzeff hopes to go down in the history books as someone who "gave the initiative to the younger generation for honest government."

In the meantime, as a newly enrolled graduate student at New York University, he is cracking the books to see how public figures of another time and another country have stood the test of time.

Armed with a ruled notebook, Vezzeff re-entered the groves of academe yesterday afternoon, arriving at the Main Building for a seminar on "Britain in the 20th Century."

"History is the story of life," Vezzeff said, explaining his affection for a subject some find obscure. "This is all a precursor to my age. That's my language they're speaking."

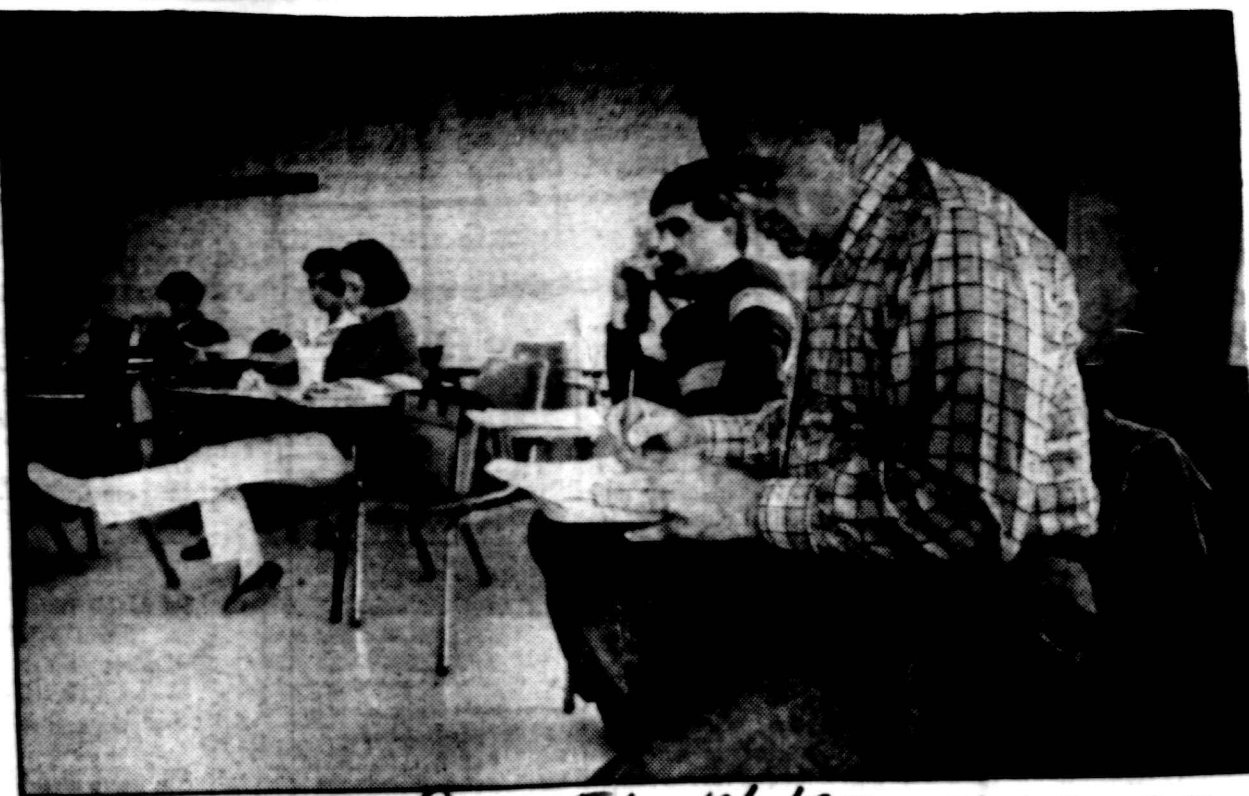
The language they were speaking in Room 507 yesterday was peppered with terms such as "historiography" and "social stratification" as discussion focused on the death of liberalism in England before World War I. The 15-week course traces political and social development, values and lifestyle, in an effort to explain how Britain "left the first rank of nations," according to Professor Edward Bristow.

Vezzeff, who in his days as 2nd Ward Hoboken councilman used to sit in the chambers and type out comments, did not participate vocally in the class, although he filled 11 pages with longhand notes.

"I didn't do my homework," he confided.

Some of his seven fellow graduate students, toting briefcases and speaking in

See VEZZETTI, Back Page



HOBOKEN MAYOR Thomas F. Vezzeff jots down some important facts, while attending a graduate history course at New York University yesterday.

Twin-tower condo runs into 2nd snag

By GAIL FRIEDMAN
Staff Writer

HOBOKEN—A hearing on a proposed twin-tower condominium downtown was cut short for the second time, as the Zoning Board of Adjustment last night demanded more documentation from the developers.

Two months ago, the board postponed a hearing on the 356-unit Presidential Towers project until the developers notified area residents of their plans.

Yesterday, the board ruled that a letter from city Water Supervisor Roy Haack and the testimony of a traffic consultant must be secured before preliminary site plan review is completed.

The developers, headed by the

Rev. Francis E. Schiller, a Jersey City attorney, said the letter from Haack confirming the water supply available for the project had been requested a month ago, but never received.

A traffic consultant from the Paramus firm of Vollmer Associates appeared and said the development would add 1,424 vehicle trips per day to the neighborhood. The develop-

ment would be built in the area bounded by Madison, Adams, Newark and First streets.

But the board members said they wanted the testimony of the man who actually did the traffic survey, rather than his boss, who presented information at the hearing.

The project, with towers of 22 and 24 stories, would require a height variance, among others. No date has been set for another hearing.

Neighbors have expressed concern that the development would increase traffic and strain the sewer system. The developers have said they intend to provide affordable housing in connection with the project.

Hearing on condo site plan tonight

By Margaret Schmidt

The proposed \$25 million Presidential Towers condominium complex goes before the Hoboken Zoning Board of Adjustment tonight for preliminary site plan review.

Site plan approval is needed for the two planned high-rise towers, slated to contain 425 condominiums with on-site parking for 436 cars, said Zoning Board chairman Frank Cameron.

The plans were tabled by the board last month.

The developers, ANAWIM Investment and Development Corporation of Jersey City, plan the project for mostly vacant land stretching from Newark and First streets to Adams and Jefferson streets. An elevated pedestrian bridge would connect the two towers, 22- and 24-stories, respectively.

See HEARING — Page 7.

Continued from Page 1

The developers are a group of attorneys from the Jersey City law firm Schiller, Vyzas, McGill and Squeo. They are Rev. Francis Schiller, Hoboken assistant attorney Salvatore D'Amelio Jr., Dennis McGill, Robert DiQuollo, K. Joseph Vyzas and Rev. Eugene P. Squeo.

Architects for the project are The Hillier Group of Princeton.

The special Zoning Board meeting is scheduled to begin at 7:30 p.m. in the City Council chambers, City Hall.

The regular Zoning Board meeting is scheduled for 7:30 p.m. Thursday at City Hall. On the agenda are plans for 131-133 Washington St. and 419 Adams St.

See HEARING — Page 7.

Hispanic film tour is slated

HOBOKEN—A Hispanic film festival is slated to make its first stop here after launching its national tour in Manhattan this week.

The Fifth National Latino Film and Video Festival is scheduled to be held on Nov. 1-3. City spokesman Laurie Fabiano said the opening may be moved up to Oct. 25 if permission is obtained from Broadway producer Joseph Papp, one of the sponsors of the festival.

The festival features 11 movies that are written, produced and directed by Hispanics. The proceeds of the showing are to benefit the Renegade Theater Co. here.

Latino Film Festival seeks Hoboken site

By Rick Tosches

The newly formed Renegade Theater Company of Hoboken last night asked the Hoboken Board of Education for use of the high school auditorium for its season opening presentation of the National Latino Film Festival.

The request will be addressed by the board at its regularly scheduled meeting slated for 8 p.m. at board headquarters at 1115 Clinton St.

Renegade made that request during last night's board caucus. Renegade, the Hoboken ensemble company which is about to enter its first season, plans to present new plays.

Continued from Page 1

said Joanna Hefferen, education director of the company.

Hefferen added the show is increasingly valuable to Hoboken residents, many of whom are Hispanic.

Carpenter told the board the films could also be offered to the district schools for presentation.

original works and special cultural events for the community.

The film festival is an annual event of El Museo del Barrio, an Hispanic Museum in New York. It is scheduled to open at Joseph Papp's Public Theater in Manhattan on the first leg of its International Tour.

The Hoboken performances are tentatively slated for early November, according to Renegade spokeswoman Betsy Carpenter.

"We are in dire need of a place in which to present this,"

See FILM — Page 1A.

In response to Renegade's request, school board president John Pope said permission to use the auditorium must first be cleared with the high school principal. Pope said the board would contact the principal to see if the hall is available.

The festival includes 13 films, most of which are bilingual.

Waterfront panel objects to almost all of P.A.'s plan

By Margaret Schmidt

The new Hoboken Mayor's Waterfront Advisory Committee complained to the Port Authority on nearly every point last night as the bi-state agency explained its plan for a \$600 million riverfront redevelopment.

It also sent the representatives back to their offices with a list of information requests and gripes.

"My position is you have to convince us" the plan is good, said WAC member Dominick Casulli, "or get out."

Members of the 2-month-old advisory committee to Mayor Thomas Vezzeff seemed most concerned about the scale of the P.A.'s design, revenues to the city and the projected effect of the project on local property values and taxes.

Port Authority spokesmen promised to get the committee

as many answers as possible and asked that the members also seek data from the city's negotiating team.

"Is it too late?" asked chairwoman pro-tem Helen

Manogue, referring to the planning process that is underway 5 years.

"Why?" responded Phil LaRocco, director of economic development for the P.A., noting that the city has a new administration and new waterfront committee. "There's no deal done."

The plan can be reshaped. He added that changes would be in response to arguments "reasonable people" can agree upon.

See PIER A — Page 6.

See WATERFRONT — Page 6.

Representatives of the Port Authority promised last night to keep its Pier A mini-park in Hoboken open daily until dusk.

The key to the park's gate is currently held by the city, said Phil LaRocco, director of economic development, but arrangements will be changed if needed.

Members of the Mayor's Waterfront Advisory Committee

plans always get bigger even though the public has repeatedly said it is too big.

"The scale's too big for this little town," Casulli agreed. "It will overwhelm this city, and it won't be Hoboken anymore."

The answers to those questions, LaRocco said, will have to come in part from the negotiators the city has engaged to deal with the P.A.

Michael Krieger, project manager, added that the agency and the master plan designers are trying to mitigate problems and concerns brought up by the

The middle area would include 1,200 to 1,600 units of housing on city-owned property with one off-street parking space per unit; a public marina, and the beginning of a public park.

The northern end, up to Sixth Street, would involve a research and development center in some way linked to Stevens Institute of Technology. There would also be an overlook park, recreational river basin and possibly an amphitheater.

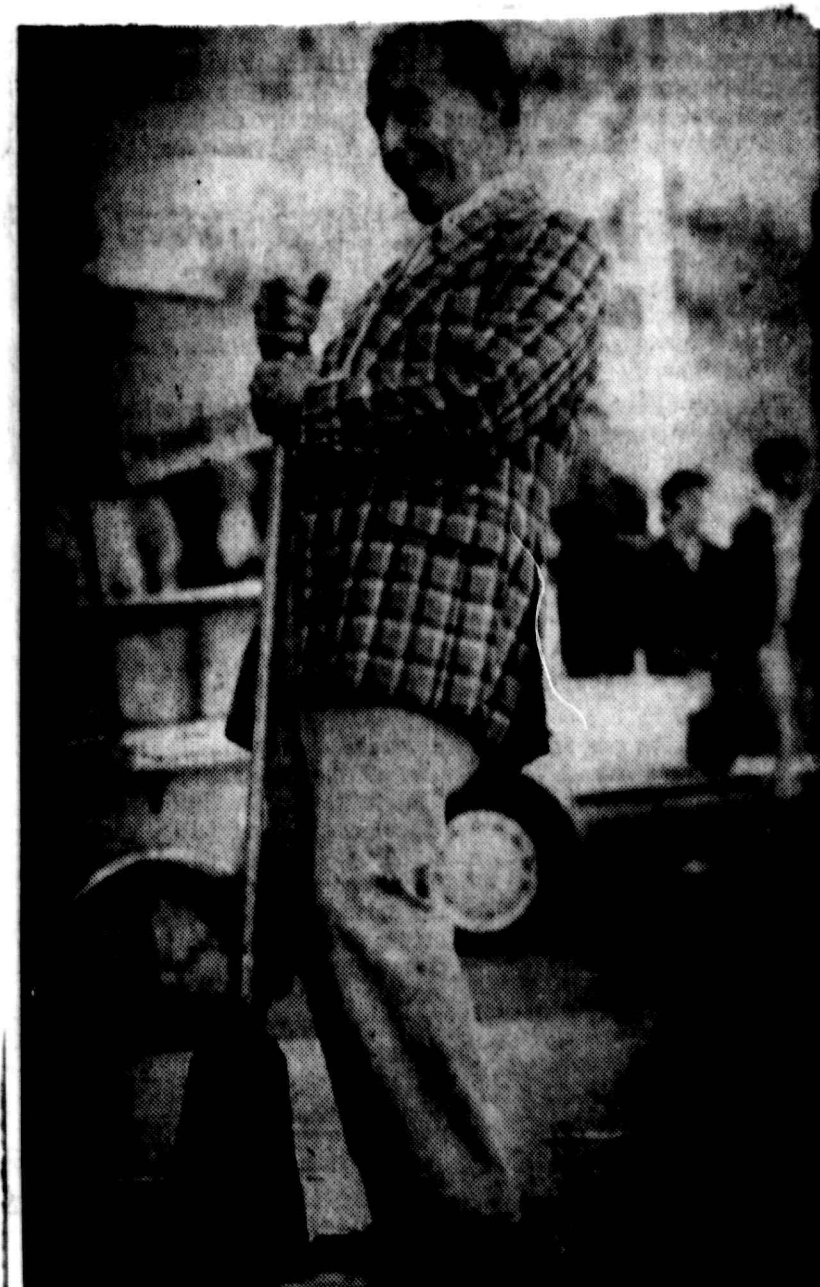
The length of the project would feature a 20-foot-wide pedestrian walkway on the waterfront. It would be raised above boat levels to afford views of the river and Manhattan.

The total public access space in the designs is about 14 acres.

LaRocco and John Donovan, manager of government and community relations in the economic development department, said the scale of the "first-class" project was determined by the need to recoup investment and the need for open waterfront spaces.

"Is the price of 14 acres of open space a 40-story building," asked WAC member Mayme Jurkat, "and where do you step down from there?"

"Does the project have to stay this big?" added Manogue. Patrick Caulfield questioned why updated versions of the



HOBOKEN MAYOR Thomas F. Vezzeff takes up a broom yesterday to launch the city's war against litter.

Vezzeff grabs broom, joins the war on litter

By GAIL FRIEDMAN
Staff Writer

HOBOKEN—Mayor Thomas F. Vezzeff traded in his bullhorn for a broom yesterday and joined the troops in the city's newly declared war against litter.

During the season when the campaign for City Council seats is beginning to heat up, the administration has launched a multiple-front attack on less-than-spacious streets.

The battle plan, as outlined in a news release issued by 6th Ward Councilman Angelo Valente, reads like this:

• Form a Clean City Commission

composed of residents and officials.

• Inventory personnel and equipment of city agencies as a basis for 1986 cleanup funding.

• Start a recycling program with a \$10,000 state grant.

• Assign city employees to see that garbage is picked up according to the municipal contract.

• Mail a litter law information flier to adults, and run a poster and essay contest for schoolchildren.

• Call on the Public Works and Police departments to work together to enforce anti-litter regulations.

Hoboken seniors invited to Radio City Yule show

Hoboken senior citizens are invited to the Radio City Music Hall Christmas Show on Nov. 20, 11 a.m. Buses will leave from the Multi-Service Center, 124 Grand St.

Also, seniors may spend a day in Atlantic City at the Resorts International Casino on Oct. 31. Buses will leave at 10 a.m.

Reservations and tickets for both events are available on a first come-first served basis at the Senior Citizen Center in the Multi-Service building, said Vincent Barbo, director of senior citizen activities. The office is open Monday through Friday, 9 a.m. to 4 p.m.

General Foods to get tax rebate

By Rose Duger

Hoboken will repay some \$25,000 in taxes to General Foods Corp., one of the city's biggest taxpayers. The city council will vote on a resolution authorizing the payment at a meeting Wednesday.

Woodrow Monte, city tax assessor, said the settlement ended a 1984 appeal filed by the corporation for its Maxwell House property at 1101 to 1125 Hudson Street. The appeal protested Hoboken's failure to put a revaluation in place.

A city document revealed that the settlement may have saved the city \$160,000. It estimated that had General Foods won, its assessment might have been reduced by \$1,121,300 and its tax payment by \$185,600.

The settlement provides for a \$150,000 reduction of the assessment and a rebate of \$24,770.77 without interest.

"General Foods' big gripe was that we didn't have a revaluation," Monte explained. "I guaranteed them that an ap-

Knife-wielding trio rob Hoboken man

A Hoboken man was held up at knifepoint on the steps of his Madison Street apartment, according to Hoboken police.

Police said a trio of thieves, one wielding a six-inch knife, threatened Wilfredo Cruzado's life before making off with \$3 and credit cards.

The incident occurred at 4:15 p.m. Thursday as Cruzado returned home from work. The victim told police a co-worker had dropped him off at Third and Madison streets.

The three men began to follow Cruzado down Madison Street and put the knife to his chest as he fumbled for his front door key, police records indicated.

The other thieves searched Cruzado's pockets, discovering his wallet containing the money and personal papers, police said. All three then fled north on Madison Street, according to police.

Cruzado was unharmed. He described the armed thief as a teenage Hispanic of medium build wearing a hooded sweatshirt and khaki pants, police said.

Police listed the others as a thin Hispanic male, about age 20, wearing full camouflage fatigues with a blue cap, and a teenage black, thin, wearing khaki pants and a black shirt.

Noise and dirt hurt Hoboken

In keeping with its policy of presenting all sides of public questions, The Jersey Journal from time to time prints visiting editorials on specific subjects.

Today's editorial is by Jean Forrest, chairwoman of the Hoboken Neighborhood Alliance and an unsuccessful independent candidate earlier this year for the Hoboken City Council.

The opinions of the writer are not necessarily the opinions of this newspaper.

In Hoboken, politicians and the part of the public that follows Byzantine politics in this city tend naturally to focus their attention on what might be considered politically "hot" issues.

Simultaneously, the daily life of residents in the town is riddled with what might be described as "quality of life" issues. Two of the more obvious of these issues are noise and dirt.

We are bombarded and, indeed, insulted daily as individuals and a community with variations on noise and dirt pollution. Of course, some of this comes from the territory of living in a crowded city. However, there are two noise and dirt areas I feel are immediately addressable.

As someone active in community concerns, I receive constant complaints about the noise levels issuing from transistor boxes carried through the streets at full blast all times of the day and night.

Since I sleep in the front of my apartment (kitchen being in the back), I am frequently awakened in the middle of the night by the fearful violence of these sounds.

As a community with high taxes and a significantly increased police force, it is time to make a move on the enforcement of a noise ordinance. If such an ordinance exists, New York City has managed strict enforcement of this law under circumstances of size and density that would appear far more difficult. If we have such an ordinance let the public literally "hear" about it and back it up with clear reprimands and fines.

Another small but significant step forward toward improving the quality of our daily lives would be the enforcement of a pooper-scooper law which is already the case in New York City. I am a dog lover but cringe at the condition of our Hoboken streets from the lack of this minimal regulation, not to mention other sources of daily grime.

Apart from the backup of fines and reprimands, propaganda and education in civic pride is needed in our schools and through our media and public officials to the public at large.

As a community that is trying to protect the interests of its working people, families, poor and elderly we should take pride in even small contributions to improve the daily lives of our residents. Public awareness and education are about 50 percent of the problem. The rhetoric of great promises could do well to start off with some modest steps that could make a visible difference. To everyone's relief, this would not be a cynical issue.

The Hoboken Neighborhood Alliance has spoken before the city council on this issue. We invite you to join with us.

100 days too short to judge Vezzetti



Mayor Tom Vezzetti, shortly after scoring a surprise election victory, lifts an arched sign symbolically indicating a return of City Hall to the people.

By Margaret Schmidt

For some, there is an exciting new hope that things can change. For others there is disappointment and disillusionment.

As the administration of Hoboken Mayor Thomas Vezzetti reached its first milestone yesterday — the 100th day in office — accomplishments and unfulfilled promises were juxtaposed.

To its credit, many agree, the mayor's office has produced a statement on affordable housing, implemented a 60-day ban on the building permits to slow development and displacement, eliminated an office that many considered unnecessary, and produced a chart for streamlining city government.

On the other side, however, two key directors have yet to be appointed, there is a seeming indecision on dealing with the Port Authority regarding waterfront development, there are shouts of unnecessary and possibly unlawful appointments of unqualified people, and major divisions have hit the coalition that elected Vezzetti.

Many complain that only general plans have come forward and specific directions remain outside the administration's grasp.

Seemingly inaction, top administrators counter, is really an attempt at thoroughness and an effort to do what is best for the city rather than for the city's officials.

"People have gotten surprisingly hopeful," said Maureen Singleton, a Hoboken resident and real estate agent. "There's a hopefulness about change, about the possibility of change."

She added that residents can fully take advantage of participation in the democracy rather than feeling under a "one-man rule."

That feeling, said another woman close to Hoboken politics, may be scaring people away from the administration. The weight of responsibility may be uncomfortable, she said, and too different for those accustomed to political patronage to comprehend.

Politics is supreme in some people's mind, she suggested, and governing is secondary.

"I think Tom has the passion and the heart that a mayor has to have," added Singleton.

Similarly, Maurice Fitzgibbons, who opposed Vezzetti's challenge to 12-year Mayor Steve Cappelletto, said he believes in Vezzetti's ideas "ideologically."

Those ideas include an end to displacement through gentrification and the creation of affordable housing, an open government and an end to "Hudson County politics as usual."

"But," Fitzgibbons added, "I don't know if the man is capable of the task."

Vezzetti, 57, an admitted eccentric who acknowledges his shortcomings as an administrator, promises to surround himself with competent people and experts. Together, he says, they will bring the city where the residents want.

His critics, however, say he isn't even doing that. The administration unveiled a new chart for city

government in early July, but few of the changes have occurred.

An ordinance went through the City Council abolishing the Department of Revenue and Finance, and the business administrator was sworn in as public safety director in an effort to consolidate. However, only the director of public works, Peter Alicandri, has been appointed. Reorganization plans await leadership.

Vezzetti has asked the business administrator under Cappelletto, Edwin Chius, to stay on permanently, but as of yesterday, Chius had still not given an answer. He continues as "interim" business administrator and public safety director.

Another key appointment, the director of the Community Development Agency, is expected shortly but apparent in-house fighting over the post has is stalling the appointment.

There is a widespread feeling, although some say it is exaggerated and being used as political tool, that Vezzetti isn't running the city.

Part of the feeling stems from Vezzetti's recent illness which put him in St. Mary Hospital nearly two weeks and left him on a light schedule. The mayor suffered from high blood pressure and an irregular heartbeat.

During his absence, Laurie Fabiano, whom the mayor wanted appointed to a new position which the City Council defeated, acted as intermediary for Vezzetti in day-to-day operations. Appointed Councilman Angelo Valente has also taken a strong role in the administration, and Steve Block, a former member of the Board of Education, was hired without council approval on a per diem basis to complete the housing study.

"I think he's very colorful," one resident said of Vezzetti, "but he's not the mayor." Many in the city feel others do Vezzetti's thinking, he said, adding that he nonetheless welcomes the change and hopes more time will iron out such problems.

Councilman-at-large Robert Ranieri and Council President E. Norman Wilson have voiced concern over the roles of these unelected officials.

Even Councilman-at-large Pat Pasculli, whom many believe was the key to Vezzetti's election, has split with the mayor on the issue.

"I supported Tom Vezzetti for mayor," he said, referring to the other top people in the administration.

"I'm a little disappointed," he added. "I thought there'd be more stability by now."

This seeming lack of stability is what Cappelletto cites as his reason seeking the Third Ward council seat in the upcoming special election.

The public's view of Vezzetti will most likely become evident in that contest since the mayor is supporting candidates in each of the three council races on a "Complete the Victory" theme.

"Hard work, imagination and competence," counters Councilwoman-at-large Helen Cunniff, "represent the qualities that distinguish the Vezzetti administration, and as time passes, the effects of this work will become more obvious as services improve and problems get solved."

Parking director not unanimous choice

The vote to appoint Patrick Caulfield as executive director of the Hoboken Parking Authority was not an unanimous decision, three sources close to the agency have confirmed.

John Goldsmith, attorney for the Parking Authority, however, said the "motion made in the public session was unanimous. Nothing else will show on the public minutes of the meeting."

Five authority commissioners met in executive session before the public portion of the meeting Tuesday. The three sources, in separate interviews, said that only three commissioners had voted for Caulfield's appointment.

They identified the trio as Donald Pellicano, John Muciacia, and Fred Bado. The other two commissioners, Richard England and authority chairman Richard Everson, allegedly abstained from the voting, the sources have charged.

"Originally those two commissioners wanted to appoint an out-of-towner to this key position in the city," one source disclosed.

The source identified the other candidate as Alice Spitzer, currently executive director of the South Orange Parking Authority. A city councilman asked commissioners to select a Hoboken resident for the spot, the source added. — Rose Ruger

Feds postpone OK for Hoboken grant

By Margaret Schmidt

Hoboken's application for a \$537,500 federal Urban Development Action Grant has been held over for the next round of grants, officials said yesterday.

The application was submitted for the Sept. 30 round, but delay in getting permits led to the postponement. The next round starts Nov. 30 with decisions to be announced by Jan. 30.

"The application was held over because all of the necessary permits were not in place,"

said Carmen Valenti, program manager at the Newark office of the federal Department of Housing and Urban Development.

He declined to comment specifically on the application but said that HUD could grant preliminary approval of the grant during the next round, conditional on the city producing all of the necessary documentation.

The procedure is "done all the time," he said.

The UDAG is for a \$10.75

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Continued from Page 1

million office building planned for 2 Hudson Place. The city would lend the money to the developers, the Baker family, and the money would be repaid to the Community Development Agency for use in future Community Development programs.

The UDAG is needed, officials said, so the developers can borrow \$10 million in industrial bonds from the state Economic Development Authority. A UDAG is a requisite for borrowing that amount of money.

Gerald Baker, one of the developers, said the delay in the UDAG procedure won't jeopardize the EDA money and won't harm the project.

He said meetings with HUD representatives in Newark and Washington, D.C., have been favorable and he thinks the city has an "excellent chance" of getting the UDAG.

The UDAG application is held up because the building is planned for the waterfront and the state must approve sewer hookups because of pollution in

the Hudson River.

Baker said he has the permit but it is conditional on the city's making arrangements with the state Department of Environmental Protection for secondary sewage treatment. The city, as are other Hudson County municipalities, is under a mandate to have secondary sewage treatment in place by July, 1988. Baker said he believes the city will have its plan in place by January when the UDAG application comes up.

The city Planning Board, Parking Authority and Historic District Commission have each approved the plans for the eight-story office building.

No other local approvals are necessary.

The City Council has approved an interim sewage plan in case construction is completed before secondary sewage treatment is in place. The interim plan would allow the city to provide a hookup for that building only until secondary treatment facilities are open.

"It's highly unlikely they'll have to do it," Baker said.

Hoboken OKs \$10M project

By Rick Tosches

The Hoboken Planning Board last night granted final site plan approval for the proposed eight-story office complex at 2 Hudson Place, during a meeting which saw several different motions put on the table.

The vote was 6-0, with one abstention.

Final approval was given with the following two conditions: developer Robert Baker

Office complex still needs waterfront permit

must secure a waterfront development permit from the state Department of Environmental Protection and a sanitary sewer permit.

Last week the board delayed approval because Baker, in the board's opinion, had not con-

firmed sewer hook-ups to the project.

Prior to final approval, the board rejected two resolutions: one to rescind last month's final approval and another to confirm last month's board actions. The

latter motion was later approved.

Attorneys for the project asked the board for its approval, claiming they had complied with all requirements except for the DEP's waterfront development permit. Robert Mongello

reminded the board that it voted at its Sept. 4 meeting for final approval and all that was needed was the memorializing resolution.

"What we want is a piece of paper, conditional on obtaining the permits," Gerald Baker, at-

torney and brother of Robert Baker, said. "It simply says what you voted on last month."

Baker said the project could not move without final approval. "Only then are you going to get enough attention to obtain these permits."

Baker has applied for a \$10-million Urban Development Action Grant (UDAG) to fund the project.

See HOBOKEN — Page 20.

Hoboken OKs \$10M project

Continued from Page 1

Meanwhile, board attorney George Pappas told the board that through his error, the board "acted without authority on Sept. 3," by giving approval when Baker had yet to gain state permits.

"You could not vote final approval before they obtain these conditional permits," Pappas said.

The board then entertained a motion to rescind last month's actions, but it could not gain a second.

Then came a motion to confirm the board's previous actions, but it was defeated, 2-0, with five abstentions.

"The problem is that, without a vote on the resolution, if you don't vote on the resolution within 45 days, they (Baker) can get a court order forcing you (the board) to vote consistently with how you voted in September," Pappas said.

"The court is probably going to order you to memorialize the resolution," Pappas said.

The board agreed and voted affirmatively.

Hoboken's Housing Authority has one city councilman too many

By Rose Dager

The Hoboken Housing Authority is violating state law by having two city councilmen serve as commissioners.

The law limits the number of city officials on the authority to one. Hoboken is one over the limit.

First Ward Councilman Anthony Romano and Sixth Ward Councilman Angelo Valente both serve as commissioners on the seven-member panel. The Housing Authority's main task is to manage six city projects, including three for senior citizens.

The controversy, which arose at a recent City Council meeting, stems from Valente's dual roles as councilman and commissioner. The state

Department of Community Affairs appointed the Republican to the authority in the summer of 1984. He replaced Commissioner Enrico Siano.

On July 1, the Hoboken City Council appointed Valente to the Sixth Ward Seat, vacated when Mayor Thom Vezzetti defeated former Mayor Steve Cappelletto in a runoff election.

Romano, who couldn't be reached for comment yesterday, was appointed to the housing authority before Valente.

Valente's appointed council seat is up for reelection Nov. 5, when he will face David Roberts. The incumbent said he has consulted the Department of Community Affairs about the dilemma.

"They advised me to take a

course of action as of November," Valente said. "When I win the council seat I'll step down, unless Mr. Romano does."

The argument will become moot if Valente loses the election.

Roberts consulted the city Law Department yesterday to clarify his opponent's status. "I just want to see it's followed up on. I think it's necessary for him to resign, to abide by the law. I don't want to have to see him removed."

After making an initial study into the matter, the Law Department referred the case to The Housing Authority attorney, James Bosworth. Bosworth refused to comment, saying he would issue his recommendation

to the authority's commissioners.

City attorney Fred Woekener said the Law Department isn't responsible for enforcing the state mandate. Only housing authority commissioners may act upon recommendation by Bosworth.

Housing Authority Executive Director Dominic Gallo couldn't be reached yesterday, although Woekener said Valente's dual role hadn't jeopardized any of the authority's decisions.

"I don't consider this an issue of consequence," he said. "The only way it could come into importance is if Councilman Valente's vote is the deciding one. To my knowledge, that hasn't happened yet."

Hoboken hears sewage problem remedies

By Margaret Schmidt

State and county officials yesterday reviewed pilot programs at the Hoboken sewage treatment plant that could qualify for federal grants to upgrade the facility.

Up to \$33 million is available for North Hudson to upgrade wastewater treatment facilities, officials said. The grants would be announced in September or October 1986.

The funding is from the federal Environmental Protection Agency and channeled through the state Department of Environmental Protection. The

Hudson County Utilities Authority is the only county agency empowered to apply for the funds, and it would channel any grants into the city.

The city, along with other Hudson County municipalities, is under a federal mandate to have secondary sewage treatment in place by July 1988.

It has submitted to the state a plan for privatization of its plant through a 20-year lease/purchase agreement with James A. Federline Inc., Gaithersburg, Md. The plan has three options through which Hoboken's facility could treat sewage from other North

Hudson municipalities.

The HCUA has submitted its own plan for Hoboken and North Hudson.

"We may incorporate their plan into ours," said George W. Crimmins, comptroller of the HCUA.

The use of the Federline program could mean another 20 cents to each dollar of federal funding, Crimmins added, because of the "innovative technology" category in the grants program.

Federline, which would construct the facilities, and its affiliate Ozonics, which has designed the equipment, have

patented processes for secondary sewage and sludge treatment.

Grants for already accepted technology will fund up to 55 percent of construction, Crimmins said. For "innovative technology," however, the grant can fund up to 75 percent of the building. Also, such projects are guaranteed by the federal government; if the technology doesn't work after a certain period of time, the government will pay for 100 percent of the necessary repairs.

The city has already awarded Ozonics a \$500,000-a-year contract for the design,

construction and financing of new sludge processing facilities and the disposal of stabilized sludge.

Ozonics officials Richard Gray and Robert Blythe explained the process, which is currently working in a limited capacity to DEP and HCUA officials yesterday.

Sludge is the solid portion of sewage that settles during processing. Officials questioned the Ozonics representatives on the advantages of the Ozonics Reactor.

They noted that they were speaking in terms of the 29 million gallons of sewage the

Hoboken plant could treat each day if various North Hudson municipalities sent sewage to the facility.

The sludge from the Ozonics process is stabilized, rather than fresh, they said, meaning that odor is greatly reduced, pathogens are killed and the possibility for regrowth of organisms is limited. The sludge could then be used for various purposes including as a final cover on landfill, farm products or fuel pellets. The company is studying gasification of sludge reduced to pellets, which would turn it into electricity to run the plant.

Parking Authority appoints Caulfield executive director

By Rose Dager

The Hoboken Parking Authority has appointed investment banker Patrick Caulfield as its executive director.

Caulfield accepted the post yesterday morning. Authority commissioners announced their unanimous decision at a meeting Tuesday night. He replaces Joseph Hottendorf, who resigned Aug. 2.

The selection ends a two-month search. Twenty-six applicants submitted resumes and nine were interviewed, said Richard Everson, Parking Authority chairman.

A lifelong Hoboken resident, the new executive director said he was "pleased and surprised" by the decision. "Needless to say, I'm very excited, very pleased. Hoboken right now is in a time of change. Parking is such a monstrous problem."

Caulfield is a trust and operations officer for the Portfolio Group in New York. The firm advises clients on investments. He studied business management and English at Fairleigh Dickinson University after attending Hoboken public schools.

He is a member of the Marine View Tenants Association, the Hoboken Neighborhood Alliance, and the board of the Hoboken Evening Industrial School.

Mayor Tom Vezzetti recently appointed Caulfield to the 18-member Mayor's Waterfront Advisory Committee, a position he intends to keep as Parking Authority executive director. "I think that will absolutely be a benefit. With any new development there are parking problems. I think it's good for someone in authority to keep

abreast of what's going on."

A Portfolio Group employee for 20 years, Caulfield plans to assume his new post by Nov. 15. It carries with it a \$30,000 to \$34,000 salary range. Everson declined to disclose Caulfield's salary.

Hottendorf resigned at an annual salary of \$40,000 after holding the post for a decade. Recent reports had linked him to illegally voided parking tickets and investigations were undertaken.

The commissioners had voted on July 8 to suspend Hottendorf without pay beginning Aug. 14, charging him with improper judgment in some cases. They said he wasn't guilty of any crime.

Caulfield had only good things to say about his predecessor, whom he's known since childhood.

"Unfortunately for Joe, many of the plusses weren't focused on," he said. "But I can't comment fully on the situation. I never pass judgment. I believe that he's innocent until proven guilty."

Everson, speaking for the five commissioners, said the selection was based on Caulfield's managerial skills, experience in long-range planning and investments.

"We're delighted he will come aboard," Everson said. "We're looking forward to him digging in and getting the Parking Authority off and running."

Vezzetti was also pleased with the choice of Caulfield, whom he had supported during the selection process. "I want to thank them (the commissioners) for what they've done for Hoboken."

Church door restoration gives Scouts a 2-month job to star rating

By Rose Duger

The front doors of St. Peter and Paul Church are getting a facelift, thanks to a local Boy Scout Troop.

Fourteen members of Boy Scout Troop 146 have worked since August to painstakingly restore the church's center doors which were installed when the structure was built in 1928. The volunteer work fulfills a requirement for the boys to advance in rank from First Class to Star Scout.

"The doors were beautiful anyway," said Scoutmaster Frederick Burgett. "We had a feeling this was worthwhile and one project that would be noticed."

In order to advance in rank, the scouting organization requires boys to complete a community service project at least six hours long. It also suggests the project benefit the troop's chartering organization, in this case St. Peter and Paul Church.

The volunteers divided into two groups, with six restoring the first door and eight the second. They should complete final touches, including varnishing, later this week, according to Burgett.

Rev. George Ligos, pastor of the Hoboken parish, said the doors, constructed of oak with bronze hardware, haven't been restored in more than 10 years.

The delicate work began with boys removing cast bronze hinges one at a time. A series of bronze studs dotting the doors also had to be removed.

Next came a sanding process to remove old varnish and wood that had darkened with age. Boys applied a sealer and restored the hardware before coating the doors with varnish.

"It appears that

something like this was done before," Burgett explained, "but they didn't sand the doors. I knew they would look better if given a good once over."

Most of the boys worked more than the required six hours, with many clocking 12 to 15 hours. Parishioners have already commented on the restoration.

"We're very delighted by the work of the Scout troop," Fr. Ligos said. "They reminded us of something that should be done."

Two sets of unfinished doors flank those the Scouts restored. Burgett hopes that two more groups of boys volunteer to restore them

next spring and fall to complete the work.

The troop was reformed in December, 1983, after disbanding in the late 1980s. Its enrollment boasts 33 boys between ages 11 and 16, although its membership has more than doubled in the last six months.

Burgett became Scoutmaster in March, replacing former Scoutmaster Don Gough, who moved to Old Bridge. The troop can accommodate seven more boys before closing its roll book at 40, according to Burgett.

Troop 146 meets Wednesdays at 7 p.m. in the church basement, Fourth and Hudson streets.



The ornate oak doors of St. Peter and Paul Church are being restored by, in left, Mustaf Demiri, Anthony Santoro, and John DeMelo. All are Scouts with Troop 146, based at the Hoboken church.

Photos by Steve Golecki



Paintstaking work on the doors of St. Peter and Paul Church has taken Scouts more than a month to complete. Here, volunteers, from left, Dominic Busnelli, Mario Scialapone, and Enver Demiri install bronze studs that had been removed to sand the doors.

Harassing phone calls irk council candidate

By Margaret Schmidt

A Hoboken candidate for City Council is blaming politics for recent harassing phone calls received by his family.

David Roberts, running for the Sixth Ward seat in the Nov. 5 contest, said yesterday that his wife, Anna Marie, received obscene phone calls at work yesterday and his sister, Annette, received one when someone called for Anna Marie.

"Is this necessary and is this part of the territory when

you become a candidate?" the first-time candidate asked. "If these tactics continue, I don't know what action I can take."

Roberts also complained that Mayor Thomas Vezzetti has used his bullhorn to call him a "scoundrel" in front of Roberts' Hoboken Daily News store and that there have been reports of unauthorized persons — ostensibly campaigning for him — using strongarm tactics to turn voters away from Roberts.

Vezzetti denied yesterday that he called Robert names

with his bullhorn. He conceded that he had campaigned against him in front of the store. He, however, said he recalls saying, "David, I love you, but you're not going to win."

Roberts said he doesn't believe his opponent, Vezzetti supporter Angelo Valente, is behind such tactics or even aware of them.

"Angelo and I both have very good reputations," he said. "I really feel that Angelo doesn't know of these activities. That's my gut and personal feeling."

Valente could not be reached for comment yesterday.

Roberts said that, if Valente or other top campaigners had an inkling of who is behind the tactics, perhaps they will stop.

He said he is unaware of anyone supporting him who would use the tactics to put Valente, an appointed councilman, in a bad light.

"These kinds of things are for the birds," Roberts said. "I can't wait until these three weeks are over."

Vezzetti playing the zone

By Margaret Schmidt

Hoboken Mayor Thomas Vezzetti has apparently orchestrated a shift in the city's Zoning Board, an autonomous agency that has approval power over much of the real estate development in Hoboken.

Vezzetti has two appointments pending before the City Council after Commissioner Timothy Calligy resigned last week.

Vezzetti has appointed board

alternate Marie Versaci — who votes when one of the commissioners is absent — a full commissioner. He has selected Tom Newman, who attends many Zoning Board hearings and speaks on proposals, to replace Versaci.

The City Council must approve the appointments. The council's next meeting is Wednesday at 8 p.m.

Calligy, a board commissioner for 10 years, cited disagreements with the others on

the board in his letter of resignation. He said he believes there is a "general disregard" for the city master plan at the board which has led to unchecked development.

He stopped attending Zoning Board meetings in December, he said, calling his absence a "protest" for the lack of compassionate zoning.

He considered himself a "minority member" and felt he

couldn't make a difference on the board, he added.

Vezzetti and other sources have said the mayor asked Calligy to resign so he could make an appointment to the important board. The mayor has also expressed dissatisfaction with the number of variances the board has approved. The current members were appointed during the term of former Mayor Steve Cappiello.

He said he hopes Newman will accept the appointment and the council will approve it because he believes Newman will take an initiative on the board.

Frank Camerone, board chairman, and other commissioners have consistently rejected criticism of their actions. They have said they do their jobs, deciding each case on its merits and being fair in their judgments.

"That's full of soup," Camerone said in response to the latest criticisms.

Bullhorn and broom still Vezzetti tools

By GAIL FRIEDMAN Staff Writer

HOBOKEN—It had been a trying day.

A line of 30 people looking for apartments had greeted Mayor-elect Thomas F. Vezzetti when he arrived at his Washington Street campaign headquarters that morning, less than a week after his June 11 upset victory over incumbent Steve Cappiello.

He had taken on a bodyguard, he said, to protect him from political opponents. "They want to beat me up. I'm gonna get bumped off. Certain people don't like Tom Vezzetti."

Still, the style that put Vezzetti in the mayor's seat shone through that day. "I've emancipated with my bullhorn, now I'll clean sweep with my broom," Vezzetti said, referring to the two tools of political theater he had used in his campaign.

This week, 100 days after he took office, Vezzetti again was out on the streets with a broom, urging merchants to tidy up their storefronts and otherwise inaugurating a citywide cleanup drive.

Although the timing of the drive comes as the Vezzetti ticket braces for contested Nov. 5 council races in three wards, a source in his camp maintains the incident illustrates an essential truth about the man. "He believes the streets are dirty. He's the mayor; he's ultimately responsible."

The maverick 2nd Ward councilman, 37, one-time proprietor of a hotel catering to the down-and-out, rode into office on a wave swelled by votes from tenants and minorities who felt they had been bypassed by the city's real estate revival.

Vezzetti, a Democrat, also has said he owes his election in part to Republican help in initiating a probe into allegedly fraudulent absentee ballots. He returned the favor by endorsing GOP Gov. Thomas H. Kean, a move that ruffled the feathers of the entrenched city Democratic establishment.

Launched by the cry, "They're driving us out of Hoboken," the Vezzetti reform platform promised to bring in more affordable housing, improve the schools, streamline government and banish the political patronage system.

But more than three months after taking over, Vezzetti has not successfully completed the transition from insurgent to insider needed to carry out his will, observers say.

The reasons are rooted in matters of style and substance, and perhaps in events.

While the mayor has gone out to sweep the streets, the proverbial new broom never reached the corridors of City Hall.

"We came on as politically naive wimps," said one administration source.

"We've been too soft on the opposition, according to the rules in terms of punishing our enemies and rewarding our friends," said Joseph DellaFave, the 2nd Ward councilman now running to keep the seat to which he was appointed by Vezzetti. "Sometimes good government and good politics don't mix, and we went the way of good government."

The administration briefly won — and then lost — control of the City Council.

The honeymoon began July 2 when Mary Francone, a councilwoman who had been allied

with Cappiello, voted with the Vezzetti forces. Her swing vote gave council seats to two Vezzetti choices: The seat formerly held by the mayor went to Della Fave, and Angelo Valente was appointed to the 6th Ward seat left vacant by Patrick Pasculli, who had won a councilman-at-large slot running on the Vezzetti ticket.

The marriage went on the rocks about a month later, when Pasculli broke ranks over the issue of creating a \$38,000 executive assistant's job for Laurie Fabiano. Currently a mayoral aide, Fabiano served as Vezzetti's spokesman during his two-week hospitalization for a heart ailment in mid-July.

The illness opened the way for Fabiano to become the lightning rod in a controversy that has dogged Vezzetti since the campaign — whether it is he or those around him who are calling the shots.

Political foes paint a picture of a figurehead mayor under the sway of inexperienced, power-hungry advisers.

Vezzetti had this to say on the subject: "It's my decision, but I want to have input from all facets. In this sense, I like to delegate authority to people who can help me do a better job... I trust people who are giving me their point of view if it intertwines into my philosophy."

But Vezzetti's lack of a solid majority on the council remains the major roadblock to consolidation of power, and each side blames the other for this state of affairs.

"It's time to get on with the business of the city and quit fighting the past administration," said a council source. "It's almost like Don Quixote attacking windmills."

The approval of the Adams Street project will allow owners

Council President E. Norman Wilson Jr. faults Vezzetti for foot-dragging in appointing directors and developing programs.

Administration sources refer to the "obstructionist" bloc on the council. They say they are making progress toward dealing with problems dumped in their lap by their predecessor, and are seeking input from a broad segment of the public before taking action.

Vezzetti has in fact delivered on his key campaign pledge to come up with an affordable housing plan.

But, like other administration initiatives, the ambitious project — which already has triggered debate on its methods and practicality — will need a council consensus to move forward.

And the balance of power there is up for grabs at the polls in November. Two administration appointees are vying to stay in office, and an unforeseen race opened up in the 3rd Ward, where Vezzetti ally Santo Milici is running against Cappiello. Cappiello became a candidate for the seat he had held for a decade upon the sudden resignation of Salvatore Camelli in early September.

A referendum question, which effectively would give Vezzetti control of the appointed Board of Education by adding two seats, also is up for a vote. But the opposition has countered by collecting enough signatures to put a question calling for an elected board on the same ballot.

One hundred days after taking office, Vezzetti is back on the streets where he started, bringing his bullhorn-amplified message to the voters. On the tough political turf of Hoboken, winning election is one thing, and governing, another.



Dispatch File Photo by Gary Higgins
HOBOKEN MAYOR Thomas F. Vezzetti walks along a city street with his famous bullhorn.

Caufield heads parking unit

By GAIL FRIEDMAN Staff Writer

HOBOKEN—A member of Mayor Thomas F. Vezzetti's transition team, banker Patrick Caufield, has been named director of the Hoboken Parking Authority.

Caufield replaces Joseph Hottendorf, who resigned Aug. 2. Hottendorf stepped down after the authority moved to suspend him for two weeks without pay for mishandling parking tickets he and a friend received.

Caufield, 40, a trust and operations officer for the Portfolio Group, a New York investment banking firm, was appointed by a unanimous vote of the authority board Tuesday

night. Chairman Richard Eversen said Caufield was chosen from a field of 26 applicants largely on the strength of his managerial experience.

He said Caufield's salary will be \$34,000. Hottendorf, who had held the post for 10 years, was paid \$40,000.

Caufield, who is scheduled to take over by Nov. 15, said he will turn over his attention first to ways to relieve the parking crunch. Long-range planning and efforts to bring more parking spaces to the northern part of the city are among the matters that have been on hold since Hottendorf's departure. Eversen said.

The authority determined Hot-

tendorf had done nothing illegal in asking the Municipal Court to void tickets issued when he and a friend parked in spaces set aside improperly as no-parking zones. But the city has asked the Hudson County Prosecutor's Office to investigate the matter.

Caufield, a recent Vezzetti appointee to the Waterfront Advisory Committee, sits on the board of the Hoboken Evening Industrial School and is a member of the Republican State Committee.

The administration is seeking to add two more appointed commissioners to the authority's five-member board, but the City Council has shelved the proposed ordinance.

Ranieri wins zoning gripe

The Hoboken Zoning Board of Adjustment has denied a proposal for a development at 131-133 Washington St. and approved one at 419 Adams St.

Commissioners voting against the Washington Street project at the board meeting on Thursday didn't specify their reasons, said Frank Camerone, chairman. He noted, however, that brothers Robert and Rudolph Ranieri, who run Ranieri's furniture store at 129 Washington St., objected. Robert Ranieri is a city councilman-at-large and a state assemblyman.

The approval of the Adams Street project will allow owners

to expand their ground level store and add three housing units above the extension, Camerone said. The owners provided off-street parking for the new units.

City to found civil panel to clean its dirty streets

It'll be a clean sweep in Hoboken when a proposed seven-point plan to clean the city's streets takes effect later this year.

Sponsored by Sixth Ward Councilman Aengelo Valente, the plan includes formation of a Hoboken Clean City Commission staffed by community leaders and business owners and charged with making it work.

Valente said he's been working on the program for more than a month, after the council brought up its "concern for cleaner Hoboken streets."

"We've spoken to numerous people on Washington Street," he said. "We're aware of how serious this is, and we need the cooperation of the people of Hoboken."

Citizens who refuse to cooperate will be slapped with fines after a grace period of several weeks. The plan calls for a city-wide mailing informing residents of the litter and pooper-scooper ordinances already in effect.

It also includes an educational program, with a poster and essay contest in the city schools, an assessment of personnel and equipment involved in various city agencies involved with the cleanup, and enforcement by police and public works personnel.

City Business Administrator Edwin Chius said a recycling program will also boost the plan. The city recently received a grant for \$10,800 from the state Department of Energy for recycling.

"The grant came with no strings attached," Chius said. "It's our commitment in Hoboken to use it for recycling."

Mayor Tom Vezzetti yesterday kicked off the plan for cleaner streets by sweeping Washington Street himself, alerting store owners about litter and holes in garbage cans.

Valente said his plan should be in full swing in two months and will continue through 1988. David Roberts, who will be vying with Valente for the Sixth Ward council seat, said it was an excellent idea. He said, however, that the timing of the announcement was politically suspect.

"Indeed, the streets are dirty and they need to be cleaned," Roberts said. "It should have been done six months ago not just three weeks before the election."

Roberts said he would encourage any effort to clean the streets because he is a homeowner and businessman.

"It seems it takes elections to get people to move on things that should be done," Roberts said. "Maybe we should have an election every two months."

Rose Duger



Fire safety program

Hoboken Fire Captain Mike Lisa, left, and Deputy Chief Eugene Failla discuss fire safety with Key Sanchez and Diane Gitman at St. Mary Hospital in Hoboken. The program, sponsored by the hospital and the United Child Services of Hoboken, featured Sesame Street characters Bert and Ernie who helped children remember safety rules.



Photo by Victor Onghingro
THESE YOUNGSTERS are hanging on — onto the rope that keeps them together on a local field trip. They are students of the Stevens Cooperative Pre-School on Castle Point Terrace in Hoboken.

Academy of the Sacred Heart — Walk-a-thon scheduled; Peer Counseling set

(Items in this column were contributed by Laina Tattell, Tara Goldsack, Serafina Cato, Farah Aili, Annie Diamante and Lee Ann Malfetti; Sister Grace Anthony, moderator.)

ASH WALK-A-THON: A Walk-a-thon will take place Friday. It will begin at the Academy of the Sacred Heart and continue until the five-mile destination is reached. The reason for this Walk-a-thon is to foster school spirit, as well as to finance new cafeteria tables. Every student is striving to do her best to reach the quota, in order to be eligible for a prize. The class that reaches its goal will receive a day off. The students are highly motivated about this event.

LEADERSHIP TRAINING RETREAT: This year the academy is trying something new — a student-to-student Peer Counseling program, which involves seniors who take time during their school day to counsel freshmen. The selected students are: Kelly Byrne, Sandy Calderone, Shiriane Cardella, Paulette De Gage, Lisa Dortch, Gina Drayton, Tara Goldsack, Sobelda Hernandez, Maria Hirujo, Jill Jarvis, Ana Maria Martinez and Patty Neil.

Recently, these senior counselors, with Sister Julie Scanlon, moderator, Mr. John Uriarte, and Miss Ketrin Saud set out for Maris Stella, Long Beach Island. This was a retreat, as well as a leadership workshop. The seniors learned how to better relate with their peers.

YEARBOOK DRIVE: The Yearbook drive was recently completed and reached its quota. Family, friends and businesses contributed to its success.

With the help of Moderator Joseph McLaughlin and the staff — Editor Tara Goldsack, co-editors Ana Maria Martinez and Jill Jarvis, and business manager Dana Trapani — the 1986 yearbook should be a winner.

PERFORMING ARTS CLUB: The Performing Arts Club combines music, drama and art, and meets several days a week, after school, for an hour. Mrs. Grace Ann Brean is the moderator. The club plans the music for school ceremonies and school liturgies.

SPORTS NEWS: The 1985 volleyball team has begun practicing and the team roster has been posted on the board outside the coach's office. Making the team once again are the senior co-captains Patricia Neil and Maggie Vermeil, seniors Lucy Mezzina and Renata Vlach, and junior Lee Ann Malfetti. There are seven new members: senior Lisa Dortch, juniors Eleanora Centrone, Michelle Feliz, Gianna Sardella, Joan Cunningham and Annmarie Hughes, and freshman Melissa DeMarco. Miss Claire McMahon is the coach. The girls hope to make this a winning season!

Vezzetti names ed board picks

By GAIL FRIEDMAN
Staff Writer

HOBOKEN—Mayor Thomas F. Vezzetti yesterday named his five choices for the Board of Education seats he hopes to be able to fill in April.

They are Lourdes Arroyo, the city rent control administrator; Steve Block, a former mayoral aide who recently has accepted an urban curriculum specialist's post with the state Department of Education; Gerry Costa, a psychologist at Christ Hospital in Jersey City; Carlos Perez, a psychologist at William Paterson College in Wayne; and Joe Rafter, a New York City public school teacher who has taken a sabbatical to complete work on a doctoral degree.

Two — Arroyo and Block — have children enrolled in the city schools.

On Nov. 5, city voters will be faced with competing referendums on the school board. The one backed by Vezzetti would add two seats to a seven-member appointed board, giving him a voting bloc on the body by April, when the terms of three trustees expire. The other, favored by his political opposition, calls for an elected board.

During an afternoon news conference, Vezzetti and several of the prospective trustees lashed out at what they called the patronage politics and lack of concern for educational quality shown by the current board, appointed by former Mayor Steve Cappelletto.

Most of the candidates voiced approval for an expanded bilingual education program and said they would run if the voters opt for an elected board.

City grants home approval

The Hoboken Historic District Commission has granted conceptual approval for a three-story home to be built on Court Street.

Proposed by Shirley and Tony Pachotekarn, the structure will stand on a lot behind 113 Washington St. Plans call for two stories to rest over a parking garage, according to commissioner Claire Walter.

In other business, the commission denied a request by Washington Associates to place two more floors over the one-story Hoboken Parking Authority building at 117-119 Washington Street.

Commissioners also denied approval to Rite Aid Corporation for a material scheduled to be used as a sign backdrop, according to Walter. Rite Aid had received approval for everything but the sign for its new site on Washington Street at a prior meeting.

Commissioners approved a bid by the Brass Rail at 135 Washington St. to replace an awning canvas, install a new glass door, and paint the storefront's trim.

Vezzetti picks Coleman for development agency

By Rose Duger

Mayor Tom Vezzetti has appointed transition team member Michael Coleman as interim director of the Hoboken Community Development Agency.

Coleman, 53, agreed to accept the office yesterday when the city's top two selections turned down the post. His term begins immediately and will continue for between four and six months, Vezzetti announced.

Continued from Page 1

Problem now. With the decision of the two leading candidates not to take the position, to spend another month or two finding a director would have been unfortunate.

The eight-member City Council must approve the appointment. Vezzetti supporters on the council hope to have a resolution placed on tonight's agenda but the timing of the mayor's announcement may mean that the item is put off until the next council meeting, Nov. 6. Council members received a letter from the mayor just before last night's caucus.

There is also a question of whether Vezzetti has enough support on the council to adopt the resolution. Sources said the Coleman appointment might be defeated in a 4-to-4 tie.

Several weeks ago Vezzetti announced that he had narrowed down his choice to two can-

didates: Steve Block, a Vezzetti advisor on affordable housing, and John Palmieri, a development official from Providence, R.I.

Vezzetti said Palmieri turned down the offer because of his "financial situation." Block, who attended the press conference, recently accepted a post with the state Department of Education.

Coleman is familiar with day-to-day operations at the CDA, having served as director for nine years under former Mayors Louis DePascale and Steve Cappelletto. He said he resigned because "I didn't think it should be a permanent position for anyone."

He directed the city's Model Cities Program through 1975, when it was merged with the CDA.

Now a member of the Mayor's Waterfront Advisory Committee, he is on the board of directors of the Hudson School.

Coleman now directs his own financial planning business, Michael Coleman Associates. It has assisted more than 50 municipalities and urban counties to obtain federal, state, and private grants.

He holds a bachelor's de-

gree in economics from St. Thomas College in St. Paul, Minn., and a master's in personnel administration and industrial relations from the University of Minnesota.

Coleman said his first priority as director is to reorganize the CDA under a mandate by Vezzetti. After assessing the agency's strengths and weaknesses, he may supplement the staff with additional employees.

"I don't know about the size, but I hope to expand the scope of the agency," Coleman said. "It's not necessary to have a large agency, but it should have a big impact."

"It doesn't require a whole lot of reorganization. My idea is to build around the staff rather than adopt a policy to clean house."

Officials said Fred Bado, current CDA director, agreed to step down "in several weeks" when notified of Vezzetti's decision.

Bado, however, said there was no discussion yesterday of plans for him to step down.

"Legally," he added, "I am there until a new director is appointed and approved by the City Council."

Bado, who was notified of

at a news conference late yesterday afternoon.

Chairman of the CDA transition team, Coleman had been charged with advising Vezzetti on the selection of the new director. His resume was not among the 25 original applicants, officials said.

"Tom (Vezzetti) originally asked me the day after he took office, but I said no," Coleman said. "Time is becoming a

See VEZZETTI — Page 18.

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Cucci has grip, Vezzetti's slips

After 100 days in office, Jersey City Mayor Anthony Cucci still has the political situation well in hand while Hoboken Mayor Thomas Vezzetti may be on the verge of losing his grip.

Vezzetti faces the probability of having a majority of City Council members opposed to him after next month's special election. There is even the chance that only one of the nine members will be totally aligned with him.

Cucci still has the allegiance of the eight council members who were elected on his slate. There has been some stress on the seams of their coalition, but no splits. And even if one or two council members break away, Cucci should command the loyalty of a majority for some time to come.

Vezzetti has already lost Councilman Pat Pasculli as an ally. Pasculli's alliance with Vezzetti, when the latter was also a councilman, might have done more than anything else to give the mayor political credibility. Pasculli said he

Political whirl

By Peter Weiss



wants to remain friendly with Vezzetti, even if not politically aligned, but if the mayor keeps attacking the councilman's relatives because they don't support the mayor's choices for council, it could become a full-blown feud.

There's also former Mayor Steve Cappelletto's bid for a council seat. Most observers feel Cappelletto will win. If he does, the swing votes on the council which have enabled Vezzetti to get a majority on some issues may become solidly anti-administration. Vezzetti currently enjoys the steady support of three council members, plus the independents who sometimes vote with him. Two of those pro-Vezzetti members, both of whom were appointed to vacancies rather than elected, are seeking election. If all goes wrong for the mayor and they lose, he will be left with only Councilwoman Helen Cunningham on his side. Even the mayor's last resort, his veto power, could be nullified in Hoboken.

One political problem Cucci and Vezzetti have in common is the retention of opponents in key positions in city government. Appointees of the previous administrations in each city dominate autonomous agencies and boards whose patronage can be a haven for opposition forces. Cucci and Vezzetti have been able to deal for the support of some of those appointees and convince others to quit, but there is still sizable opposition in those agencies. In Vezzetti's case, that opposition is likely to solidify if he loses control of the City Council, since many of the appointments require council approval.

Cucci doesn't face the problem of a hostile council, so he has the luxury of waiting until appointments made by the previous administration expire. Then he can name his own supporters to the vacancies.

However, the Jersey City administration is still riddled with architects of the vicious campaign against Cucci in management positions. Some may easily adapt to the Cucci Coalition philosophy, but others could form a fifth column for four years.

Cucci has, at least, gained control of the Jersey City Board of Education and the Redevelopment Agency, the two most important autonomous agencies. Vezzetti has control of neither his city's school board nor its Community Development Agency.

On the county and state levels, Cucci has stuck with the Democrats while Vezzetti has cast his lot with the Republicans.

It's much more of a gamble for Vezzetti. Even with the current downturn in the party's fortunes, Hudson is still predominantly Democratic and Jersey City and Hoboken were the only two municipalities to withstand the Reagan landslide last year.

Vezzetti is putting his popularity on the line especially by his vehement opposition to Democratic Assemblyman Robert Ranieri, who is also a City Council member. If Ranieri does really well in the Hoboken part of the 33rd District, it could be a forerunner of the 1989 mayoral contest.

Or, it could be the impetus — combined with a Cappelletto win in the council election — of a recall attempt.

Clearly, Vezzetti has much more riding on next month's elections than does Cucci. In fact, the Jersey City mayor has almost nothing to lose if there is a Republican sweep. None of the Democratic assemblymen from Jersey City supported him, and it's quite likely he won't support them in the next primary. As long as the majority of the City Council is on his side, Cucci doesn't have to win anything next month to maintain his leadership, while Vezzetti can't afford to lose.

Waterfront panel picks officers for future planning

By Rose Duger

The Hoboken Mayor's Waterfront Advisory Committee has elected a vice chairman and set up three subcommittees.

Mayme Jurkat was elected vice chairman Monday. Director of Municipal Studies at Stevens Institute of Technology, she is a member of the Governor's Waterfront Advisory Committee. She also served on the WAC during former Mayor Steve Cappelletto's tenure.

Thirteen of the 18 members selected by Mayor Tom Vezzetti volunteered to staff three new subcommittees, according to chairwoman pro-tem Helen Manogue.

The groups will meet independently of the WAC to specialize in cost/benefits of development, infrastructure, and regional impact, Manogue said.

The WAC will hold a special meeting tomorrow night with Planning Board consultant Ralph Seligman. Seligman will present ideas for a new master plan for development in the city.

"We're interested in the master plan, especially via the waterfront," Manogue said. "We'd also like to discuss with

him how we can better interrelate with other city agencies like the Planning Board."

Orb Management of New York is scheduled to present tentative plans for development of the Hoboken Shipyards at the WAC's next regular meeting Monday.

Barnet Liberman and Winthrop Chamberlin of Manhattan and Gotham Organization Inc., a New York contracting firm, purchased the 45-acre tract earlier this year for a reported \$13.2 million. They are partners in Orb Management.

Braswell Shipyards of Charleston, S.C., which had owned the property, filed for bankruptcy under Chapter 11 proceedings.

Preliminary site proposals call for 1,600 low-rise housing units, four 30-story towers, a recreational pier, marina, and a public-access waterfront park. It may also contain small grocery and convenience stores.

Manhattan-based architect Richard Blinder drew up the preliminary site plans.

Both WAC meetings will begin at 7:30 p.m. at the Multi-Service Center, 124 Grand St.

Coleman back at Hoboken CDA

By GAIL FRIEDMAN
Staff Writer

HOBOKEN—The man who piloted the Community Development Agency in its earliest days has been tapped to take over the helm for the next few months.

Mayor Thomas F. Vezzetti yesterday announced his choice of Michael Coleman as temporary director of the agency. Coleman, 50, headed the agency from 1980 to 1975 as it evolved from a Model Cities program into its current form.

Coleman is to take a leave of absence from his Hoboken consulting firm, Michael Coleman Associates, while serving as CDA director for a period of four to six

months.

Subject to the nomination's approval by the City Council, Coleman will replace Fred Bado, an appointee of former Mayor Steve Cappelletto.

At last night's council caucus, President E. Norman Wilson Jr. ruled that the last-minute resolution appointing Coleman had not been submitted in time to be decided tonight. The council may, however, override the ruling and put the nomination to a vote.

In naming Coleman, Vezzetti said the two previously announced finalists for the post had turned it down. They are Steven Block, who devised the city's affordable hous-

ing plan, and John Palmieri, an associate planning and development director for the city of Providence, R.I.

Block, who attended the City Hall news conference at which the appointment was disclosed, said he had accepted an urban education specialist's job with the state Department of Education. He said he has "unequivocally" taken his name out of the running for the directorship.

Palmieri, the son of a former city councilman, said he had decided against taking the job, for family reasons, after a meeting Sunday with Vezzetti.

The mayor said he decided to appoint a temporary director of the agency — which is targeted for reorganization — because he did not want to delay the decision further.

Coleman was the chairman of the search committee that screened 11 applicants for the job. He said he may stay on as a member of the committee — but not as chairman — while it continues to look for a permanent director. Both previous applicants and now ones could be considered, he said.

The post carries a yearly salary of at least \$35,000, Coleman said. Bado, who has been director for nine years, is paid \$60,000.

State helps play Pied Piper in Hoboken

By Rose Duger

Hoboken health officers, spurred by recommendations by state health officials, yesterday drafted an emergency plan to rid the city of rats.

Two advisors from the state Department of Health toured Hoboken with health officer Patricia Mitten Wednesday before issuing a series of tips. Mitten drafted her proposal and delivered it to Public Works Director Peter Alicandri yesterday.

Pied Piper
Continued from Page 1

broom, he methodically swept the area and notified merchants about faulty trash containers.

Health officers have issued summonses to landlords who have failed to clean up refuse-strewn lots, Mitten said.

City officials have named the hardest hit areas as Madison Street between Eighth and Ninth streets, and Hudson Street between Third and Fourth streets. Illegal dumping under the 14th Street viaduct has also bred a rat population.

Cleanups have been slow so far to allow rat poison to take effect before the "residents" are displaced.

"In lots like the one on Fourth Street, we have to bait the area first," Mitten said. "Then we wait a reasonable length of time before cleaning."

The three-point plan includes toughening up enforcement of garbage disposal and launching mini-surveys of rodent-infested areas.

"We asked the state to come in and help," Mitten said. "I'd like this to be done as soon as possible. In fact, I've recommended it be started on an emergency basis."

State officials suggested that local health officers handle each rodent-sighting individually, visiting the spots and survey-

ing each area. Baiting would be done when necessary.

The city health department hired a new first-grade sanitary inspector, Peter Vecchio, to handle rat complaints. He started training yesterday. That brings the staff, in addition to Mitten, to two sanitary inspectors and three public health inspectors, one full-time and two part-time.

Other state recommendations include enforcing an ordinance that requires lids on garbage pails, and installing sturdier garbage disposal units



Guitarist Linda Rush, left, and director and puppeteer Marion Zaccaria breathe life into an important message — into their puppet friends. Their troupe, Tales a la Puppetry, will present a safety program for children Saturday at the Hoboken Public Library.

Puppets have warning for kids

A troupe of nine empty-headed softies is coming to Hoboken Saturday to deliver an important message to local children: don't talk to strangers. Tales a la Puppetry will present its program of the same name at the Hoboken Public Library at 11 a.m. and again on Wednesday at 10 a.m.

With a cast of nine puppets, two narrators offer safety tips to safeguard against child molestation and abduction. Marion Zaccaria, director of the Bloomfield-based group, is puppeteer for the Don't Talk to Strangers show. "We felt many adults don't know how to approach a child about this

problem. When we use a puppet, it softens the message." Zaccaria formed Tales a la Puppetry in 1974. Since then it has appeared at 7,000 schools, libraries, and museums in New Jersey. The current program has been performed since January, with guitarist Linda Rush joining Zaccaria. The pair did several months' research pouring over articles and books in libraries. They also interviewed experts from missing children's bureaus and support groups for parents of missing children. Among the five safety tips they explain step by step through

songs, stories, and poetry are:

- Don't talk to strangers
- How to protect yourself
- Communicating between parents and children
- What to do if lost in a mall
- How to use the telephone

Repetition in the amusing program helps children retain three through eight to retain what they've learned. "They find it fun and remember it extremely well," Zaccaria said. "We performed at a West Orange school last spring. Months later one of the kids came up to me and reeled off the safety rules." The troupe forwards color-

Fete will aid church repair

A restoration ball to finance renovations of All Saints Episcopal parish will be held Nov. 2 at the Hoboken Train Terminal waiting room. The fifth annual event will feature a buffet, prizes, and big band music by Lester Lanin.

parish is the Church of the Holy Innocents, a national landmark located at Sixth Street and Willow Avenue. Restoration of Trinity Church at Seventh and Washington Streets is underway. Designed by 19th-century architect Richard Upjohn, it is

the home of the new All Saints Episcopal Day School. Brooke Wilford and Jane Trombley are co-chairmen of the black tie affair. "We started receiving calls requesting invitations in June," said Trombley. For more information, call Brooke Wilford at 420-1270.

Vezzetti bloc stages walkout

By Rick Teaches

Claiming "political obstruction" and "juvenile tactics," the three newest members of the Hoboken City Council — all with allegiance to Mayor Tom Vezzetti — last night stormed from council chambers after a vote on appointing a new Community Development Agency director failed.

The quick exit of Councilwoman Helen Cunniff and Councilmen Anthony Valente

and Joseph Della Fave came immediately following a failed attempt by the trio to place the matter on last night's agenda.

Valente was the sponsor of a resolution naming former CDA Director Michael Coleman to his post. The 53-year-old Coleman had served as director from 1967 to 1976 under former Mayors Louis DePascale and Steve Cappiello.

Vezzetti had appointed Coleman yesterday to replace

Council session ends on Coleman dispute

CDA Director Fred Bado. The council must ratify the mayor's action.

Using his powers as council president, E. Norman Wilson denied Valente's attempt

to place the appointment on the agenda, ruling it was "not in order" and advised the council to proceed with its regular order of business.

"It (the appointment) came

down last night (during the council caucus)," Wilson said. "It was the first time I had knowledge of it."

The vote to place the matter on the agenda failed, 4-4. Cunniff, Valente, Della Fave and Councilwoman Mary Francone supported the motion, while Councilmen Robert Ranieri, Anthony Romano, Wilson and Pat Pasculli, a former Vezzetti supporter, voted against.

After debating for sometime

what the actual motion on the floor was, Ranieri suggested the council move on to other business.

During Tuesday's caucus, the council requested Vezzetti to appear at last night's meeting and give his reasons for pointing Coleman. Vezzetti was absent from last night's session.

Pasculli, who ran for a council-at-large post in the June

Elected board in Hoboken? No!

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

There will be two conflicting questions on the ballot in November concerning the Hoboken Board of Education.

One question asks whether or not the voter favors an elected board of education rather than the present appointed system.

In fact, the concept of an elected board was tried for several years in Hoboken and proved to be a colossal failure. However, we are, once again, asking to return to this defective and impractical form of selecting our school board.

The anti-administration proponents of this discredited system know full well that the elected school board did not and will not produce any positive results. Nevertheless, the losers in last spring's municipal election continue to try and sell this proposal, which was clearly rejected by the voters.

The real question on the ballot in November does not concern an elected board vs. appointed board at all, but asks whether the electorate will permit a few political "die-hards" to engage in political vendetta.

The other public question suggests, by implication, that the voters wish to keep the appointed system, and asks whether or not the voter favors increasing the number of trustees from seven to nine.

It would seem that the "new" administration believes that more is better especially in the context of political power.

While I certainly agree that something must be done to improve the quality of education in Hoboken, I do not believe that education or the student body will be best served by any expansion of the present board. Since the mayor has no viable plan for achieving a thorough and efficient education in Hoboken, such a transparent power-play should be rejected by the voters.

Permit me to make a final observation concerning these important public issues. The local governing body and its opponents have drawn a political battle line. One side proposes a defective plan for improving education while the other side seeks political power for its own sake. I believe both public questions should be defeated on election day, Nov. 5, because these two proposals would needlessly involve public school children in political feuds and counter-offensives.

By Margaret Schmidt

Public bids on Christmas displays and more than half a million dollars in bills are being held up in Hoboken because of the walkout by half the City Council at Wednesday night's meeting.

City administrators said they were concerned by the delay in awarding the decorations bid because of the time frame but didn't believe the holdup would hurt the city.

The City Council was scheduled to award the bid and vote on \$559,641.46 in bills ranging from routine supplies to \$123,720.83 for trash collection. The meeting was adjourned, however, when four council members stormed out and the body was left without a quorum.

The walkout was precipitated by the council's refusal to consider a resolution naming a temporary director of the Community Development Agency.

Hoboken City Council may vote to hold ed board accountable

By Margaret Schmidt

The Hoboken City Council may vote tonight on whether to hold the autonomous Board of Education accountable for its spending and appointments.

The resolution, submitted by Second Ward Councilman Joseph Della Fave, requests the information in light of the state's denial of certification for the school district earlier this year.

Law Director Fred Woockner told the council at last night's caucus that the resolution wouldn't be binding since the Board of Education is an autonomous body. It would serve more as a "notice of intent," he added, noting that the Law Department didn't write the resolution but approved its form.

The council may table the resolution for its Nov. 6 meeting, the day after the special election

in which Della Fave is running for his appointed seat.

Della Fave's resolution, which he said he wrote with the aid of "advisors," notes the failure of the school district to receive state certification and says "student achievement in Hoboken continues to lag far behind state norms."

It accuses the board of supporting a "practice" of carrying unnecessary and high-salaried positions in the business and central offices and creating unnecessary school jobs.

It also says the board's internal auditor has projected a 50 percent increase in local tax revenues to be requested for the 1986-87 school year.

It asks the board to:

- Submit by Dec. 15 a plan to drastically cut expenditures without hurting education.
- Submit by Dec. 15 a detailed explanation of how every position created or filled

since July 1 directly assists in resolving educational deficiencies and conforms to published goals and objectives.

• Provide a detailed accounting of funds used to rehabilitate the David E. Rue School.

• Comply with state law and regulation by providing documentary evidence of the relationship between goals, objectives, school improvement activities and the proposed 1986-87 school year budget no later than Jan. 15.

The board is controlled by members appointed during the 12-year administration of former Mayor Steve Cappiello. New Mayor Thomas Vezzetti has proposed adding two more members to the seven-member board, while an elected board is also being considered. Both issues go to the voters Nov. 5.

See HOBOKEN — Page 18.

Hoboken may hold schools accountable

Continued from Page 1

In other business, the council last night heard a presentation by Government Finance Associates of Princeton to study financial options open to the city in upgrading its sewage treatment plant.

J. Chester Johnson, president of the firm, and Courtney A. Haff, vice president, submitted a proposal to do a two-month study at a maximum cost of \$25,000. The city would be billed at \$125 an hour.

The firm has advised other governmental bodies on financing and counts among its clients the Port Authority of New York and New Jersey, which has proposed developing the city's waterfront and putting \$125 million into improved infrastructure.

Haff described four objectives for the study:

- Analyzing the city's current status with respect to operational and capital needs.
- Outlining organizational methods which include privatization, working through a regional utilities authority, creating a city utilities authority and securing financing on a departmental basis without an authority structure.
- Outlining financing options.
- Summarizing the firm's findings and making recommendations.

The firm would be available for other services, such as legal counseling, after the original contract expired. Johnson said the company was the largest independent financial advisor in the nation in 1984. The city is under a federal mandate to upgrade its plant for secondary sewage treatment by July 1988. During the caucus, council members questioned several claims facing the city. Voting on the items takes place tonight. Among the items questioned were an \$800 furniture bill stemming from Mayor Thomas Vezzetti's public inauguration on Pier A; \$800 to housing consultant Steve Block, and payment to acting Municipal Court Judge Ross London. City Business Administrator Edwin Chius answered questions from Councilmen Robert Ranieri and E. Norman Wilson on the claims. He said that, although the official inaugural ceremony was performed in the City Council chambers, the Pier A celebration was still on city property. Block, he said, was hired directly by the mayor through a procedure that didn't require bidding or council approval. He promised to supply total payments to Block today. On payments to London, Wilson and Ranieri repeated their question of whether Vezzetti's appointment of him was legal since someone had signed Vezzetti's name to the appointing letter while the mayor was ill. Vezzetti has said it was done with his approval and knowledge.

Vezzetti bloc

Continued from Page 1

election on Vezzetti's slate.

In a letter submitted to the council, Vezzetti said he was unable to appear because of a previous commitment.

Pasculli questioned Vezzetti's actions, especially since he and the mayor had been quite critical of Cappiello for failing to appear before the council.

"I believe something is awry," Pasculli said.

"It was a simple request for the mayor to appear before the council as to the terms involved in appointing Coleman," he said. "We wanted to hear that from the mayor. It would have been inappropriate to vote on this without hearing the mayor, a vocal critic of the previous mayor."

Cunning, Valente and Della Fave quickly rose to their feet and left the chambers after City Clerk James Farina read the vote.

"It's obvious there will be no order of business until the election is over," Cunningham said outside council chambers. "It is quite clear the city council has no interest in the Vezzetti administration and no interest in CDA."

Cunningham referred to the council members who failed to support the measure as "vindictive in their obstructive attitudes."

She said Coleman is the most qualified person for the job with "impeccable credentials."

"For the past four months the council has been involved in political obstruction and juvenile tactics," she said. "He (Coleman) the best there is. Like Tom Vezzetti, he cares about what happens to Hoboken."

Cunningham claimed the council wants to "waste time and that gets nothing done."

"The bottom line is we want to go ahead with government and go ahead with reform," she said.

Cunningham said Councilman Anthony Romano attended the session "just to obstruct," claiming he has missed 12 meetings in the past seven months.

"This administration has plans and they (some council members) want to see this administration fail," Della Fave said. "And when the plan fails, the administration fails." Della Fave, who is running in next month's election for his Se-

cond Ward council seat, called Wilson's actions an attempt to confuse the motion and another example of obstruction.

Della Fave said the trio would attend future council meetings and not walk out.

"We're more determined than ever before," he said. "There's no question that we need change in this city. This is just another battle, but there's a war going on."

"Next time we're going to come back with an additional council member (after the Nov. 5 election), with more troops," Cunningham promised.

Ranieri, a critic of the current administration, called the mass exit "a grandiose plan to disrupt the meeting."

"We have Vezzetti chaos," he said, referring to a statement he made at his swearing-in in July.

He called the trio "a group of spoiled children who cannot bear to face the grim reality of the November election."

"I don't have any personal feelings," Coleman said. He called the council actions as "acting in very shortsighted ways."

Bado simply said: "I'm staying. There seems to be enough council support."

Meanwhile, the meeting was quickly ended when Councilwoman Mary Francone left the room, leaving the group without a quorum. Francone's exit was spurred when Cappiello, who was present, suggested she leave since other pro-administration members left the room.

Basements

next on HBA

fix-it list

By Rose Dager

The Hoboken Housing Authority has entered its last phase of basement renovations at eight downtown apartment clusters.

The authority has advertised for bids to install new basement floor slabs, refurbish plumbing, heating, and electrical systems, and remove asbestos in the basements of Andrew Jackson Gardens Buildings 11 and 14. Bids are due Nov. 12.

Housing Authority Executive Director Dominic Gallo said construction should begin by Jan. 1. This is the fifth such program undertaken at the authority's three-story complexes.

The low-rise clusters consist of four buildings, each with 24 units. Eight seven-story structures are slated for similar repairs next year, according to Gallo.

"When this work is completed we have a lot of internal work to do," Gallo said. "It's an ongoing project. But now slabs of the basement have basically collapsed because of the building settling. Rodents nest under the slabs, making the basement inaccessible to them."

One completed basement has already been converted into a community room for teenagers, while another will become a general community room, Gallo added. Other improvements may include building additional laundry rooms, although plans haven't been finalized.

The basements are now used mainly for storage, Gallo said. The low-rise buildings are also undergoing renovations to kitchens and roofs.

The federal department of Housing and Urban Development (HUD) is financing the work. HUD has also issued emergency appropriations for the asbestos removal required by federal law. Before awarding the contracts, HUD must approve all paperwork.

Council walkout left city sans Santa display

By Margaret Schmidt

Public bids on Christmas displays and more than half a million dollars in bills are being held up in Hoboken because of the walkout by half the City Council at Wednesday night's meeting.

The council had previously decided to allow resolutions on the agenda only if they are at the City Clerk's office by 3 p.m. the Monday before the meeting.

Council President E. Norman Wilson rejected the resolution for Wednesday's agenda, and Councilman Joseph Della Fave, a Vezzetti supporter, insisted on a vote on whether the item should be on the agenda. It failed in a 4-to-4 tie.

Vezzetti supporters Della Fave, Helen Cunniff and Angelo Valente stormed out with Mary Francone following several minutes later. Valente said the action was designed to bring to the public's attention the "obstructionist" politics of anti-administration council members.

None of the items on the agenda, including a public hearing on a sewer hookup moratorium, had been considered, officials said.

Mayor Thomas Vezzetti sent a letter to council members Tuesday appointing Michael Coleman as CDA head for four to six months. Discussion Wednesday night centered on whether a resolution to approve the appointment should be considered or held until the Nov. 6 meeting.

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None of the items on the agenda, including a public hearing on a sewer hookup moratorium, had been considered, officials said.

Vezzetti, who didn't attend the meeting because he was home resting at his doctor's recommendation, said yesterday he fully supported his council members' decision to leave the meeting. He didn't consider it irresponsible, he added.

The other council members, however, called the action an obstruction of the workings of government.

"Nothing was refused there," said Councilman-at-large Robert Ranieri in calling the action childish. "The appointment proposed by the mayor is still with the council."

"Let's be honest and fair about this," added Wilson, saying it would be unwise for the council to consider an appointment in a hurried manner.

Wilson said he was contacting other council members to try to set up a special meeting to consider the Christmas decorations bids. The other items, he added, can probably wait.

The Hoboken Professional and Retail Business Association is raising funds to have 7-foot scrolls with lanterns on top put along First, Newark and Washington streets, said president Frank Fuggiero. The CDA will match the funding, he added, noting that the decoration will cost about \$32,000.

City Business Administrator Edwin Chius said the council must act quickly on the bids if delivery is to be in time for the holidays.

On the bills, Chius said he didn't believe there were any items that couldn't wait since the city usually pays the claims in a timely manner.

"It might hurt the city's credibility a little bit when the bills aren't paid on time," he added.

The garbage bill from LaFera Contracting was the highest. Others included \$80,833.30 from Ozonics Corp. for sludge treatment; \$16,971.28 for New Jersey Bell; \$3,812.49 for AT&T, a \$24,770 tax refund to General Foods Corp. as a settlement on contested property taxes for the Maxwell House Coffee plant.

Ragamuffin Parade making a comeback

By Margaret Schmidt

A Hoboken business group plans to resurrect the city's traditional Ragamuffin Parade next month.

The Hoboken Industry and Business Association has set Nov. 23 as Ragamuffin Day and plans a masquerade parade up Washington Street for children and adults.

"It used to be a lot of fun," said HIBA member Eileen Cappock, a local real estate representative. "We hope we're able to bring it back" as an annual event.

The parade used to attract thousands of children, added member Joseph Caporino, a confectioner. It was generally held around Halloween, until it was cancelled more than a decade ago when race riots hit the city and officials feared any gathering might turn into violence.

One Hoboken woman, who preferred to remain anonymous, was enthused by the news that the parade would be back. She recalled winning the event one year when dressed as a flower pot.

Bands — including the Hoboken High School band —

blow, floats and Ronald McDonald will be featured in the parade, but the highlight should be the costumes, HIBA members said.

"We want adults as well as children to participate," Cappock noted.

Prizes will be given in different categories, such as the funniest or most frightening costume. Bicycles, skateboards and U.S. Savings Bonds top the list of awards. Candy will be given to children.

The Thanksgiving and

Christmas holidays will be spotlighted, Cappock added, with HIBA putting Santa Claus and his helpers on a float.

Harpo and Chico Marx should be riding their bikes during the parade, Caporino said.

The parade is scheduled to begin at noon Nov. 23 on Pier A, First and River streets. It will head up Washington Street to 10th Street and then west to the John F. Kennedy Field, Veterans Stadium, at Jefferson Street.

Prizes will be awarded at the field before a reviewing stand. Pre-registration isn't necessary.

Mayor announces his picks for school board

Hoboken Mayor Thomas Vezetti yesterday named the five persons he plans to appoint to the Board of Education when openings occur.

The first appointments will come in mid-April when three terms expire. Two others might be appointed at the same time if voters decide to expand the board to nine members in a Nov. 5 referendum.

Vezetti, who has no supporters on the seven-member board appointed by former Mayor Steve Cappelletto, hopes to gain control of the board to have its members reflect his philosophy.

He announced the names yesterday, he said, to prove to the voters that he is committed

to putting qualified people on the board.

"Each of the five people I am announcing today is an outstanding citizen with a proven track record of concern for public school improvement," Vezetti said in a prepared statement. "Not one of them has a relative employed in the public schools and they share my commitment to end this sinister practice of nepotism which undermines the very foundation for good education."

"My one request to them is they use their God-given talent and their vast experience to improve the school system as quickly and as thoroughly as possible."

master's degree in education. He recently was named an urban specialist for the state Regional Curriculum Services Unit, East Orange. He has a son in the Hoboken public school system.

● Gerard Costa. The founder of United Child Services in Hoboken, Costa serves as its president. He has taught at secondary and college levels and has two master's degrees. He is completing a doctorate in developmental psychology at Temple University. He works for the Association for Retarded Citizens and Christ Hospital.

● Carlos Perez. A native of Puerto Rico, Perez has teaching and counseling experience at the secondary and college levels. He holds a Ph.D. in counseling psy-

chology from Rutgers University. His 15-year-old son, who now attends St. Peter's Prep, went to public elementary schools in Hoboken. Perez served two years as coordinator of career and college services for Hoboken.

● Joseph Rafter. Rafter was named "Teacher of the Year" last year in New York City, Vezetti said. He holds two master's degrees and has served in the Peace Corps in Brazil; as a union delegate in New York, and in the defunct Citizens for Better Education in Hoboken. The Hoboken native has two children who attended public elementary schools in the city. One is now at Regis High School

The potential appointees are:

● Lourdes Arroyo. A native of Puerto Rico, Arroyo was named city rent leveling officer by Vezetti. She has two children attending public schools in Hoboken. She holds a certificate from the Public Policy and Public Schools Program at St. Peter's College and is completing a bachelor's degree in education and public policy.

● Steve Block. A top Vezetti supporter, Block served on the Board of Education for six years in the Cappelletto administration. He resigned just before his term expired earlier this year citing frustration. He has taught at elementary, secondary and college levels and holds a

and the other is in the Hudson School.

The potential appointees named increased parental involvement and richer bilingual education as priorities for the Board of Education. They said they wouldn't be out for a clean sweep of persons now working in the schools but would hope to bring them up to their potentials.

They would run for election to the school board, they said, should the referendum to change from an appointed to an elected board win on Nov. 5.

The three members whose terms expire in April are President John Pope, James Farina and Otto Hottendorf, a board member for more than three decades. —Margaret Schmidt



Photo by Gary Higgins

THE FERNANDEZ FAMILY, Angela, Augusto and daughter Anai, relax at home yesterday after being barred from their 530 Monroe St., Hoboken, apartment for a day.

Hoboken couple return home after door bar is removed

By GAIL FRIEDMAN
Staff Writer

HOBOKEN—A family was back in its downtown apartment yesterday, after city officials tore down a door bar that a health inspector reportedly had ordered kept in place.

Augusto and Angela Fernandez and their 1½-year-old daughter, Anai, found the door to their basement apartment at 530 Monroe St. blocked by a wood two-by-four at about 6:30 p.m. Wednesday, according to Robert Ellis, a Hoboken attorney representing the family.

Witnesses told Ellis that police and city Health Inspector Joseph McAllister arrived at the scene, and Fernandez was allowed to go inside to pick up some belongings, but then was forced to leave. It was unclear who summoned the police and

Health inspector ordered block maintained

McAllister.

Fernandez earlier had refused to pay \$200 a month in additional rent sought by the landlords, Frank Lanza and Anthony D'Emilio, according to Ellis. Soon after, gas service, included in the current \$300-a-month rent, had been disconnected, Ellis said. Fernandez had paid \$300 rent for October, Ellis

said. Health officer Patricia Mitten said the department inspected the apartment after Fernandez complained about the gas shut-off, and on Oct. 7 sent him a letter advising him to move as soon as possible from the "illegal" apartment. According to Chief Housing Inspector Jude Fitzgibbons, the apartment lacks a fire exit and a certificate of occupancy.

Mitten said, however, that McAllister "overstepped himself" in deciding that the door should stay barred.

Peter Van Schaick, another attorney involved in the case, said the letter should have gone to the landlords, who are responsible for correcting violations. Barring the door violates the eviction laws, he said.

Lanza said permission to bar the door had come from McAllister, but neither he nor D'Emilio would discuss the matter further.



Hoboken's popularity as a rock city is the focus of a Friday night documentary on Channel 5 that features the sounds of several groups including The Cucumbers, above.



Gut Bank, above, and the Bongos, below, are among the rising stars of the Hoboken music scene and appear regularly in the city's clubs.



president of rock's prestigious talent agency, Premier Talent.

The documentary also tabs Maxwell's as the spot where rock was born in Hoboken.

Maxwell's owner Steve Fallon is interviewed and described as the "guru" of Hoboken music.

O'Brien directs the interviews to include comparisons of Hoboken and Asbury Park.

While some of those interviewed said that musically Hoboken is the place to be, comedian Joe Piscopo remarked, "Hoboken, what is that, Bruce with a bowling shirt?"

Hoboken becoming place to be for rock groups, crowding Asbury Park

A battle is shaping up between Hoboken and Asbury Park for the title of New Jersey's rock city.

Asbury Park and rock music have been synonymous for years. However, there is rumbling about an hour north on the New Jersey Turnpike from where Bruce Springsteen got his start.

Hoboken is rapidly becoming the nurturing crib for New Jersey and New York City rock bands.

It may be a long fight, but according to a WNEW-TV Channel 5 documentary called "The Hoboken Sound" the Hudson city is now firmly

entrenched as the place young artists try out their material.

The tightly edited, hour-long special will air Friday at 9 p.m. The documentary was written and is hosted by WNEW-TV news reporter Bob O'Brien. It was produced by Amanda Kissin Low.

The documentary will spotlight Hoboken rock bands and night spots and include interviews with record industry executives concerning music in the city.

The spotlighted bands include The Bongos, The Cucumbers, Cries, The Feelies, The Chris Stamey Group and Gut Bank.

"We were very naive about this," said Kissin Low. "We went looking for the music scene in New Jersey and discovered the land of Hoboken," she said.

Kissin Low said that WNEW-TV shot 800 minutes of tape in Hoboken during September and condensed it to 47.5 minutes.

O'Brien also interviews top level music executives about the Hoboken music and its possible impact on pop music. Interviewed are: Nancy Jeffries of A&M Records; John Sykes, vice president of programming at MTV Music Television; and Barbara Skydell, executive vice

Mutual love of history linked Vezzetti to lawyer

By Bianca M. Quintanilla

Two years ago, Fred Woeckener and Thomas Vezzetti sat and talked about their passion for American history.

Today as Hoboken's mayor, Vezzetti is busy running a city of 42,000 and Woeckener, who became city attorney July 1 when Vezzetti was inaugurated, is supervising the city's Law Department.

"Tom and I hardly see each other now," Woeckener said recently. "It's so difficult to get together and talk about history — we are both very busy," he added.

Vezzetti and Woeckener are busy making history in Hoboken. Woeckener is making history his own way. A Hoboken resident for the past eight years, he had only handled private cases since he passed the state bar examination in 1972. His only other experience with municipal courts had taken place some time ago, when he served as public defender in Secaucus — his hometown for many years.

Woeckener attended Secaucus schools during his childhood. He was graduated from Weehawken High School in 1952.

"We didn't have a high

school in Secaucus in those days," he explained. "Most of us went to Weehawken High."

From there, he attended Rutgers University in Newark where he got a bachelor of arts degree in history — with an accent on American history. Upon graduation in 1969, he joined the Army for three years.

Woeckener got his law degree from Seton Hall University in 1972, passed the bar exam and established a private office in Jersey City the next year.

NEW FACE at City Hall

In 1983, someone introduced him to Vezzetti, who was then Second Ward councilman in Hoboken. Vezzetti, Woeckener said, started coming to his office in Jersey City to discuss history.

"It was interesting because I had a bachelor's degree on the subject and Tom was working on his doctorate," the 40-year-old lawyer reminisced. "I found Tom to be an interesting character. I was impressed by his genuine desire to help people."

On July 1, Vezzetti appointed Woeckener as city attorney with a \$40,000-a-year salary.

Between his new job and his practice in Jersey City, Woeckener said he doesn't have too much time for relaxation.

He makes time for his tight schedule to go out to dinner with his wife, Doris Palumbo and to run two to three miles daily and work up a sweat at the Hoboken YMCA.

And when he is not at work, he likes to ride his motorcycle despite an ankle injury he suffered in Vietnam.

In his new job, Woeckener is finding that being a city attorney is no easy job. He said he likes heading the Law Department — which only a few months ago was headed by the late Larry Florio.

"It's a new challenge for me," Woeckener said.

The challenge, he pointed out, takes the form of different city government bodies that conflict with one another sometimes, and with the city attorney many times.

"When you deal with a private client, your loyalty and responsibility are to one person. As city attorney, I represent the city as a whole," he indicated. "Sometimes you have competition between the various



Hoboken City Attorney Fred Woeckener works at his desk in the city's law department.

branches of the government.

"For example, the mayor might propose an amendment to an ordinance that the councilmen feel encroaches on their power."

Another problem, he said, is that some people within the administration insist on instituting a new program. He explained, "But some changes have to be made to the program in order to proceed in accordance with the law."

He said the responsibility of the city attorney covers the day to day operation of city government.

For example, the majority of the new ordinances and resolutions originate in the law department, where they are reduced to their legal form. But Woeckener's department also handles running the gamut from employee rights and obligations to directors' obligation.

Then the department is also

involved in the major issues of the administration.

Woeckener feels his department will have more input in all the major municipal issues from now on.

Woeckener has three assistants in the law department, and also three full-time secretaries. Since he took office, he appointed Steve Zamrin as permanent municipal prosecutor, the city's first.

City fires opening salvos in its renewed war on rats

The Hoboken Health Department waged its first battle in a war against rats yesterday by baiting areas frequented by the rodents.

The city extended a contract it holds with Trimblett and Sons exterminators to include the emergency baiting, according to health officer Patricia Mitten. Trimblett will submit a bill when baiting is completed, Mitten said.

Baiting began yesterday at a stretch of city-owned property on Fourth Street and Shore Road. Residents have complained that illegal dumping there has increased the rat population.

Sewers and other tracts owned by the city will also be baited as part of a three-step emergency plan drawn up Friday by Mitten, who acted on recommendations from state

health officials. The Hoboken department will continue surveying other areas to determine where else baiting is needed.

Trimblett uses a bait called Weather Blok, an agent that causes rats to bleed to death, Mitten said.

Other areas of the city targeted as heavily populated by rats have improved in recent weeks, Hoboken residents have reported.

Court Street, once a favorite dumping site, has been patrolled by Hoboken police. A resident says dumping has almost stopped there because police have started ticketing illegally parked cars formerly used as a cover for dumping.

On Madison Street between Eighth and Ninth streets, health officers have brought several landlords to court for allowing derelict cars to accumulate on empty lots. The cars are favorite nesting sites for rats, Mitten said. — Rose Duger

Ranieri charges Vezzetti's team is cheating city

By Margaret Schmidt

Two bills addressed to the Vezzetti election campaign have been submitted to the Hoboken City Council for payment.

The bills total \$2,565 and were for the ceremonial inauguration of Mayor Thomas Vezzetti and four council members on Pier A.

Councilman-at-Large Robert Ranieri is charging that the action amounts to fraud. "The mayor and his campaign group are attempting," he said, "to have campaign bills paid by the city."

City Business Administrator

Edwin Chius and Councilman Angelo Valente, a member of the Vezzetti campaign, counter that the bills were for legitimate expenses for a city event open to the public.

The bills are dated after the July 1 inauguration, but are addressed to the campaign committee.

On one of the bills, the committee name and address is crossed out and "City of Hoboken, City Hall" written in.

Ranieri said he would bring the matter to the city Law Department but added that he didn't always trust the

department's opinions. He might, he said, request that the City Council engage its own attorney.

"I've never seen anything like this," the 12-year councilman said. "It is illegal, irresponsible and reprehensible."

He charged that city administrators held the bills and tried to "slip them through" at the last meeting before the Nov. 5 election, in which three council seats are up. The bills were under administration claims on the

See RANIERI—Page 8.

Ranieri charges Vezzetti's team is cheating city

Continued from Page 1

Oct. 16 meeting. They were tabled and should come up again at the Nov. 6 meeting.

Chius said that the bills only recently came to his attention when one of the companies called demanding payment. He didn't check with the Law Department before making out the purchase orders Sept. 30, he said.

Ranieri, who was also sworn in July 1, said he held a ceremonial inauguration and open house at his home and didn't submit any bills to the city. Chius, however, said the city probably would have paid for some of the expenses if he had.

The bills in question are from Chair Hire Company, Paterson, and Tim Daly Custom Screen Printing, Hoboken.

The Chair Hire bill is for the rental of 1,000 plastic chairs, \$1,200, and two small stages, \$720. The printing bill is for an unspecified number of inaugural invitations and envelopes, \$645.

Ranieri, an anti-administration councilman, considers the ceremonial inauguration a private party, while Chius and Valente, noting that newspaper advertisements were taken out for it, call it a public event.

Other expenses for the evening event were paid by the Port Authority of New York and New Jersey, the business administrator said. The pier is owned by the city and leased to the P.A., which has proposed a \$600 million waterfront redevelopment.

Most of the invitations were hand-delivered, Valente said.

Chius pointed out that the pier is public property, but Ranieri said that is immaterial. "Teams play on city property," he said, "but we don't pay their expenses."

Valente criticized Ranieri for what he considers constant "obstructionist" tactics focusing on technicalities while major issues — such as the need for affordable housing — face the city.

Ranieri, however, said the bills issue was very serious and involved breaking the law.

The official inaugurations were held at noon in City Hall with the ceremonial events held in the evening.

Vezzetti and his running mates, at-large council members Patrick Pasculli and Helen Cunningham participated in the Pier A ceremony along with appointed Councilmen Valente and Joseph Della Fave.

Vezzetti could not be reached for comment.

Rivera: Schools, development, growth

Second Ward council candidate Ruben Rivera is no stranger to Hoboken politics. In the past decade, he has organized campaigns for various candidates, most recently Nunzio Malfetti's bid for mayor in May.

Rivera also organized Malfetti's campaigns for freeholder and council and endorsed Mayor Tom Vezzetti in the runoff election. He launched an unsuccessful try for council in 1983, but was defeated by then-council President Walter Cramer.

Now he is again seeking a council seat. His platform rests mainly on issues dealing with children, including education and parks. Rivera has also targeted affordable housing as one of his biggest concerns.

"I'm against the city's affordable housing plan," he said. "If the new administration is so concerned about displacement, why doesn't the city become a landlord here?"

A lifelong Hoboken resident, Rivera, 30, attended Hoboken High School. His two children attend Sts. Peter and Paul grammar school.

He said he believes that politicians should have no power over the Board of Education. On the two referendums added to the Nov. 5 ballot, he will vote for an elected school board and against adding two new members to bring the total to nine.

"Our future is our kids," Rivera said. "Politics should be taken out of the schools. We have good teachers there. Now I think people should elect who they want on the Board of Education."

Rivera, a police mechanic in Hoboken for 10 years, said the Vezzetti administration is "chasing development out of Hoboken." When city officials, several years ago, vetoed a Pathmark plan to bring another supermarket to Hoboken, Rivera said he supported the food chain.

He said the Port Authority of New York and New Jersey was one of the developers discouraged from building in Hoboken.

"They could have brought tax dollars to Hoboken," Rivera said. "My slogan is 'Rivera for Progress, Not Promises.'"



Historic Hotel

The handsome restoration of the American Hotel at Hudson Place and River Street draws attention to the elaborate iron grillwork and the detailed stonework that frames the windows.

Vezzetti fires Development Agency head

By Margaret Schmidt

The director of Hoboken's Community Development Agency was fired by Mayor Thomas Vezzetti yesterday while anti-administration councilmen questioned the integrity of the mayor's choice for a replacement.

Vezzetti cited reorganization plans in a letter to CDA head Fred Bado and thanked him for his nearly 10 years of service.

He declined extensive comment on his decision to fire Bado. He thinks highly of him personally, he said, but wants

someone in the post who will be more aggressive and whose philosophies are more in line with his own. Bado was appointed by former Mayor Steve Cappelletto.

Vezzetti has named former CDA chief Michael Coleman as his choice for the key directorship.

The firing came the day after the City Council refused to name Coleman as interim head of the important city agency. The resolution is scheduled to come up again Nov. 6, but Vezzetti supporters on the council were so infuriated by the 4-to-4 vote defeat, they stormed out of the council chambers.

Vezzetti refused to answer questions on whether the firing and the vote were connected.

Usually, the transition between directors of top agencies takes place within days of the July 1 administration change. A Vezzetti transition team headed by Coleman had recently recommended two men for the post, but both declined it.

Bado said late yesterday afternoon he hadn't received the letter yet. "It is my understanding," he added, "that I would remain until a new director is appointed and approved by the council."

See VEZZETTI — Page 13.

Vezzetti fires Bado

Continued from Page 1

Vezzetti hadn't spoken to him about reorganization plans, he said.

Bado, who had submitted his resume to the transition team, said he had told Vezzetti early in the administration that he would work to carry out the new mayor's policies.

Meanwhile, Councilmen Robert Ranieri and E. Norman Wilson questioned Coleman's credentials.

They both said they would like the council to meet Coleman in a closed personnel meeting.

"He is not impeccable," said Ranieri, referring to Vezzetti's praise of Coleman. "He is human and, like everyone else, has his frailties and flaws."

He refused to elaborate on the remarks, saying he wasn't out to hurt Coleman.

Wilson, however, said the questions concern money that had to be repaid to the federal government after Coleman left the directorship of CDA in 1976.

Coleman agreed with both council members but said he would request that any session regarding his appointment be open to the public.

The director of the Model Cities program, begun in 1967 and later turned into the CDA, said he was open to criticism because under his leadership programs had been aggressive and led to the upgrading of the city. He and the federally funded Model Cities program are often credited with turning Hoboken around.

"I am peccable," he said, "p-e-c-k-a-b-l-e. And they've been pecking at me for 10 years. If you're not doing anything there's nothing you can say."

Regarding the funding that had to be returned, Coleman set the incident against a program that used \$20 million in funding for housing, job-training, education, aesthetic improvements

and other programs. Wilson quoted a \$20,000 figure, but Coleman said he believed it was closer to \$1 million.

The higher figure is 5 percent of \$20 million, he noted. The money had been used for a demonstration program designed to prove that municipal employees could be motivated to better themselves. Through the program, the 200 workers in the Model Cities agency and related services continued their educational training, worked 9 a.m. to 5 p.m. rather than 9 a.m. to 4 p.m. and had flexible hours to give them study time.

After the five-year program, many Hoboken residents completed high school and college degrees, Coleman said.

The problem with the program came in 1972 when newly elected President Nixon changed funding guidelines developed in the Johnson administration, he said.

The government objected to using the funds for programs not open to all municipal employees, despite the fact that it was under the Demonstration Cities Act, Coleman said.

Before leaving the CDA, Coleman said, he had negotiated a plan through which the agency would repay the funding to the city and the city would repay it in turn from general revenues. However, the funding would go back into Hoboken's Community Development monies.

The plan, basically a technicality, hadn't been carried out by his successors so federal representatives demanded the return of the money, he said.