

Developers would reshape Hoboken 8/26/86 J.G.

By Jim DeFogatis

When explaining their big ambitions and dreams of success, Hoboken real estate developers Daniel Gans and George Vallone like to tell what they call "the mouse story."

When Walt Disney proposed to make a cartoon about a talking mouse, people scoffed and banks refused to lend him money, Gans and Vallone say. But Disney went ahead with his plans, and Mickey Mouse made millions.

The two developers draw a parallel between "the mouse story" and their own experiences as the principals of West Bank Construction.

Gans and Vallone are at various stages in three major developments that would change the shape of Hoboken. A massive, 22-story condominium project at 16th Street and Willow Avenue is set to begin construction this spring, they said.

A \$70 million, 18-story high-rise at Washington Street and Observer Highway (site of the ShopRite supermarket) is awaiting approval from the Zoning Board of Adjustment. A few blocks away, at Willow Avenue and Observer Highway, the developers recently secured a contract to buy the Neumann Leathers Factory, and they plan another luxury highrise at that site.

The developers' current plans are a long way from their first project in Hoboken, the rehabilitation of a four-unit brownstone at 210 Third St. completed four years ago.

Several other rehabilitation projects followed, and in 1985, Gans and Vallone completed their largest project to date, the \$10 million, eight-story Jefferson Trust condominiums at 300 Newark St.

Gans and Vallone, both 31, met at Gettysburg College in 1976. They formed a partnership a year later, believing that they "could make a million in real estate."

Gans, who received a degree in English, took several

construction courses, while Vallone, a business major, went on to become a licensed real estate broker.

Gans currently serves as president of West Bank Construction, overseeing design, construction, and maintenance of West Bank's developments. Vallone is president of West Bank Realty and controls planning, acquisitions, and financing.

The two partners talk optimistically about their plans for the future. Their wood-paneled offices at the Jefferson Trust Bank, which they renovated to serve as West Bank's headquarters, are covered with plans, blueprints, and drawings of their projects.

One wall holds a poster of Grenada, and the developers said they have a dream of one day building a resort hotel on the tiny Caribbean island. They also talk about "being bigger than (Newport City developer) Sam LeFrak."

"We look at development as a profession," Gans said. "This is not just a game."

"We look at our career as a natural evolution," Vallone said. The three highrises currently on West Bank's agenda are "a natural next step."

Commercial Trust has been an equity partner on West Bank projects, including Jefferson Trust, but Gans and Vallone refuse to talk about the specifics of financing their developments and they have declined to reveal the cost of acquiring the ShopRite and Neumann Leathers properties.

The two deny that they would ever "flip" a project, or sell it to another developer once the land had been acquired and the city had approved the plans.

"We're not interested in taking the quick profits," Vallone said. "We want to see these projects through. We take the money we make, and we invest it in the company."

"We're taking a gamble, but we think it will pay off."

Gans and Vallone have both lived in Hoboken since they began working in town. "We take a lot of pride in our work," Gans said. "We always do more than we have to do, like adding new curbs and sewer lines."

"The people of Hoboken are our neighbors," Vallone said. "I think they like what we do to their neighborhoods."

Gans and Vallone are hoping their 16th Street project will pave the way for more residential development in the city's northern industrial zone. The 22-story, 412-unit condominium project was approved by the Zoning Board of Adjustment in January, 1985, and the developers had expected to start construction last fall.

According to Gans, the project will now begin construction in the spring, and the developers will begin to build on the ShopRite site as soon as the 16th Street project is completed.

West Bank has proposed to build a \$70 million retail and residential development called "Court Street Plaza" on the site of the ShopRite supermarket on Washington Street. The project would incorporate a row of five-story townhouses, an 18-story building with two spires, and 30,000 feet of retail space.

The 388 units would be sold "at market rate," the developers said.

The project has already received criticism from neighborhood residents and Mayor Thomas Vezzeiti during a special meeting of the Zoning Board of Adjustment last week. A public hearing on the project before the board will be continued on Sept. 9.

Gans and Vallone have the project will help merchants on Washington Street by increasing the flow of people from the PATH station. They also insist that it will bring needed retail to Hoboken.

But opponents of Court Street Plaza have criticized Gans and Vallone for not pro-



Real estate developers George Vallone, left, and Daniel Gans, the principals of West Bank Construction, are in various stages of three projects that would change the shape of Hoboken.

Photo by Wally Hennig

viding affordable units in the development.

The Hoboken Community Development Agency has been planning to apply for a \$5 million Urban Development Action Grant for the project, but Gans and Vallone withdrew the application when CDA Director Michael Coleman asked that they provide a number of units for low- and middle-income tenants in return.

"We just didn't feel that that was part of the project," Gans said. The developers said that the project would not have been feasible if they were required to provide affordable units.

"The city is not doing anything to provide affordable housing but telling developers what to do," Vallone said. "The only way the city is going to provide affordable housing is by reducing costs to the developers. The city has to give something up."

"We feel our buildings are already giving a lot back to the city (by providing retailables)," Gans added.

Gans and Vallone are optimistic that Court Street Plaza will be approved by the city despite the opposition. They plan to follow the development with another highrise at the site of the Neumann Leathers Fac-

tory. West Bank is currently preparing environmental studies at the site of the century-old factory.

Despite the large number of luxury condominium units that are expected to be built in Hoboken in the near future, Gans and Vallone do not believe that there will be a "glut" in the market.

"Shelter is a primary need," Vallone said. "And there is a housing crisis all over the world."

"Good developers know the needs of their market," Gans said. "We think we're good developers."

Hoboken ed board insurance in court 8/26/86 J.G.

Lawyers for the Hoboken Board of Education are to appear before Supreme Court Justice Marie Garibaldi today in an attempt to have an injunction renewed against its insurance carrier after coverage was dropped.

Board member Joseph Rafter said the injunction was removed yesterday, leaving the schools without general insurance.

Rafter said that Superintendent of Schools Walter Fine will contact the insurance agent to check other possibilities.

In a special meeting last night, the board rehired luncheon aides laid off last spring and hired 29 instructional aides for basic skills improvement program.

It also scheduled an emergency meeting for Sept. 3 to discuss the insurance situation, among other items.

Vezzeiti asks probe of sewers 8/26/86 J.S.

By Bill Campbell

Hoboken Mayor Thomas Vezzeiti yesterday charged that Mayo Lynch & Associates, the engineering firm contracted to design a \$40 million secondary sewerage plant, has been guilty of irregularities in connection with the project.

Vezzeiti said he will ask Hudson County Prosecutor Paul DePascale to initiate a "complete investigation" of the firm's \$2 million contract with the city.

The charges come less than a week after the state Department of Environmental Protection ruled that the Hoboken treatment facility, as well as others in the county, will not be funded in 1986 because the engineering plans submitted by Mayo Lynch are "technically deficient."

The city is under a federal deadline to upgrade its sewerage plant to secondary capacity by July 1, 1988.

"I think we were being misled all along," Vezzeiti said. "Mayo Lynch was telling us one thing and then the state told us another. I don't know how we can meet the deadline now."

Vezzeiti said the DEP decision not to fund the project "has raised serious questions as to the quality and quantity of the work" contracted with Mayo Lynch.

Earlier this month, Vezzeiti, citing a lack of communication between his administration and the engineering firm, withheld a \$296,254 payment from Mayo Lynch.

He said yesterday that he would refuse all further payment on the contract pending the investigation and verification that Mayo Lynch performed its obligation to the city.

Vezzeiti said he was "forced" to sign-off on nearly \$750,000 in payments to Mayo Lynch earlier this year "because (corporation counsel) Salvatore D'Amelio said I had to in order to get the project funding."

"Knowing what I know now, I would not have done it," Vezzeiti said.

Neither D'Amelio nor Joe Lynch, president of Mayo Lynch, would return repeated phone calls from The Jersey Journal.

Last Wednesday, the DEP

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Vezzeiti asks probe of sewers 8/26/86

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informed county municipalities that they missed the deadline for more than \$59 million in state and federal funding for secondary sewerage treatment.

The communities affected by the state action include Hoboken, North Bergen and West New York.

The City Council authorized the \$296,254 payment to Mayo Lynch on August 6 after the body received assurances from Seamus Cunningham, a representative of the firm, that nearly two-thirds of the design phases had been completed.

He said the firm had met with state officials "on a weekly basis," but had received no assurances.

The following day, Vezzeiti announced that he would withhold payment to the firm "until I see proof that they are doing their job."

"Politics aside, this whole thing was an obvious blunder that everyone will wind up paying for," said City Councilwoman Helen Cunniff, one of two members to vote against the August payment.

"We were told all along that about 82 percent of the plans were finished and that the timetable was being met," Cunniff said.

Despite assurances from the Hudson County Utilities Authority, the authorized funding agency, that the project is on the funding list for 1987, Cunniff said that the proposed federal tax law could jeopardize the money.

"The whole tax question over funding for water and sewer projects is up in the air and nobody knows what will happen," she said.

"If this whole project was no so much a political issue and was dealt with in a business manner, we'd have been much further ahead," Cunniff said.

Vezzeiti only Hudson mayor at drug parley 8/27/86 J.G.

Hoboken Mayor Thomas Vezzeiti was one of dozens of top executives from cities around the country to attend an anti-drug conference held in New York yesterday.

Vezzeiti was the only Hudson County mayor to attend the conference, which attracted representatives from San Diego, Miami, Chicago, and Washington, D.C. The two-day event was sponsored by New York Mayor Edward Koch and Rep. Charles Rangel to send a message to the federal government that more federal help is needed to fight what Koch calls "the war on drugs."

Vezzeiti and the other mayors were treated to a tour and reception at Gracie Mansion Monday night. Yesterday the mayors held a working session in downtown Manhattan.

"I went because I wanted to see what this is all about," Vezzeiti said. "This is a major problem, and the mayor has an obligation to learn about it."

Vezzeiti said that the drug problem in Hoboken is dwarfed by comparison to the size of the problem in New York, but he said that the problem still exists.

"Of course there is a drug problem here. If it's on that side of the river, it's got to be on this side of the river, too. New York's problems affect Hoboken," he said.

Hoboken detectives last week said that there has been an increase in drug-related crimes this summer, which they attributed to the increased popularity of "crack," a powerful cocaine derivative.

Police have made dozens of arrests over the last several

weeks of people buying or selling drugs in Columbus Park and at other locations throughout the city.

"I was disappointed to see that I was the only Hudson County mayor to attend the conference," Vezzeiti said. "This problem has got to be stopped and the mayors are responsible."

Vezzeiti said that the conference voted unanimously to adopt a series of resolutions calling for the federal government to take a more active role in fighting the drug problem, including such steps as using national troops to prevent drugs from entering the country at the borders.

Vezzeiti said the mayors were generally in agreement about the methods of fighting drugs, except for a suggestion by one executive that the U.S. declare war on South American drug-producing nations.

Vezzeiti, who has never been called soft-spoken, did not join the other mayors who voiced their opinions at the conference. "I wanted to ask a question about where they thought the federal government was going to get the money to do this, but I was sort of in awe of the other mayors," he said.

The mayor did introduce himself to Koch Monday night, however. "I told him that I was the wackiest mayor in America and that I could make him look like an introvert," Vezzeiti said, referring to a national magazine article that said Vezzeiti's flamboyant ways even made Koch appear conservative.

"Koch just smiled," Vezzeiti said.

INSURANCE PROBLEMS

Hoboken schools can lose policy 8/26/86 Dispatch

By JENNIFER FREY Staff Writer

Hoboken officials say school will open as planned next week despite a judge's ruling yesterday that could threaten the district's insurance coverage.

Judge James W. Taylor of Hudson County Superior Court in Jersey City yesterday lifted a temporary injunction which had stopped the district's insurance company from cancelling its coverage.

Now Atlantic Employers Insurance and Cigna Co. of Moorestown, has a green light to cancel the district's policy at 12:01 a.m. Nov. 1. The company has been underwriting the Board of Education for the past 12 years.

"I think they've been trying to get out of the business for years," said City Clerk James Farina. "But I'm not worried. I'm confident we'll be set with another insurance company by November."

The board was scheduled to meet with its attorney last night.

Trustee Joseph Rafter, who said he was surprised by the judge's decision, said he thought Atlantic Employers "is trying to get out of the business altogether, ever since the insurance problems" began.

Insurance premiums for public agencies and large corporations have skyrocketed during the past few years. Industry experts attribute the crisis to a combination of factors including a surge in lawsuits and court decisions favoring plaintiffs. They say the companies also brought the problem on themselves by undercharging to win accounts.

Trustees say Atlantic Employers has been trying to break its contract with the school district since Oct.

A judge ruled the insurance company could cancel the coverage

31, when it increased its yearly premium to \$155,424 — a jump of almost \$100,000.

On Jan. 21, the company sent the board a notice it would cancel its policy because of "breaches of contractual duties," according to court documents.

The state Department of Insurance stepped in April 21, ordering the company to provide insurance. But Atlantic Employers again served notice July 1 that it would cancel the policy because of "failure to report claims in a timely manner." The decision was upheld by the state Department of Insurance Aug. 8.

The board then filed suit, saying the alleged failure to report claims in time was "untrue." Judge Robert E. Tarleton of Superior Court in Jersey City ordered an injunction against cancelling the policy.

Taylor said yesterday he lifted the injunction because the insurance company had abided by the administrative statutes in filing its cancellation notice.

With schools opening in a week, Hoboken is the only education district in Hudson County facing a loss of its insurance. Still, it is not alone in the crisis, said Frank Belluscio, a spokesman for New Jersey Schools Board Association.

"We haven't heard of any other cancellations, but just about everyone is facing sharp increases," he said.

As a result, many of the state's 160 school districts have turned to the association's insurance pool, he said, including five Hudson County municipalities.

Union City has contracted with the pool for workers' compensation. Jersey City and Weehawken are covered for workers' compensation and property liability. And Kearny and Bayonne joined the pool for complete coverage, including umbrella liability of up to \$5 million.

Rally set to fight 35 percent tax increase

By Bill Campbell

Help Hoboken Housing, a vocal coalition of landlords, real estate developers and homeowners, will conduct a rally next Wednesday to protest the 35 percent increase in property taxes, Suzanne Warren, a spokeswoman for the organization, said yesterday.

She said that as many as 1,000 property owners will gather on the steps of City Hall to demand "lower taxation or new representation."

The rally is designed to coincide with the first September session of the city council which is scheduled to begin at 6 p.m.

Warren said the rally has been tentatively scheduled for 6:30 p.m.

"This will be a reenactment of the Boston Tea Party," she said. "Anyone who wants to speak on the tax increase will be allowed to do so."

The 1986 municipal budget, which was adopted by the council earlier this month, calls for a tax rate of \$216 per \$1,000 of assessed valuation, up from \$162 last year.

The council wrangled with the budget for nearly four months after the administration overestimated anticipated revenue.

"For years we have been writing letters to the editor, attending meetings and speaking to the mayors, but the council still passed this tax increase," Warren said.

"This time, voters will be standing in the forefront and the council better make cuts because we are looking to next May," she said of the next municipal elections.

"I'll be there for the march," Vezzetti said. "I'll march with them because taxes should be cut. I will even attend the council meeting to tell them that they should have cut the budget further."

Vezzetti has not attended a council session since April 10, when he presented the municipal budget.

Warren said she was encouraging support from property owners and tenants.

"The rally is not just aimed at homeowners," she said. "In a time of affordable housing, passing along a \$60-a-month increase to tenants is too much. With this tax increase, everyone will have to pay."

Help Hoboken Housing was organized last July as the council placed a moratorium on issuing building permits. The group later strongly opposed the affordable housing plan developed by Vezzetti's special housing aide Steve Block.

HHH has also been opposed to a controversial anti-warehousing ordinance which was adopted by the council in June. Earlier this month, the group successfully obtained an injunction to block enforcement of that ordinance.

CANCELLATION BARRED

Hoboken insurance is saved

By TOM GISSEN
Staff Writer

HOBOKEN—Just one day after being told it had lost its insurance coverage, the Board of Education has gained a temporary reprieve.

Attorneys for the school board and Atlantic Employers Insurance Co. appeared before Associate Justice Marie L. Garibaldi of state Supreme Court at her office in Jersey City yesterday afternoon. At that time, Garibaldi reinstated a temporary restraining order preventing the insurance company from discontinuing the school system's \$600,000 liability insurance policy. The company had sought to drop the policy, effective Aug. 1.

Without the coverage, when the schools reopen next week, the district would have been unprotected legally if anyone were injured.

Garibaldi's order overturned a lower court ruling Monday. That ruling, issued in Jersey City by Judge James W. Taylor of Hudson County Superior Court, lifted an earlier temporary restraining order issued by Judge Robert E. Tarleton of the Superior Court's Chancery Division in Jersey City.

Tarleton issued that order pending a full trial on the issues to determine whether the insurance company is within its rights in discontinuing its coverage of the school system. Atlantic Employers contends the school's "failure to report claims in a timely manner" justifies the policy's termination. But attorney James P. Granello of the Little Silver law firm of Murray and Granello, which represents the school system, denies the charge.

"We didn't file any claims under the existing policy," Granello said.

Garibaldi's order directs Granello and Atlantic Employers' attorney, Robert Kretzer, to present written arguments to the seven members of the state Supreme Court by Tuesday. The court then will decide, on Sept. 3, whether to rescind Garibaldi's restraining order or extend it until a trial can be held before Tarleton. If the Supreme Court extends the restraining order, Granello said the school board will seek an immediate trial at which it will ask Tarleton to enjoin Atlantic Employers permanently from cancelling the present policy, which expires on Nov. 1.

"If they decide not to renew us, that may trigger a whole new round of litigation," Granello said of the possibility that Atlantic Employers may be ordered to provide coverage until Nov. 1, and then may not offer the board a new policy.

But Trustee Joseph Rafter said the board may be better off with another insurance carrier. He said the district currently pays \$135,000 in insurance premiums for \$500,000 of aggregate coverage.

Rafter said that, on Monday night, the board directed Superintendent of Schools Walter Fine, internal auditor Anthony Curko and the school's insurance consultant, Vincent Caruso, to explore other ways of providing insurance coverage.

Among the possibilities being considered, Rafter said, are:

□ Retaining another private insurance carrier.

□ Joining the New Jersey School Boards Association's 106-district insurance pool.

□ Forming a new insurance pool composed of school districts within Hudson County.

Schools get writ to keep insurance

Continued from Page 1.

Insurance premiums for public institutions have been rapidly increasing during the last few years because of an increase in lawsuits and in the size of awards. Some companies have refused to insure large corporations or public institutions entirely.

Fine said that school will

open as scheduled next Tuesday, and he was confident that the board will find a new insurer.

"I'm sure we'll find a new carrier, although I can't say how much it will cost the board. We're just going to have to sit down and look at the cost," he said.

Atlantic had insured the Hoboken Board of Education for 12 years. It increased its yearly premium to \$155,424 in October, a jump of almost \$100,000.

Cops mum about near-fatal plunge

By Jim DeRogatis

but could not be reached for comment.

Hoboken detectives said they believe that a man was pushed from a fifth-floor window of a building on Madison Street yesterday morning.

Police would not identify the man, described as white and in his early 20s, but said he was apparently pushed from a fifth floor window at 531 Madison St. at 8:42 a.m. The man is listed in poor condition in intensive care in St. Mary Hospital.

Police said they have a suspect, but refuse to release his identity. The Hudson County Prosecutor's Office has been called in on the investigation.

A hospital spokesman said the man was admitted about 9 a.m. and underwent surgery for severe abdominal injuries and neurological damage. He was also suffering from numerous broken bones and fractures, including what one nurse described as "the worst fracture I've ever seen on a man who didn't die."

Official challenges recall drive legality

By Bill Campbell

A fundraising effort being coordinated by a group trying to oust Hoboken Mayor Thomas Vezzetti may be in violation of state election laws, City Councilwoman Helen Cuning said yesterday.

Cuning distributed copies of a fundraising letter issued last week by Recall '86 Chairman Robert Ranieri that she claims constitute voter fraud.

The letters were part of a mass-mailing directed at registered voters and Hoboken merchants, said Cuning, an opponent of the recall drive.

Cuning charged that Ranieri is "intentionally" attempting to bypass state disclosure laws by promising recall supporters that their contributions will not be made public.

She said Ranieri's claims are in violation of state laws which require financial disclosure of all contributions of over \$100.

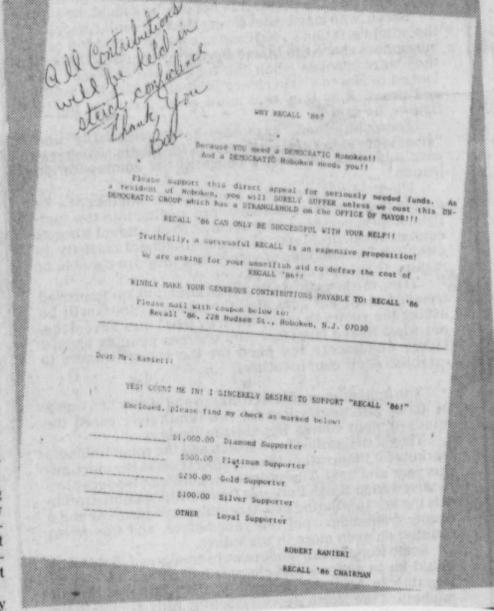
A copy of the fundraising letter obtained by The Jersey Journal contained a handwritten message on the top left corner stating: "All contributions will be held in strict confidence. Thank you, Bob."

The letter, entitled "Why Recall '86," asked supporters for contributions of \$1,000, \$500, \$250 or \$100 to be mailed to Ranieri's Hudson Street home.

"This is a charade and a scam within a scam," said Cuning. "If the recall question makes the ballot, they will have no choice but to disclose."

Ranieri, who is vacationing in Pennsylvania, was not available for comment.

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Legality of recall challenged

Continued from Page 1.

Cuning said she received the letter from a local merchant who did not want his identity revealed. Other merchants also received identical copies of the letter, she said.

"This is a shakedown of local business owners and I feel sorry for them because they are caught in the middle," Cuning said. "This is the same old game of intimidation which has existed in Hoboken for years."

She said that some merchants contribute to more than one political faction and could be "threatened" into supporting a recall.

Mayor Thomas Vezzetti, who was elected in a runoff election last June, said he would send a copy of the fundraising letter to county Elections Superintendent Joseph Brady.

"If they want to recall me, let them try," Vezzetti said. "However, I will not stand for illegal ploys like this."

Leaders of the anti-Vezzetti coalition need to collect nearly 6,000 signatures to place the recall question on the ballot.

The group, which was formed last November, reorganized in May and appointed four-term City Councilman Robert Ranieri, an outspoken Vezzetti critic, as its chairman.

Recall '86 opened its campaign headquarters at 615 Washington Street last month.

Schools get writ to keep insurance

By Jim DeRogatis

Court lifted the injunction on Monday.

A Supreme Court justice yesterday issued an injunction temporarily blocking an insurance company from dropping its coverage of the Hoboken school system.

Supreme Court Justice Marie Garibaldi blocked the Atlantic Employers Insurance Company of Moorestown from dropping its coverage of the Hoboken Board of Education until Sept. 5, when board attorneys can present their case to the full panel of supreme court justices.

Meanwhile, board officials are desperately searching for a new insurance company in the event that they are dropped by Atlantic, according to Superintendent of Schools Walter Fine.

Fine said he was notified two weeks ago that Atlantic intended to drop its coverage. "No one expected that, it just hit us," he said.

Atlantic first attempted to cancel the board's policy in January, but the state Department of Insurance blocked the move. The company again tried to cancel its policy in April, and the board filed suit.

Judge Robert Tarleton of Superior Court ordered an injunction against cancelling the policy, but Judge James Taylor of Hudson County Superior

Garibaldi replaced the injunction yesterday to give the board time to search for a new insurance carrier and to request a trial date before the Supreme Court, Fine said.

Fine said that Atlantic wanted to drop its coverage of the Board of Education because "it wants to get out of the business."

"More and more companies are getting out of the business because the cost of insuring schools is astronomical," he said.

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Your opinion

Who really runs Hoboken?

The ultimate action at the council table is the casting of votes. The Democratic process provides that he who has the majority of votes triumphs. In short, the majority rules.

During the summer of '85, the present administration controlled the council by a solid majority. Its vote held sway over the city in all matters. As time went by and the political philosophy of those who controlled the mayor became apparent, the viewpoint of the council shifted and it became far more protective of the city. The administration had revealed its own inability to govern.

It must be emphasized that during all this time when the mayor's group controlled the council and subsequently after losing council control — during all of this time — every appointment proffered by the administration was accepted unanimously.

Count them . . . Director of Law, Frederick Woeckner, and D'Amelio; Directors of Public Works, Peter Alicandri and Roy Haack; Business Administrator Edwin Chius; Director of CDA, Michael Coleman; Judges Steven Zamrin and Ross London. Count them, eight administration appointees during one year and all approved unanimously — not one negative vote!

However, it has happened that the administration could not live with its own appointments and so it attempts to avoid its responsibilities by casting aspersions on the City Council.

I challenge anyone who knows even one of the above listed directors to ask this question in private conversation, "Is Thomas F. Vezzetti mentally and emotionally qualified to be mayor of Hoboken?"

Ask them! Ask Woeckner or D'Amelio! Ask Alicandri or Haack! Ask Chius! Ask Coleman! Ask Zamrin or London! Come on! The masquerade is over. The Renaissance City is being destroyed by an ill-equipped, power-hungry group.

They have spent millions of dollars we never had. Now, the only way to make it up is to raise the taxes 40 percent. Raise the water bills 40 percent. Raise the sewage rate 40 percent. Destroy Hoboken.

And with all this two young councilpeople are duped into pulling a red herring across the road. They say, "Replace the Law Director; and use strong language. I would be bold enough to suggest that before they throw such forceful stones of condemnation, they should look back at their own little glass houses. — ROBERT A. RANIERI, Hoboken Councilman

City may lose sewer partners

By Jim DeRogatis

Hoboken is facing the possible loss of Weehawken and Union City as partners in its proposed secondary sewage treatment plant, sources said yesterday.

The two North Hudson municipalities are reportedly considering an offer from Hartz Mountain Industries to construct their own sewage plant, by-passing the need to link into the Hoboken system.

The loss of the two cities as partners could skyrocket the cost of building the federally-mandated \$40 million plant, placing an added burden on Hoboken taxpayers, officials said.

Hoboken must upgrade its sewage treatment by July 1, 1988 or face stiff penalties from the federal Environmental Protection Agency. Under a plan devised by the Hudson County Utilities Authority, Hoboken is working within a strict time-

table to build a plant that would also service Weehawken and parts of Union City.

But sources yesterday said that Weehawken and Union City were frustrated by what they called "a lack of action" on Hoboken's part. Officials from the two cities are considering an offer from Hartz Mountain Industries, which plan a major development on the Weehawken waterfront, to build a separate sewage plant that would not depend on

Hoboken. The move would be subject to approval by the state Department of Environmental Protection.

Union City and Hartz officials could not be reached for comment, but Weehawken Mayor Stanley Iacono confirmed that he is considering the offer from Hartz.

"We have no concrete plans to go either way at this point," Iacono said. "We are still exploring all the possibilities,

and will go with the one that is most cost-effective for Weehawken."

Iacono said that he will meet with Weehawken City Council members, city attorneys, and representatives of the DEP within the next two weeks in order to come to a decision. "This thing has to come to a head very shortly," he said.

Although Weehawken signed a consent form to participate in the sewage plant with Hoboken, Iacono said that "it

was with the understanding that Weehawken participate equally in policy-making."

The mayor added that he felt Weehawken has not been allowed to be an equal participant and that Hoboken has withheld certain information about the cost of the plant and technical specifications.

Iacono stressed that he is interested in keeping costs to Weehawken taxpayers at a

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Co-op sewer plant plan in jeopardy

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minimum. "If funding is available from the HCUA, it will be cost-effective to go with Hoboken," he said. But if the funding is not available, "Hartz will do what is best for Weehawken, and it will be in the best interest to go that route."

The DEP announced last week that Hoboken will not receive some \$18 million in federal funds anticipated this year because the engineering plans for the plant submitted by Mayo Lynch & Associates were "technically deficient."

Hoboken Mayor Thomas Vezzetti has been a harsh critic of Mayo Lynch. Earlier this month, Vezzetti, citing a lack of communication between the firm and his administration, withheld a \$296,254 payment from the engineers.

Vezzetti said that there have been "gross discrepancies" in Mayo Lynch's work and he plans to ask Hudson County Prosecutor Paul DePascale to initiate "a complete investigation" of the firm's \$2 million contract with the city.

Vezzetti and Public Works Director Roy Haack said they have been unable to contact Mayo Lynch executives since they received the news last week that federal funding would not be forthcoming this year.

Seamus Cunningham of Mayo Lynch said yesterday that "it is not true" that the Mayo Lynch plan is deficient, but he refused to elaborate. Cunningham said the engineering firm will hold a press conference in the near future to respond to

allegations from the Vezzetti administration.

Haack said that he and Vezzetti met with HCUA officials yesterday and were "assured" that Hoboken would be considered for federal funding in 1987. The city is ranked seventh on the priority list of cities in New Jersey.

But officials said Hoboken could lose its place on the list if Weehawken and Union City decide to build their own plant. Hoboken would then be forced to scale down its plans, which would throw off the timetable and possibly result in the city being fined by the EPA.

A plant that served just Hoboken would also be more expensive, officials said, since hookup fees from Weehawken and Union City would not be available to offset the cost to Hoboken taxpayers.

Sewer engineers sue in fee payment dispute

By Bill Campbell

Hoboken Mayor Thomas Vezzetti and four past and present city officials will be named as defendants in two separate lawsuits to be filed today by attorneys representing the engineering firm contracted to design the city's secondary sewerage plant.

Mayo Lynch & Associates, in civil actions to be filed in Superior Court in Hudson County, is suing Vezzetti to recover nearly \$300,000 in payments which the mayor has refused to issue.

In the other suit, the engineering firm is suing former Environmental Services and Facilities Director Peter Ali-

candri, former housing consultant Steve Block, and City Council members Helen Cunniff and Joseph Della Fave for "malicious" and "defamatory" statements and "civil conspiracy," according to court papers.

Mayo Lynch, which is based

in Hoboken, was awarded a nearly \$2 million contract in February, 1985, for professional services in connection with the design and construction of a new secondary sewage treat-

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Sewer engineers sue to collect fee

Continued from Page 1.

ment facility. The city is under a state and federal mandate to upgrade its sewage plant to secondary capacity by July 1, 1988. According to city officials, who have been grappling to meet a series of federal funding deadlines, the proposed plant is expected to cost \$40 million.

Vezzetti, who has been openly critical of the Mayo Lynch contract since last November, earlier this month refused to sign a \$296,254 payment to the firm.

The suit against Vezzetti which will be filed by attorney William Scheurer of Jersey City, alleges that the mayor "acted in an arbitrary and capricious manner by refusing to perform his ministerial duty to sign and/or execute the . . . checks . . . necessary to effectuate the resolution of the city council, thus preventing the plaintiff from being paid . . ." the papers said.

The council approved the disputed payment by a 6-to-2 vote during its August 6 session.

The following day, Vezzetti announced that he would not sign the payment until he receive "proof" that Mayo Lynch had performed its obligation to the city.

The suit directs Vezzetti to "sign and/or execute" the payment, pay legal fees and interest and "other such relief as the court may find to be necessary and appropriate."

"We can't have government by bullhorn," Tony Amabile, a spokesman for Mayo Lynch, said of Vezzetti's allegations of "irregularities" in the firm's contract with the city.

"The contract is an obligation on behalf of the city and Vezzetti is damaging the reputation of a 35-year-old firm," Amabile said. "We can't have loose guns running around pointing accusational bullets at everyone."

The second suit, a nine count action to be filed by Hoboken attorney Marc Arnold, claims that Alicandri, Cunniff, Della Fave and Block allegedly issued defamatory and malicious statements which were published in the local media.

It further states that their actions and "overt acts . . . constitute a civil conspiracy wherein the defendants conspired together to interfere wrongly and without justifica-

tion in the contractual relations between Mayo Lynch and the city of Hoboken and to defame Mayo Lynch and (firm President) Joseph Lynch individually so as to destroy their professional and personal reputations . . ." the papers said.

Alicandri, who was dismissed from his city post last March for protesting the legality of the design contract, "embarked on a campaign of denigrating (Mayo Lynch) in the press and elsewhere and attempting to have the city breach and disaffirm its contractual obligations with the plaintiffs," the papers said.

Block, an unofficial aide to Vezzetti and a former housing consultant, was cited in the suit for "falsely, willfully and maliciously" writing an article for the weekly Hoboken Reporter which called the contract "fraudulent."

Cunniff and Della Fave were cited in court papers for having called the contract "fraudulent" and "bogus" in a letter published August 1 in The Jersey Journal.

The court papers allege that the contract "has been jeopardized, payments have been withheld by the mayor and future contracts of (Mayo Lynch) with municipalities throughout New Jersey and elsewhere will be lost to the damage of the plaintiffs."

"It was as if you entered into a contract to build a house," Marc Arnold said of the city's contract. "You may do a good job with the foundation and the sheetrock and then say you don't want the roof that was ordered. It's a ploy to stop the project and then when it rains the whole structure is ruined."

He said that Alicandri, who was named in four of the nine counts, "stopped the project in mid-stream."

Arnold said that Alicandri would not approve billings to Mayo Lynch, attempted to cancel the contract and improperly issued a "stop work" order on the project.

"All of these statements became a political currency that was not based on any fact," Arnold said.

Alicandri said he had no knowledge of the suit and could not comment. "But it's a shame that this had become a political issue," he said. "We tried to open this process to developers, and taxpayers."

City welcomes special visitors

By Jim DeRogatis

Hoboken witnessed a tale of two cities yesterday as Mayor Thomas Vezzetti held a ceremony at City Hall welcoming Vincenzo DeCosmo, mayor of Molfetta, Hoboken's sister city in Italy.

DeCosmo and Bishop Antonio Bello of the small port town of Molfetta on the southwest coast of Italy arrived in Hoboken last week to partici-

pate in festivities that will culminate in the Feast of the Madonna dei Martiri this weekend.

Many residents of Molfetta, a humble fishing and agricultural community, immigrated to the United States in the periods following the first and second world wars. Most settled in Hoboken, which was also a port town and similar in size and appearance to Molfetta.

Molfetta holds a major celebration every year to honor its patron, the Madonna dei Martiri. The Society of the Madonna dei Martiri in Hoboken has honored the custom and holds a weekend festi-

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Hoboken mulls police overhaul

By TOM GISSEN
Staff Writer

HOBOKEN—Several City Council members and Public Safety Director Salvatore D'Amelio, briefly met behind closed doors yesterday to discuss impending demotions and a restructuring of the city's Police Department.

Because the chiefs of both the Police and Fire departments were in town, the meeting was informal and no decisions were made, D'Amelio said.

"With the absences of the chiefs, there was very little we could get into," Councilman Dave Roberts, concurred.

Councilmen Roberts, Steve Cappiello and Patrick Pasculli and Council President E. Norman Wilson compose the council's public safety committee.

"There is a strong feeling among the council that there is a need for reform. That's for sure," Roberts said.

Within the last three months one officer has been suspended for allegedly threatening to kill two other officers; two others were suspended on charges surrounding the alleged release of a prisoner and falsification of records; and another has been arrested by the FBI on charges of illegally wiretapping telephones.

"The council is resolved about this reform," Roberts said. "There are a lot of (police) men out there doing an admirable job, most of them are. There are some men there violating the laws they are there to enforce."

The councilman blamed "years of political interference" for creating

some of the department's problems. He said the lack of a departmental table of organization had created scheduling inequities, and said a new table would lead to more effective service and a "more effective delivery of services."

But, Wilson said, alleged disciplinary problems "were not the motivation of the meeting."

He said the council wanted to raise "efficiency, economy and moral" for the good of the department. Wilson added that he also believes a new table of organization is needed. Until August of 1980, the Police Department had such a table.

Wilson agreed that no decisions would be made until the chiefs returned and union personnel had been consulted. The committee plans to meet with D'Amelio and the chiefs some time next week.

City rolls out welcome mat for some special visitors

Continued from Page 1.

at the end of the summer every year which concludes with many Hobokenites marching through the downtown streets bearing a statue of the Madonna.

Mauro Mergola, president of the society, promised that if elected, he would invite the mayor and bishop of Molfetta to Hoboken to celebrate the feast. Mergola paid for the mayor, the bishop, a councilman, and several of their friends and relatives to be flown to the United States, and members of the society have been their hosts.

Vezzetti welcomed the group yesterday at a ceremony in his office that was also attended by City Council members Robert Ranieri and Helen Cunniff and Council President E. Norman Wilson.

The Hoboken mayor presented the mayor and bishop of Molfetta with keys to the city. Mayor DeCosmo in return gave Vezzetti a gold medal of the Madonna and presented Wilson with a rendering of the church in Molfetta as a gift for the City Council.

Vezzetti said that "the people of Molfetta helped make Hoboken what it is today

Vezzetti nixes extended grace period

By JEFFREY HOFF
Staff Writer

HOBOKEN—Mayor Thomas F. Vezzetti has denied a request by City Council President E. Norman Wilson to call a special council meeting Monday to extend the grace period for payment of taxes until Oct. 1.

"Most taxpayers, especially small homeowners, have already paid their taxes," the mayor said in a letter to Wilson yesterday.

"Tax collection seems normal," Tax Collector Louis Picardo said yesterday. He explained that the regular Aug. 1 payment deadline was extended until Monday because tax bills did not go out until Aug. 25.

The council is probably seeking

an extension of the deadline in order to relieve the burden of the 32 percent tax hike imposed last month, according to Laurie Fabiano, an assistant to the mayor.

Taxes rose to \$219 for each \$1,000 of assessed valuation here, up from \$168 in 1985. Some 250 protesters appeared at City Hall earlier in the week to protest the hike.

"An extension would primarily benefit developers and speculators who will use the additional grace period as an 'easy loan,'" Vezzetti argued in the letter to Wilson.

According to Picardo, usually more than 90 percent of the homeowners pay their taxes on time.

"What's really hurting us is Bethlehem Steel," he added, referring to the company that has not paid taxes

in three years. The city cannot place a lien on the company's local property because the firm has filed for bankruptcy.

Picardo said well over half of the outstanding tax debt to the town is linked to Bethlehem Steel property.

If a property owner is more than six months delinquent on tax payments, the town usually begins procedures to place a lien on the property. There are only 25 properties in town with liens against them, Picardo said.

Town attorney Thomas Calligy explained that this small number indicates the town's success in getting those who are delinquent to pay.

The mayor also sent a letter yesterday to Sal D'Amelio Jr., di-

rector of the law department, asking why he had received no reports from the attorneys on efforts he requested to place liens against delinquent property.

Neither Wilson nor D'Amelio could be reached for comment yesterday.

The mayor argued in his letters that \$12 of the tax hike was caused by the amount of money the city is owed in delinquent tax payments.

Vezzetti said he was advised by Business Administrator Edwin J. Chius that an extension of the grace period would cost the city much needed tax revenues.

Vezzetti told Wilson in the letter that if a majority of the council asked for a meeting in writing he would comply.

NO DEMOTIONS

Cop superiors threaten suit

By TOM GISSEN
Staff Writer

HOBOKEN—A local police union may sue if any of its members are demoted, its top officer said.

Lt. Frank Turso, president of the Superior Officers Association, said the union may sue the city to prevent as many as 30 officers from being demoted.

"If worse comes to worst, we would probably have to go to court," Turso said.

"We couldn't just let that happen," Turso said of the potential demotions. "It's not the union's position to just let our men get hurt and do nothing about it."

As a condition of receiving \$500,000 in emergency state aid under the Distressed Cities Act this year, the administration promised not to lay off any uniformed Police Department or Fire Department personnel. But, when the City Council passed the \$27.1-million budget on July 28, an administration memo indicated that a total of 30 officers might be demoted.

It has been charged that, under the highly technical Civil Service code, demotions constitute layoffs. Those who support this view say that, when an officer is demoted, he is actually laid off from his present position and then reinstated at a lower rank. Turso characterized this as "a gray area" in the law.

Turso said he would refer not to go to court, and expressed hope that

the problem can be resolved through negotiation.

"We don't cry before we get hurt. We are not formulating any moves. Up till now, we've had an excellent rapport with the city," he said.

Turso said he would be willing to see the number of ranking police officers decreased, but said this could be achieved through attrition rather than demotions.

But Turso warned that "rash statements" by political figures could spell trouble.

"We feel we have a capable chief with over 40 years in the department. It should be left in the hands of professionals who know how to run a department, not amateurs," he said, alluding to recent moves by some members of the City Council to institute changes within the department.

Earlier in the week, Councilman David Roberts charged that "years of political interference" have created inefficiencies and a degree of ineffectiveness within the Police Department.

"There is a strong feeling among the council that there is a need for reform," Roberts said.

Roberts suggested that more of the department's officers should be on the streets and in uniform, rather than in plainclothes or working desk jobs. Turso blasted Roberts for interfering, and said that, under New Jersey law, a City Council cannot dictate administrative policy to a police chief.

State says sewer funds are down the drain

By Joseph Albright

TRENTON—George G. McCann, acting director, state Environmental Protection Department's Division of Water Resources, announced yesterday a Hudson County Utilities Authority wastewater treatment project was formally bypassed for \$33 million in federal construction funds.

This decision was based upon the authority's non-compliance with federal and state program requirements for the award of a federal construction grant, McCann said.

"The deadline for the submission of outstanding grant requirements had passed and could not be extended further for funding construction in federal fiscal year 1986," McCann said.

"These construction grants will be deferred until the next federal fiscal year," continued McCann. The fiscal year starts Oct. 1.

The Hudson project was ranked seventh on the federal priority list and was targeted for state certification Sept. 15. The DEP had listed the total eligible project costs at \$59,939,000; at the current 55 percent federal funding level, the funds amounted to \$33 million.

The project was proposed to resolve wastewater treatment problems in Hoboken, West New York and North Bergen.

It included upgrading of three existing plants from primary to secondary level of treatment and marginal expansion to meet service area needs.

The three plants are in West New York, Hoboken and the North Bergen Woodcliff

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Sewer go down the drain

Continued from Page 1.

facility. The communities were placed under a sewer ban moratorium last year when it was imposed by and with the consent of each of the municipalities.

Although the HCUA, West New York, Hoboken, North Bergen, Weehawken and Union City have been kept informed of the program requirements and deadlines necessary to ensure a grant award, "they have failed to produce an acceptable and timely grant application package," McCann said.

The Hudson authority was unable to submit detailed revised project costs which would have allowed the DEP to complete in time and issue a federal finding of "no significant" impact document, the department said. The cost effectiveness was required by July 1.

The HCUA did not have all permits required, the DEP added. The agency also was not able to submit the documentation to the project from the interest to Sanitation Commission.

They failed to supply acceptable sludge disposal plans for West New York and North Bergen — Woodcliff which would have adequately addressed the five-year period covering pre-construction and construction time, pending completion and approval of the HCUA County-wide Sludge Management Plan, the DEP continued.

Final plans and specifications were not delivered by the July 1 deadline, the DEP said.

Toxic-materials training planned

The Hoboken Fire Department plans to initiate a hazardous materials program to cope with what they call an increasing danger from toxic materials and chemicals manufactured, transported and stored in Hoboken.

All members of the department will be trained to respond to any incident involving hazardous materials in the city, according to Deputy Chief Eugene Failla, supervisor of the program. A special 16-member team will also be recruited to deal specifically with disasters involving toxics, Failla added.

"There is a strong need for a hazardous materials unit in the department, and it is going to be needed even more in the future," Failla said.

"Thanks to the federal right to know laws, we've learned that there are a lot of hazardous chemicals on sites throughout Hoboken. There is a considerable amount of toxics that no one knew about before, and we have to be prepared to deal with a disaster."

"We've been lucky so far," he said.

Failla, a lieutenant with the U.S. Coast Guard, was formerly a member of their hazardous materials response team. "You need to have dedicated young people who are strong physically and mentally to work under those conditions," Failla said.

Fighting a regular fire is difficult, Failla said, but fighting a fire involving toxic materials is even harder because firefighters must deal with

lethal gases, possible explosions, and working with heavy protective suits.

Failla said the special response team will be made up of 16 men who will work in three shifts. The group will include three captains to supervise the outfit during each shift. The men will be volunteers recruited from the department, he said.

All department members will attend training seminars taught by state and county authorities in the fields of hazardous materials.

The Fire Department plans to request funding for the program through the City Council. The Department will also appeal to local industries to donate for the purchase of special equipment, including protective outfits, Failla said.

— Jim DeRogatis

Zoning official's trial continues

The trial of a member of the Hoboken Zoning Board of Adjustment who is accused of violating zoning ordinances is expected to conclude tomorrow in the Hudson County Court House in Jersey City.

The trial resumed yesterday after a break of several weeks but the session before Superior Court Judge Kevin Callahan lasted less than 10 minutes and included testimony by only one witness.

Newman is contesting a summons issued in January by

city Building Inspector Alfred Arezzo against Newman's cabinet-making shop on the corner of Garden and Second streets.

Newman in 1980 purchased an old tavern at 200 Garden St. and a candy store around the corner at 204 Second St. He first converted the Garden Street property for use as a cabinet-making shop, and later expanded the shop to the Second Street property.

Assistant City Attorney Michael Mongiello and Arezzo

are seeking to prove that Newman never applied for a certificate of occupancy or a variance to convert the Second Street property.

Phillip Elberg, Newman's attorney, has attempted to prove that the two properties were always considered as one and that Newman received approval from the zoning board and from Arezzo to convert the properties.

Newman has testified that Arezzo issued the summons against him as an attempt to

"harass me and shut me up." As president of the First Ward Block Association and a vocal zoning activist, Newman has frequently opposed the practices of Arezzo and the zoning board.

Elberg has said that Arezzo banded together with Hoboken developers Robert Cohen and Robert Lee to "get back at" Newman for his opposition to one of the developer's projects. Cohen and Lee filed the complaint that resulted in Arezzo's summons against Newman.

City Engineer James Caulfield, a business partner of Arezzo, testified yesterday. Caulfield had been the architect of a building where renovations were opposed by Newman, and associates of Caulfield purchased the building.

Elberg will attempt to prove that one of the reasons Arezzo became angry with Newman was his opposition to Caulfield on that project.

The trial is expected to conclude Friday with testimony from Cohen and Lee, as well as a former reporter for the Hudson Dispatch who was allegedly told by Arezzo about Newman's summons two days before Newman received it. — DeRogatis

Developer wants rival in Hoboken

By Bill Campbell

Hoboken real estate tycoon Joseph Barry, in a change of posture, has urged the city to "entertain all legitimate" proposals from individuals seeking to build in a proposed redevelopment zone at the south-west edge of the city.

Barry, citing increased political pressure, said the City Council should review proposals other than his before selecting a developer for the zone, located along Observer Highway between Bloomfield Street and Willow Avenue.

"If someone has a proposal better than mine, the city should take their offer," said

Barry, who in July asked for exclusive rights to develop the zone.

"However, based on our proposal and our track record, I still think my plan is the best," he said.

Barry formally introduced plans to construct a \$60 million rental project last July during a special session of the City Council.

The proposed 515 unit development, a combination of market rate luxury and affordable housing, is expected to generate nearly \$1 million a year in taxes and create 20 permanent jobs, Barry said.

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Developer wants rivals in Hoboken

Continued from Page 1.
As president of Applied Housing Associates, a private development and management agent which maintains more than 1,000 units in Hoboken, Barry said he has a "proven record" as a real estate developer.

Barry's proposal was criticized by a vocal coalition of property owners who claim that the plan excludes others from the bidding process.

In a 13-page legal brief, Richard Seltzer, an attorney for Help Hoboken Housing, claimed that Barry violated local land and building laws which require open bidding for the 2.5 acre site.

Seltzer recommended that the city appoint a citizens panel which would "set forth criteria for the development which has been created after public hearings and adopted by the City Council pursuant to the state public bidding law."

Barry said his change in position is a result of "political" rather than "legal" questions.

"Seltzer and a few others in the group have political aspirations and choose not to know the facts," Barry said.

He said the bidding process would allow the highest bidder to "use the city's zoning laws to their advantage."

"The city would have no say on design, affordable units or land use if this were left to the highest bidder," he said. "However, the creation of a redevelopment zone sets the ratio of affordable housing units, open space and parking."

"The city should create such a plan and invite all developers for proposals within that plan," he said.

He said the city should appraise the land and set a price in choosing the developer.

Crimmins blasts councilman critic of Hoboken cops

By Jim DeRogatis
and Bill Campbell

Hoboken Police Chief George Crimmins, answering charges of mismanagement within his department, yesterday lashed at his critics, claiming that they have been "attempting a political coup to gain control of the police department."

Crimmins, in a six-page statement, charged that Councilman Dave Roberts, a member of the City Council's subcommittee on Public Safety, "jumped the gun" and used "smear tactics" in his attacks on the department.

Crimmins' counterattack comes as the council is considering a series of initiatives designed to streamline and "reform" the city's police and fire departments.

Roberts, a vocal critic of the department of Public Safety, last week said the police and fire departments had "fallen into decay."

He said the council would adopt a series of initiatives, including lowering the ratio of superior officers within the police department, requiring all police personnel to wear uniforms on duty, reassigning more officers to street duty and initiating an equalized schedule.

"Some politicians including Dave Roberts have been attempting a political coup to gain control of the police department. So far the coup has not materialized," Crimmins said.

"By getting control of the police department any political faction could favorably dispense political patronage and gain a favorable edge," he said. "Dave Roberts has jumped the gun. He appears now to have been the goat."

Crimmins, citing a 1984 New Jersey Superior Court decision, maintained that the police chief "shall be the head of the police force and has specified statutory powers, duties and responsibilities which can not be interfered with."

Crimmins said the police department has operated within state guidelines. "If anything were amiss, these officials certainly would have taken action. It is very easy to make accusations," he said.

Crimmins said that Roberts is not cooperating with an investigation of charges he made in the weekly Hoboken Reporter that he witnessed two on-duty police officers and their



George Crimmins Hits 'smear tactics'

girlfriends eating dinner at a local restaurant.

Crimmins said he would have pressed departmental charges against the officers, but Roberts could not identify the officers.

Roberts said he provided Internal Affairs officer Capt. Paul Tewes a "complete statement except for their names."

The charges come in the wake of recent disciplinary actions against six Hoboken police officers, including the suspension of a patrolman two weeks ago for making terroristic threats against two colleagues.

Crimmins said that all charges have been referred to the county prosecutor. "I have always done this," he said. "I have always had internal affairs officers pursue complaints against police officers."

"Councilman Dave Roberts has done a great disservice to the citizens of Hoboken and the police and fire departments," Crimmins said. "He owes each and every police officer and firefighter and their families a total and sincere apology."

Roberts said he was committed to his earlier statements, but denied that he was attempting "to go after individuals."

"If by chance I offended the many qualified officers in the department, I offer my apology," Robert said. "But for the few who benefit politically, I hope my stance brings about a change."

"I sincerely hope a day comes when all the departments will be free of politics. Until then, we must work together to reform the departments," he said.

HOBOKEN

Landlords, developers to march in tax protest

By TOM GISSEN
Staff Writer

HOBOKEN—Close to 1,000 people are expected to march on City Hall in a tax protest tomorrow evening, according to a rally organizer.

Help Hoboken Housing, a pro-development group composed of landlords, contractors, real estate developers and others who support gentrification, organized the 6 p.m. rally.

Although HHH has only about 200 members, group spokeswoman Susan Warren said she expects about 1,000 people to attend. She said residents from across the political spectrum are enraged that Hoboken has "the highest tax rate in the state of New Jersey, for probably the worst services in New Jersey."

Warren said Hoboken property owners received their 1985 tax bills just last week which reflected a 30 percent increase over last year's rate. Warren says her own tax bill skyrocketed from about \$2,300 last year to close to \$3,000 this year.

The new rate is \$219 for each \$1,000 of assessed valuation, up from \$168 in 1985.

She claimed that poor services add insult to injury. She cited "filthy, dirty streets," "sewers that are constantly collapsing" and an inadequate school system where close to three of every four ninth graders failed the state-mandated high school proficiency test as examples of poor services.

She said the demonstrators' rallying call will be "lower taxation or new representation." This chant, Warner said, was a variation on the

'The highest tax rate in NJ for probably the worst services'

pre-revolutionary American colonists' cry of "No taxation without representation," adding, "That's what we have."

Using the revolutionary theme, rally organizers had planned to mimic the Boston Tea Party by marching east from City Hall to the piers. But, Warren said, "throwing tea into the Hudson is probably polluting, so we won't do that."

"It is not an anti-Vezzetti rally and it is not a pro-legal movement," Warner said referring to the petition drive aimed at ousting Mayor Thomas F. Vezzetti before his first term expires in 1988.

"It's everybody's fault," she said of the mayor and City Council. "They've all been in that government long enough...If they can't do the job may be they should not have the job."

Warren accused the mayor and council of being unresponsive and claimed the governing body used its control of public meetings to cut off debate, brushing aside voters' concerns with empty answers. But she claimed that 1,000 angry protesters would render this alleged tactic useless. "This time they're going to just listen," she predicted.

300 join tax hike protest

By Jim DeRogatis J.J. 9/4/86

Three hundred shouting Hoboken residents rallied in front of City Hall yesterday and stormed the City Council chambers to protest the 33 percent tax hike.

Help Hoboken Housing, a coalition of real estate developers, homeowners and tenants, sponsored the rally on Washington Street in front of City Hall at 6:30 p.m. Shortly after 7 p.m., rally organizers lead protesters inside the building where a City Council meeting was in progress.

The group disrupted the meeting with shouts of "We won't pay." They filled the chambers, overflowing into the aisles, the hallway and down the steps of City Hall.

HHH leaders said the rally was held to protest the tax rate of \$216 per \$1,000 of assessed valuation, up 33 percent from last year's rate of \$162. The City Council last night voted that taxpayers must pay their bills by Sept. 8.

Protesters carrying signs saying, "Get rid of the whacks and lower the tax," "We won't pay," and "Tax-busters" listened intently as HHH leaders addressed the crowd from the back of a pickup truck on Washington Street at the start of the rally.

"We will not accept political interference in this city," said Richard Seltzer, an attorney. "The stakes are too high to settle for business as usual."

Seltzer strongly criticized the mayor and City Council for considering "giving away valu-

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300 join tax hike protest

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able land" to Joseph Barry's Applied Development Corp. for a highrise project on Observer Highway. He added that the city should seek another developer for the waterfront because he claimed the Port Authority is not willing to pay taxes to the city.

Michele Russo, a tenant representative of HHH, charged that the city has been negligent in collecting delinquent taxes. "We are here today to protest years of ineffectiveness," she said.

Mayor Thomas Vezzetti walked through the crowd that filled the street but did not address the groups.

Members of the Campaign for Housing Justice also circulated through the crowd, distributing flyers critical of HHH leaders. The flyer charged that HHH "is using our alarming and valid fears regarding our possible displacement due to higher taxes to create a broad political power base that will encourage further uncontrolled speculation and development."

Suzanne Warren, a paid media consultant for HHH and a Hoboken homeowner, urged ralliers to take their protests directly to the City Council. A crowd of about 300 people rushed into the council chambers, interrupting the City Council's attempts to hear bids for the purchase of rock salt.

Council President E. Norman Wilson and other members of the council sat in silence as the mob took over the meeting. Members of the group approached the microphone one by one to blast the tax increase.

"We are paying the highest tax rate in the state," said Warren, who acted as a leader. "We are here tonight to say that we must have some relief."

Warren called the group's actions "a tax revolt" and said Hoboken taxpayers are "sick of paying outrageous tax bills and getting no services."

Other Hoboken residents also complained about city services, including the Board of Education, the Department of Public Works and the Police Department. They appealed to the council for relief from the tax rate, although this year's rate is fixed and the council cannot alter it.

"We want to live in Hoboken, we love Hoboken,"



Photo by Mark Wyrille

Hoboken taxpayers, angered by the 33 percent tax hike, voice their opinions at a rally sponsored by Help Hoboken Housing in front of City Hall.

said Margaret Wallach. "We're here tonight with a request that you help us stay here."

Peggy Goldstein said that the city is "on a 30-year holding pattern."

"You're still running this city like you did 30 years ago," she said, criticizing the city's lack of efficiency in collecting delinquent taxes.

Marilyn Jacobs, a condominium owner, said condo owners suffered from the highest taxes in the city. "It's pretty hard for me to keep paying these taxes," she said. "Please, City Council, let me keep my home. Don't tax me out of this city."

Several speakers questioned the council on the status of the revaluation. Ironically, a similar "tax revolt" by homeowners in 1984 was successful in persuading the council to overturn the landmark revaluation,

which was considered unfair to property owners.

Joseph Scordato said he represented a new group called Citizens for Hoboken Tax Reform. Scordato said the group intends to file a law suit to force the city to complete the state-mandated revaluation, which is expected to lessen the tax burden slightly.

Both HHH leaders and public speakers stressed that they were not backing the movement to recall Mayor Thomas Vezzetti, but would oppose all elected officials who did not lower the tax rate.

"We are taxpayers and we want to recall the whole lot of

you," Theresa Lomolino told the council.

Warren said that the council cannot pass the blame for the tax rate to the mayor, and the mayor cannot blame the council. "We're sick of the excuses. It's time to stop fighting and work together," she said.

Wilson, addressing the crowd after the last of the public speakers, said that their "points were well taken."

"We got the message, and we know you want action," Wilson said. He pledged to investigate why the city has been lax in collecting back taxes and asked that the council "be given a chance to get the tax rate down."

Hoboken inspectors under state probe

By Jim DeRogatis

State officials are investigating charges that two Hoboken inspectors harassed a local electrical contractor, a spokesman for the state Bureau of Construction Code Enforcement said yesterday.

Joseph Fontana, owner of the Fontana and Sons Electrical Contracting Co., of Hoboken, filed a complaint last week against Hoboken building inspector Alfred Arezzo and electrical inspector Paul Marzocca, claiming that the two men have prevented him from getting a permit for a job at 1222 Washington St.

"I would call it harassment," Fontana said.

Arezzo discounted the complaint and said that Fontana "believes that he is above the law."

According to Fontana, the original electrical contractor at 1222 Washington St., an eight-unit rehabilitation project, walked off the job, leaving a number of serious problems in the wiring of the building.

Fontana said that when he tried to obtain a permit to com-

plete the job and correct the previous contractor's mistakes, he was "given the run around" by Marzocca, who is responsible for inspecting the site.

When Marzocca finally made his inspection on Aug. 25, Fontana said, he refused to issue a permit because Fontana had not provided a report by the building's architect. Fontana, whose family has been in the electrical contracting business since 1914, said that he had never before been required to provide an architect's report.

After Fontana complained to Arezzo, who oversees the electrical inspections, Arezzo issued a stop-work order and closed the building down. The building remained closed yesterday.

Fontana said Arezzo informed him that the building was being closed by visiting his shop at 201 Adams St. while accompanied by a Hoboken police officer.

"He brought a cop to my place of business to make a scene," Fontana said. "This is outrageous."

"All I'm trying to do is complete this job and make a de-

cent living. (Arezzo and Marzocca) are stopping me from doing that."

Arezzo, however, charged that Fontana was unwilling to follow the proper procedures to get a permit. "He is not above the law," Arezzo said.

"Fontana will have to do what the law requires him to do or he will do no work in the city of Hoboken."

Arezzo said he has filed a report on the incident with the state Bureau of Construction Code Enforcement. A spokesman for the bureau said yesterday that officials are investigating Fontana's complaint.

The spokesman said the bureau has two prior complaints on file against Arezzo. One was investigated and dismissed, and the second was never investigated because of a pending lawsuit.

Fontana, who said he has had numerous problems with Arezzo in the past, said that many contractors have had similar bad experiences with Arezzo but are afraid to make formal complaints "because they are afraid of reprisals."

DAVID ROBERTS

Dispatch 9/5/86

Crimmins raps council critic

By TOM GISSEN

Staff Writer

HOBOKEN—First, a city councilman fired several verbal volleys claiming the city's Police Department is in desperate need of reform, and yesterday Police Chief George W. Crimmins fired back.

David Roberts has made some very rash unfounded political smearing-type statements against the Police and Fire departments. I strongly object to the smear tactics used by Roberts," Crimmins stated in a six-page release.

In published reports last week, Roberts charged that "years of political interference" have led to inequities and inefficiencies within the department.

"There is a strong feeling among the council that there is a need of reform. That's for sure," he said.

Yesterday, Roberts reiterated those charges and also claimed some officers had received promotions and choice assignments because of their political affiliation rather than merit.

"I would like to see the department operate on its merits and not on political connections," he said. "Political interference can no longer be tolerated."

He said a table of organization that would limit by ordinance the number of ranking officers is sorely needed.

As of midyear, there were 63 superior officers and 73 patrolmen in the local department.

Roberts accused Crimmins of succumbing to political pressure in granting choice assignments to favored officers.

But, in turning the tables, Crimmins, who describes himself as "well-trained and highly professional," charged that "some politicians, including Councilperson David Roberts, have been attempting a political coup to gain control of the Police Department."

Roberts also has charged that too many officers are in plainclothes and behind desks rather than on patrol.

Crimmins also challenged Roberts' reorganization recommendations.

"I realize Roberts entered the legislative branch of government from the Fire Department without rank," the chief said, adding that this accounts for Roberts' lack of supervisory experience and knowledge of top management methods.

CDA cancels its waterfront meeting

By Jim DeRogatis J.J. 9/4/86

The Hoboken Community Development Agency has cancelled tonight's public "scoping" meeting on the Port Authority's proposed waterfront development, calling it "unnecessary" and saying that "we do not need any more contentious opinions" on the project.

CDA Director Michael Coleman said he cancelled the meeting, which had been scheduled for 7:30 p.m. at City Hall, "partially as a response" to Mayor Thomas Vezzetti's

Waterfront Advisory Committee.

WAC had urged the CDA not to hold its first scoping meeting last Aug. 12 because negotiations between the Port Authority and the city that will determine whether the project will become a reality are still underway.

Public scoping meetings are the first step in preparing an Environmental Impact Statement that examines how a development will affect the surrounding community. The statement is a prerequisite for

appeals to Vezzetti to cancel the meeting had been denied earlier in the week.

Coleman said yesterday that the first scoping meeting "fulfilled legal obligations" and that a second meeting "would not be constructive or necessary."

"We do not need any more contentious opinions," Coleman said, but added that members of the public will have the opportunity to speak at future meetings. The comments will be included in a draft environmental impact statement, he said.

Coleman could not say when or where those meetings will be held.

The CDA invited representatives from more than 100 federal and state agencies that will be involved with regulating and approving the P.A. project to the first scoping meeting, but only one representative of the state Department of Environmental Protection's Division of Parks and Forestry spoke.

Coleman said, however, that the meeting was not a failure. "We will have input from every one of the agencies at the

proper time," he said.

WAC members did not consider the cancellation of the meeting a victory, however, because the CDA will still continue the UDAG application process. WAC has opposed applying for a UDAG for the P.A. until the city reaches an equitable agreement with the agency on a restated lease to the piers.

WAC Chairman Mayme Jurkat said the cancellation "comes as a surprise. We've been saying that the meetings shouldn't have been held at all," she said.

Crackdown targets scofflaws

By Bill Campbell J.J. 9/3/86

The Hoboken business administrator yesterday said the city may generate as much as \$1.5 million in municipal revenue during "an aggressive crackdown" on scofflaws.

Edwin Chius said the city will issue 7,000 summonses and warrants beginning next month and during an eight-to-12 month campaign to collect unpaid parking tickets.

Chius said the scofflaw crackdown would be coordinated by a four-person task force in conjunction with the city's Parking Violation Bureau and Computil, the firm that processes the city's unpaid tickets.

Computil and municipal officials last month agreed to launch the program "at no cost to the city," Chius said.

He said that Computil will receive 15 percent of the revenues collected from all tick-

ets issued prior to December 1984.

"After we agreed that we could raise \$1.5 million, we decided to begin right away," Chius said. "We are going to start the program by going after the people with the most tickets."

Chius said the first series of summonses will be issued to those with 20 or more unpaid tickets. He said subsequent notices would be issued to

violators with between five and 19 unpaid tickets.

Chius said the scofflaw crackdown is part of a three-phase approach to generating revenue and reducing costs within the city's Department of Administration.

The department includes the administrative functions of municipal government, the division of Revenue and Finance and the Division of Human Resources.

Chius said he also plans to

reduce three clerical positions within the department and reorganize the remaining clerical staff by seniority.

He said employees would be allowed to "bid" for new assignments based on seniority.

Chius said the staff restructuring would begin in mid-September.

The parking summonses will be issued on Oct. 16, he said.

City may issue bonds

Continued from Page 1.

violated the agreement by not authorizing bidding for repair of the tide gates and regulators and by not submitting quarterly written reports detailing the status and progress of the project.

The DEP also warned the city it will not approve any exemptions from the state and municipal sewer moratorium program.

"The only way I see that we can satisfy the DEP is to issue the bonds and complete the project ourselves," Haack said. "As it stands now, the city is being fined \$1,000 a day for violating the consent agreement."

City Councilman Robert Ranieri, chairman of the council's committee on water and sewerage, said the Port Author-

ity of New York and New Jersey had agreed to undertake the rehabilitation project as part of their proposed waterfront redevelopment plan.

City law director Salvatore D'Amelio Jr. said the Port Authority, which has proposed a \$600 million project, has already approved the specifications and cost of repairs.

Haack, who did not identify the Port Authority, said there has been "no movement" on the repair project since "the large developer assured us they would undertake it."

Ranieri said he would meet with Port Authority officials before agreeing to issue bond anticipation notes.

The bond issuance must be approved by a resolution of the City Council.

City may bond tide-gate repairs

By Bill Campbell J.J. 9/2/86

Hoboken, fined by the state last month for violating an administrative consent agreement to repair tide gates and regulators, may issue \$3 million in bond anticipation notes to finance the project.

The state Department of Environmental Protection in August fined the city \$85,000 for

violating the agreement that was signed last January.

The consent agreement, which lifts a City Council-imposed sewerage hookup moratorium, allows the city to authorize the hookups if a series of deadlines are met to upgrade the municipal sewerage treatment plant.

The city is under a state mandate to upgrade the plant to

a secondary capacity by July 1988.

Public Works Director Roy Haack yesterday said he has sought the advice of the city's bond counsel to obtain funding to repair and rehabilitate tide gates and regulators and the Fifth Street pumping station.

The tide gates and regulators, which control the flow of river water in the city's sewerage system, have not been over-

hauled since they were installed in 1955, Haack said.

The broken tide gates and regulators, which are stuck in the open position, are blamed for much of the flooding that occurs in city streets and in residents' basements during rainstorms and high tides in the Hudson River.

The DEP claims the city has

See CITY — Page 8.



Edwin Chius Worst hit first

Budget crunch may force Hoboken to shut a school

By Jim DeRogatis

The Hoboken Board of Education will hold a public hearing later this month to discuss the possible closing of one of its public school buildings.

A move to close Demarest School was defeated by one vote Aug. 12. Several board members, citing the city's current budget crisis and declining student population, have been lobbying for another vote.

But Joseph Rafter, chairman of a committee investigating the issue, has said that the board needs more information. "What seems to have happened in the past is that people

Board to hold public hearing after rejecting plan in August

have been stampeded into making dumb decisions," Rafter said. "I want to slow the process down and get enough information to make the right decision."

James Monaco, vice president of the board and the sponsor of the resolution to close Demarest, said "the board has to act because people are fed up with the high tax rate."

According to Monaco, the Hoboken student population is rapidly decreasing. There were 4,850 students in the system last June, but only 3,800 students now, he said.

"Several years ago, we had six elementary buildings and an enrollment of 5,500," Monaco said. "Today, we have seven buildings and 3,800 students. We gained one building and

lost 1,700 students."

Monaco estimates that the board could save a minimum of \$175,000 in maintenance costs by closing a school, in addition to money received from leasing or selling the building.

Monaco said he supports closing the Demarest School, Fourth and Garden streets, because it is located near several other schools. A former high school building, it is the largest of Hoboken's elementary schools.

Rafter said the committee, which is made up of parents from around the city, toured each of the buildings before summer vacation last semester. The committee is awaiting a report from Superintendent of Schools Walter Fine on the enrollment at each school in

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Budget crisis may shut down school

Continued from Page 1.

order to come to a decision about which building should be closed, he said.

"My feeling is that we have to look at this and see exactly what is going on," Rafter said. "(Monaco) is pushing for immediate action, but we don't want to rush into this."

Monaco said he plans to review figures to see whether it is a better move economically to sell a school building or lease it, but Rafter said that selling a building should be a last resort. He said he will request that representatives of the Hoboken Community Development Agency attend the public hearing and make a proposal for leasing a school building.

If the building is leased, Rafter said, it could be reclaimed in the future if Hoboken's student enrollment begins growing. "It doesn't make sense to lose the building. The way things are going, it will be impossible to even find the land to build a new building if it was needed in the future," he said.

Trustee Lourdes Arroyo, who was elected with Rafter on a ticket sponsored by the Committee for Quality Education, is also opposed to selling a school building.

"If you sell it, you only have that money for one year, then it is gone," Arroyo said.

Rafter, Arroyo, Raul

Morales, Zelma Lugo and board president Richard England voted against closing Demarest in August. Monaco, James Farina, Anthony DeBari and Eugene Drayton voted to close the school.

England, considered the "swing vote," said yesterday that he believes the board should close a school but wants to solicit public opinion before supporting the move.

"I believe that the economic conditions and the enrollment justify closing a school," England said. "I see no evidence that enrollment is growing, but I hope the CDA will be able to make some forecast on what the student enrollment will be in the future."

England said he will encourage Rafter's committee to present its findings at the public hearing and make a recommendation.

The hearing has been scheduled for 8 p.m. Sept. 30 in the auditorium of Hoboken High School, Ninth and Clinton streets.

D'Amelio ethics review refused

By Jim DeRogatis

The state Advisory Committee on Professional Ethics has announced that it will not review charges made by Mayor Thomas Vezzetti against Hoboken Law Director Salvatore D'Amelio Jr. because the "matter presents a pending controversy."

Vezzetti fired D'Amelio in July, stating that the law director's behavior "has been riddled with conflicts and failure to represent the public interest." The mayor charged that D'Amelio was guilty of conflict of interest because he made a ruling on the Hoboken Zoning Board of Adjustment at a time when the board was voting on a development built on land owned by D'Amelio's father.

The City Council reinstated D'Amelio several days after Vezzetti made the allegations. D'Amelio denied the mayor's charges and said he would ask the state Advisory Committee on Professional Ethics, which is appointed by the state Supreme Court, to review the charges.

In a letter dated Sept. 4, Harold Rubenstein, committee secretary, wrote that "after careful review, the committee has determined that this matter presents a pending controversy, and so is beyond our jurisdiction."

"Accordingly, your request for an opinion is denied."

According to Rubenstein, the committee's regulations state that "it shall not consider any investigation involving pending action where its opinion might affect the interests of the participants."

Rubenstein said that "pending action" could be defined as a lawsuit.

D'Amelio yesterday interpreted the committee's letter as "a favorable ruling" and said that he will file a lawsuit in the near future against Vezzetti and other city officials that he declined to name.

"I've got to do something. They've tried to ruin my image," D'Amelio said. "If you don't fight back against this sort of thing, it sticks."

Mary Garcia, a city attorney hired by D'Amelio and a member of the local ethics board, released a memo supporting D'Amelio.

The memo reads that "as all documents (including the mayor's statement) were sent to the committee and they did not rule on their merits, my opinion is that Sal should continue to

fulfill all duties as law director.

"It is also my opinion that if the facts did indicate a blatant conflict of interest situation, the committee would have entertained the issue. However at this point, there is nothing more that Sal can do to resolve the questions raised in this matter."

Vezzetti, informed of the memo and the letter from the ethics committee by a reporter, dismissed both as "typical D'Amelio doubletalk."

"How can Sal say he is exonerated when they aren't investigating?" Vezzetti asked.

"Mery's statements are wrong. Let him sue me. Then we have to go to court and see who's right and who's wrong," Vezzetti said when told of D'Amelio's intention to file suit.

Laurie Fabiano, executive secretary to Vezzetti, said that the mayor plans to file a personal lawsuit against D'Amelio in the next week.

The mayor appointed D'Amelio in January but has been at odds with his law director almost from the beginning. He has said that he appointed D'Amelio "against my better judgment" to avoid "a protracted battle with the City Council."

The controversy surrounding D'Amelio erupted last year when, as an assistant city attorney, it was revealed that he was a partner in Anawim Investment and Development Corp. of Jersey City, developers of the \$25 million Presidential Towers condominium project in the southwestern region of the city.

D'Amelio said he severed his ties with Anawim when he was appointed law director, but his father, Sal D'Amelio Sr., is still involved in the project. D'Amelio Sr. owns the land on which the project will be built.

Vezzetti contends that a ruling D'Amelio made blocking several appointments by the mayor to the zoning board was affected by the fact that the board was in the process of making a decision on Presidential Towers.

D'Amelio has denied the allegations.

At 28, D'Amelio is the youngest corporation counsel in Hudson County. He also recently became the city director of Public Safety after the City Council consolidated the department under the Law Department.

Vezzetti denies tax leniency

By Bill Campbell

Hoboken Mayor Thomas Vezzetti has halted a legislative initiative to extend the property tax grace period and waive interest charges on late payments.

Vezzetti said he has denied the request by City Council President E. Norman Wilson because it "would have an adverse effect on city finances and would only serve to encourage delinquent tax payments which accounted for 24 percent of this year's tax increase."

The City Council was to meet in special session tonight to adopt resolutions extending

the grace period for payment of taxes and waiving interest fees until October 1.

Wilson said the resolutions, which would have been sponsored by City Councilman Steve Cappiello, stemmed from last Wednesday's tax rally in City Hall.

Help Hoboken Housing, a coalition supportive of real estate development, sponsored the rally, which attracted about 300 supporters.

"It seemed to me that a lot of the small homeowners at the rally asked for more time," Wilson said Friday. "We would have discussed all of our options Monday, but it's up to the

mayor to call the meeting."

Vezzetti said that tax and interest extensions are "unfair" to other taxpayers who have already paid for the first three quarters of 1986.

"If this were adopted, many of the small homeowners would be subsidizing other people who do not to pay on time," he said.

Vezzetti said he discussed the tax and interest extension with Tax Collector Louis Picardo and Business Administrator Edwin Chius, both of whom advised against it.

"The Tax Collector also

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Vezzetti denies tax leniency

Continued from Page 1.

told me that an extension would primarily benefit developers and speculators who will use the additional grace period as an 'easy loan,' avoiding normal financing charges such as application fees and points as well as the usual waiting period," Vezzetti said in his letter last Friday to Wilson.

He said that Chius also recommended denying the three-week extension "because the city needs tax revenue now to avoid borrowing funds through tax anticipation notes and paying interest thereon."

Vezzetti said he was directing corporation counsel Salvatore D'Amelio Jr. to "aggressively pursue" foreclosure of property upon which tax liens have been imposed.

Last year, the city achieved an 84 percent tax collection rate, Picardo said he did not have estimates yet for the 1986 payment rate.

Warren said she supported Vezzetti's efforts to collect unpaid taxes, but called the mayor's contention that speculators and developers would

benefit from the extension, "rhetoric."

"When I stood with the other (tax protesters) in the council chambers, people were saying that they couldn't pay their taxes by September 8," Warren said. "If the city was really worried about revenue, they should have passed the budget on time."

The council adopted the municipal budget in August after nearly four months of wrangling with the administration over anticipated revenue. Although \$1.4 million was cut from the \$27 million spending plan, the tax rate shot up 33

percent to \$216 per \$1,000 of assessed valuation.

"What Suzanne Warren (tax protestor) says is her own view," Vezzetti said. "I don't agree with it because I don't believe that anyone should benefit by those who have already paid their taxes," he said.

The council can override the mayor's denial to conduct a special session if a majority of council members petition to call a meeting.

However, it is unlikely that the council can call a session before the current September 8 tax payment deadline expires.

Hoboken equalization ratio ill-advised

As part of its policy of providing a public forum for contrasting viewpoints on issues, The Jersey Journal from time to time publishes visiting editorials by qualified persons on specific subjects.

Today's editorial is by Andrew Chipok, a Hoboken resident and director of financial planning for American Business and Professional Program, Inc.

The opinions of the writer are not necessarily the opinions of this newspaper. Whether you rent or own, the 1986-1987 Hoboken real estate tax rate is going to explode thunderously into your life very soon. In its present form, for 1987, the tax assessor is going to use an equalization ratio which attempts to equalize the value of new properties with older properties.

The concept is an attempt to create a fair tax system, but there are inequities for tenants

and owners in new and old properties alike. That is the reason the state mandates complete revaluations periodically, so that equalization rates need not be continually utilized. Hoboken's revaluation was supposed to take place in 1980. However, the ratios on which evaluation take place are flawed.

For example, the equalization ratio applied to a new property:

1986 Purchase Price \$150,000; Equalization Ratio 17 percent; Assessed value — \$25,500; Proposed 1987 tax rate — \$216.50 per \$1,000; Proposed 1987 taxes \$5,520.

A new property owner-resident will pay \$460 per month in taxes. If you are a new property tenant, your rent is going to increase, in some cases substantially, because 100 percent of the tax increase can be passed on to you.

Second, the equalization

ratio on an older rowhouse property:

1986 Fair Market Value \$150,000; Equalization ratio 12 percent; Assessed value \$18,000; Proposed 1987 tax rate \$216.50 per \$1,000; Proposed 1987 taxes \$3,897.

As with the new properties, tenants in older rowhouse buildings will have 100 percent of the tax increase passed on to them. The tax pass-on will be added to the rent control guideline amount. Fixed-income tenant families will be hard pressed to find the extra dollars to pay for the tax pass-on.

Why is the equalization ratio not well thought out?

1. A specific method for a timely and consistent evaluation of the entire town is not in place. A large real estate is not valued at fair market value. To inspect each one of these buildings plus their apartment units physically will take many

months, if not years. The time differential will cause similar older properties to be paying dissimilar rates. One inspected property with a fair market value of \$300,000 will pay \$7,794 per year while the similar uninspected property with a cost basis of \$12,000 will pay a third of that.

2. The equalization ratio percentages are not based on mathematical models but are arbitrary numbers.

A single condominium apartment unit with exactly the same value of an older multi-resident rowhouse building will pay about 43 percent more in taxes. All city residents, new and old, enjoy the services of this city and should be reasonably expected to pay for them.

No one group should be discriminated against to carry more than their fair share. This is clearly a violation of your constitutional rights.

3. Newer residents will be

subsidizing older homeowners who have or have not had their residences revalued.

The older homeowner who is enjoying the benefits of a large equity position in his home should be taxed at a similar rate to the newer homeowner who has a smaller equity position. To charge the newer resident whose market value is easily determined by the price he just paid more tax makes no economic sense and is not fair.

4. In the long-term, the equalization ratio shrinks the ratable base. High taxation causes demand for housing in specific areas to decrease.

Current property value will stop appreciating, and, if the economy remains sluggish, property value will decrease. New construction and the improvement of existing properties will, by then, have stopped. Potentially to create a cycle of stagnant or decreasing ratables with increased city

operational costs is economic inefficiency.

What can a concerned resident do?

First, if you are an owner, check with the tax assessor and get an estimate of your 1987 taxes. If you are a renter, contact your landlord and have him or her give you an estimate of your potential rent increase.

Second, owners should file for a tax assessment appeal. The deadline is Monday. Forms are available at the County Board of Taxation, County Administration Building, Newark Avenue, Jersey City.

Third, contact your elected officials. Call your mayor, your ward representative and have them become involved. Your feedback will empower Hoboken's elected officials to act.

Now is the time to act for the good of your pocketbook and your future.

Tax rally stalls council meeting

Dispatch 9/4/86
By TOM GISSEN
Staff Writer

HOBOKEN—City Council proceedings last night were halted temporarily by nearly 250 chanting protesters.

A sudden rain shower during last night's tax rally in front of City Hall sent many of the protesters heading for cover. Many of the demonstrators fled the open sidewalk for the protective cover of the council chambers and its adjoining hallway.

The rally was organized by the pro-development group Help Hoboken Housing to protest the city's 32 percent tax hike. While rally organizer Suzanne Warren had predicted 1,000 people would show up, a police sergeant estimated the crowd at 250.

Warren also had predicted, "This time they'll (council members) just listen." And for a while they did just that.

Once inside, the protesters broke into chants of "Resign! Resign!" and "We won't pay! We won't pay!"

Each time a television news crew turned its camera onto the crowd, the chanting's fervor increased. While some council members looked glum, others appeared annoyed, and at least two appeared mildly amused by the public disruption. But true to Warren's word, all for a time remained silent.

During the protest, Mayor Thomas F. Vezzetti fared no better. When the mayor attempted to address the crowd, he roundly was booed.

"Don't get a chance to speak?" Vezzetti asked.

"You do not. You get to speak all the time," Warren snapped back.

Rally organizers said the demonstration was not aimed at any one

political group, but charged the entire city government should be blamed for the budget problems.

"Logic and common sense are in very short supply among our elected officials," rally organizer Richard Seltzer told the crowd.

"The politics of division are no longer acceptable," Seltzer said in accusing local politicians of trying to divide citizens along political and economic lines.

A cardboard placard taped to the top of a hockey stick read, "Filthy dirty streets/Unequal taxes/Who are Vezzetti and the City Council fooling?/Dump them."

But while there may have been a nearly uniform public outcry against the body of Hoboken politicians, division among the protesters was in abundance. Members of The Hoboken Campaign for Housing Justice strolled through the crowd passing out leaflets accusing HHH of "misleading taxpayers and misrepresenting their (HHH) personal motives."

Sheila Scully, who wrote the leaflet, said her group agreed that taxes had to come down, but accused HHH of "trying to build a broad base of support on people's genuine concern."

Meanwhile Vezzetti and Councilman Robert A. Ranieri, who leads a movement to recall the mayor, could not resist the opportunity to attack each other. Speaking in front of a television camera, Ranieri said of Vezzetti, "He is and always has been known as the town clown."

Standing not 10 feet from the councilman, Vezzetti countered with his own political volleys.

"The man is not only incompetent, I call him a swindler."

Sewage plant meeting turbulent

By Bill Campbell

Members of the Vezzetti administration and the Hoboken City Council, in a sometimes boisterous session, met for the first time yesterday to discuss political control of the city's proposed secondary sewage treatment plant.

The meeting, called by Councilman Joseph Della Fave, was an attempt to bring about a "graceful transition" in policymaking from the council to the administration, he said.

"The secondary sewage plant needs an administrative change in hands from the council's Committee on Water and Sewerage to the Mayor's Office," Della Fave told the representatives.

The two-hour meeting, which was held in the mayor's office, was attended by Mayor Thomas Vezzetti, pro-administration council members Della Fave and Helen Cunningham, Public Works Director

Roy Haack, Law Director Salvatore D'Amelio Jr., Councilman Steve Cappiello and Councilman Robert Ranieri, chairmen of the council committee.

Della Fave, a critic of the project's design engineer, charged that Ranieri and the committee have "taken control" of the management of the project.

He said that the project, which is mandated by federal and state agencies, was taken away from the administration during a "power play" by Ranieri.

Last November, the city contracted Mayo Lynch & Associates of Hoboken to design the plant and has hired a half dozen engineering and financial consultants.

However, since January, the project has turned into a political battle between pro- and anti-administration factions and has resulted in multi-million dollar lawsuits among Mayor Lynch, city officials and a project vendor.

Last month, the New Jersey Department of Environmental Protection announced that the project would be bypassed for federal funding in fiscal year 1986 due to deficiencies in the design plan.

The DEP has given Mayo Lynch until Oct. 15 to resubmit final design plans in order to qualify for funding for fiscal year 1987.

Ranieri, whose committee has conducted weekly meetings with project consultants, scolded the administration for demonstrating "a lack of leadership" over the project.

"Show me that the administration has a serious intent and I will gladly hand over the gavel to Roy (Haack)," Ranieri said of the weekly sessions. "Show me a positive sense of determina-

tion, discussion and decision-making and we will have a graceful transition," he said.

Ranieri criticized Della Fave and other administration officials for not attending the committee sessions and playing a "role of leadership and responsibility."

"Would you say it is logical to cut a group that brought this project 70 percent of the way?" Ranieri said. "That would be abandonment."

He also lashed out at Vezzetti for refusing to authorize a \$300,000 payment to Mayo Lynch in August. "Let the mayor sign off on the payment and we can talk about leadership," Ranieri said.

Della Fave said he had "concerns" over payments to Mayo Lynch and other consultants that were not authorized by Haack.

Haack said the council has approved claims for the project that he never approved. "I'm very concerned because nobody seems to have control of the project," he said. "It's going in four different directions."

Vezzetti and Della Fave said they would attend today's session of the council's Water and Sewerage committee.

Testimony ends in trial of neighborhood critic

By Jim DeRogati

The trial of a member of the Hoboken Zoning Board of Adjustment accused of violating zoning ordinances concluded yesterday after testimony by two local developers and a zoning expert.

Superior Court Judge Kevin Callahan is expected to rule on the case Thursday. Zoning Board Member Thomas Newman is contesting a summons issued in January by City Building Inspector Alfred Arezzo, against Newman's cabinet-making shop on the corner of Garden and Second streets.

Newman in 1980 purchased an old tavern at 200 Garden St. and a candy store around the corner at 204 Second St. He first converted the Garden Street property for use as a cabinet-making shop, and later expanded the shop to the Second Street property.

Phillip Elberg, Newman's attorney, has attempted to prove that the two properties were always considered as one and that Newman received approval from the zoning board and Arezzo to convert the properties.

Newman has testified that Arezzo issued the summons against him as an attempt to "harass me and shut me up." As

president of the First Ward Block Association and a vocal zoning activist, Newman has frequently opposed the practices of Arezzo and the zoning board.

Hoboken real estate developers Robert Cohen and Robert Lee, the principals of Hudson Investments, testified yesterday. Elberg had charged that the two banded together with Arezzo to "get back at" Newman.

Newman, as president of the block association, opposed one of Hudson Investments' projects on Park Avenue. According to Elberg, Cohen and Lee filed the complaint that resulted in the summons against Newman because of Newman's opposition.

Judge Callahan, however, would not allow Elberg to question the developers on their dealings with Newman because he said it was irrelevant to the case.

Cohen said that he filed the complaint against Newman because he was concerned that Newman's shop posed a fire hazard because of the use and storage of flammable liquids. Both Cohen and Lee said they did not confer with Arezzo before filing the complaint against Newman.

The only other witness yesterday was Ralph Seligman, a consultant for the Planning Board. Seligman testified that Newman did not need a use variance to convert the property to a furniture shop because it had been zoned as residential in its previous use.

Callahan refused to postpone the case until Elberg could subpoena his last witness, Gail Friedman, a former reporter for the Hudson Dispatch. Elberg said that Friedman's testimony would show that the "purpose of (Arezzo's) citation against Newman was to get an article in the newspaper."

Callahan, however, contended that the case had "gone on too long." The trial had lasted six sessions. It started in early August and was postponed for several weeks because of summer vacations.

In his closing argument, Elberg said that the case "was basically a very simple one." He said Callahan must decide whether or not Arezzo told Newman in 1981 that he did not need variances for his shop.

Elberg said that Arezzo's summons was a unique one and that Newman had been singled out for prosecution because he had been a member of the zoning board. "This was an attempt to scare Newman, to shut him up, get a story in the newspaper, and show that Newman had some dirty laundry."

Mongiello charged that Elberg used "a smoke screen and subterfuge to conceal the real issues." The real issue, Mongiello said, is that Newman need variances and a certificate of occupancy and never received them, and that he failed to stop working even after he had been cited for these violations.

Callahan said he will rule on the case at 9 a.m. Thursday.

Wilson blasts 'exclusive' parley with state aide

By Bill Campbell

Hoboken City Council President E. Norman Wilson yesterday criticized members of the administration for excluding him and other members from a meeting last Wednesday with a top state finance official.

Wilson said he was "annoyed" at not being invited to a meeting Wednesday with Barry Skokowski, director of the Division of Local Government Services, and members of the city administration.

"The least the administration could have done was invite members of the council or have let us know that (Skokowski) was coming," Wilson said.

"We have been trying to arrange a meeting with him and I was surprised to read in the newspaper that he was here," he said.

Skokowski on Wednesday told city Business Administrator Edwin Chius and Executive Secretary Laurie Fabiano that the city will not receive Distressed Cities aid until the municipality complies with state spending guidelines.

The city is expecting to receive \$600,000 in aid from the state after a team of state auditors reviews Hoboken's finances.

The auditors will outline a local spending plan that the city must adhere to, Fabiano said.

Chius said the auditors would "review all aspects of city government" and assist in a capital improvement program

to computerize the tax collector's and tax assessor's offices. Wilson said he was angered at not being invited to the meeting because "responsibility for drafting the 1986 budget."

The budget, which boosted taxes by 33 percent, became a source of controversy after the administration overestimated anticipated revenues by about \$2 million.

The council wrangled over the \$27 million spending plan for almost four months before agreeing to adopt amendments to accept state aid and reduce spending.

The county Board of Taxation certified the budget in August and established a tax rate of \$216 per \$1,000 of assessed valuation, up from \$162 last year.

"I have been calling for a review of municipal spending for over a year," Wilson said. "(Former council Budget Examiner) Joe Lisa and other council members have openly asked Skokowski to come to the city."

Chius said the visit was unsolicited and he would have notified Wilson had he known the council president desired a meeting.

"Skokowski's secretary called me earlier in the morning and told me that Barry would be coming to Hoboken," Chius said. "This was not an official visit."

Chius said that Skokowski would return to the city at a later date for a "formal" meeting on the state aid.

OBITUARIES

George Fitzpatrick, 'rebel cop' was 75

George J. Fitzpatrick gained much publicity in the 1940s as the leading "rebel cop" determined to defeat a political machine in Hoboken that had reigned for 30 years.

Fitzpatrick, 75, of North Fort Myers, Fla., a Hoboken native, who was a former Hoboken commissioner of public safety and fireholder, died Wednesday in the Punta Gorda Medical Center, Punta Gorda, Florida.

The climate in Hoboken during the 1940s was one of "fear," commented Stephen Mongiello, former commissioner of finance and a lawyer.

Leading the city's administration was then-Mayor Bernard McPeely. According to Mongiello and Joan Talbot, Fitzpatrick's daughter, citizens were intimidated by the administration, fearing that they and their relatives would lose jobs if they dissented.

Fitzpatrick was one of the few who were not afraid to speak out, even if the personal costs were great.

He joined the Hoboken Police Department in 1941. Given the "punishment beat" he was assigned to traffic duty in a booth outside City Hall at Washington and Newark Streets. The punishment beat was on directive of Police Chief Edward McPeely and followed Fitzpatrick's opposition to a dress code requirement and his demand for higher salaries. His "beat" required him to stay at his post at all times.

Later he was elected president of the Hoboken Patrolmen's Benevolent Association in 1941. During that time, he actively encouraged patrolmen to speak out against administrative wrongdoing. He and eight other "rebel cops" were twice suspended and then reinstated by the courts.

The events were not setbacks for Fitzpatrick. He took a leave from the force in 1947 to run on a political ticket that challenged the McPeely regime. Along with Fred M. DeSapio, John J. Grogan, Mongiello and Michael Borelli, he was able to finally beat McPeely.

He became commissioner of public safety and was elected fireholder from Hoboken in 1951. Mongiello said the new DeSapio administration "brought democracy back to the city of



George Fitzpatrick, Hoboken commissioner.

Hoboken. Citizens no longer felt fearful of reprisals if they expressed their opinions of the city government. The climate was healthy under the administration managed by five commissioners who were accountable to the public.

Echoing Mongiello, Talbot said under five commissioners, as opposed to one "everyone was treated equally."

After a four-year term, Fitzpatrick was not re-nominated. He left Hoboken and moved to Waldwick. He worked in the security division of Manufacturer's Hanover Bank, New York, until his retirement in 1961. He moved to North Fort Myers two years ago.

He was an honorary life member of the Hoboken Assembly Council, Knights of Columbus and a Fourth Degree Knight for over 25 years.

He was a Gold Life Card member of the N.J. State Patrolmen's Benevolent Association, an honorary life member of Hoboken PBA Local 2, a member of the N.J. State Retired Police and Firemen's Association and a member of the PBA Mutual Aid Society of Hudson County.

Mass will be celebrated at 10 a.m. Monday in St. Anne's Church, Jersey City. Burial will be in Holy Cross Cemetery, North Arlington. Arrangements are by Houghton Funeral Home, Jersey City.

State makes Hoboken bite bullet

By Bill Campbell

Hoboken will not receive \$600,000 in Distressed Cities aid until the city complies with state spending guidelines, a state official warned yesterday.

Barry Skokowski, state director of Local Government Services, told municipal officials that the aid is contingent on the city implementing recommendations to be outlined later this month by state auditors.

The aid, which was approved by the Legislature in July, has been anticipated in the 1986 municipal budget.

Skokowski and Rich Turner, whom the state appointed to oversee finances in North Bergen, met at Hoboken City Hall yesterday with Edwin Chius, business administrator, and Laurie Fabiano, executive secretary, to discuss the guidelines.

According to Fabiano, Hoboken "will not receive any Distressed Cities aid until the city does what the state financial people tell us to do."

The Division of Local Government Services is expected to send "a crew" of officials to Hoboken in about two weeks to review "all aspects of city government," Chius said.

He said the state investigators would review city departments, including the tax assessor's office, and provide financial

See HOBOKEN — Page 15.

Hoboken biting bullet

Continued from Page 1

cial and technical assistance. "All financial operations, every department will be looked at the then critiqued," Chius said. "The state will also assist us in computerizing the offices of the tax assessor and tax collector."

He said funds for the computerization have already been appropriated in the city's capital budget improvement program.

Chius said the review of finances was not a state takeover, but a requirement of accepting the state aid.

The City Council on Wednesday will vote on a resolution approving a formal contract with the state.

Chius said the state and city officials would devise a three-year "financial recovery plan."

He said acceptance of the aid and the state review of spending was the first step in preparing next year's city budget.

"The aid was necessary this year and will be necessary again with the loss of federal revenue sharing," Chius said. "We hope to begin planning the 1987 budget by Oct. 1."

He said that the city will lose about \$650,000 next year because the revenue sharing program has been eliminated.

HOBOKEN SCHOOL Five-foot balloons carry peace message

By TOM GISSEN

HOBOKEN—Messages of peace from more than 100 children rose into the clear sky yesterday as a local school joined thousands of children from around the country in celebrating International Peace Day.

Since 1953, the United Nations has declared the third Tuesday in September as International Peace Day, "devoted to commemorating and strengthening the ideals of peace, both within and among all nations and peoples."

In holding its Elysian Park peace demonstration, the Mustard Seed

School joined the United Nations and about 140,000 students in 700 other schools throughout 48 states in launching balloons 5 feet in diameter.

Each balloon was painted so as to resemble the Earth. Attached to the Mustard Seed balloon are multi-colored streamers and a waterproof package containing the 105 students' and five faculty members' messages of peace.

An attached placard explains where the balloon came from, according to Larry Littman, headmaster of the school.

Several years ago, an Arizona school's balloon was discovered in Hungary, Littman said.

"I hope we get a response from it, but I don't know. It might not make it past Manhattan," he said with a laugh.

Earlier in the morning, Maureen White, who teaches Grades 6-8 at the school, and sixth-grader Rickie Fernandez were at the U.N.'s balloon launching.

Littman said the balloon launching reflects the inter-denominational Christian school's ongoing social policy.

"The attitude of the kids — to really be servants in the community — is really important to us," he said.

Every month, several students spend an evening working at the city's homeless shelter and once a month, the entire student body is asked to bring food for the city's food pantry.

MIXED-USE PROJECT Hoboken condo plan heard

By TOM GISSEN

HOBOKEN—A proposal to replace a single-story supermarket with an 18-story condominium and a five-story retail and office center will take close to three years to complete and cost between \$60 million and \$70 million, Daniel Gans, one of the principal developers, said yesterday.

The Hoboken development company of Gans and Vallone on Tuesday night presented the city's Board of Adjustment with expert testimony in support of the proposed highrise development known as Hoboken Court Street Plaza.

The developers have agreed with ShopRite supermarkets to purchase the 61,919-square-foot, L-shaped lot, which runs along Washington Street and Observer Highway. Primarily because of the size of the 18-story tower, height and density variances will be required.

During Tuesday night's public hearing, attention focused on what impact the proposed 388 condominiums and 62,500 square feet of shops and offices will have on the area's traffic and parking situation. Citing what he described as an insufficient city sewer and traffic

infrastructure, Mayor Thomas F. Vezzetti urged board members not to approve the project.

"How can we go ahead with these projects with a multitude of problems," the mayor said. "I think this project should be held up."

But in interviews yesterday, both Vezzetti and Gans agreed that the development was a key ingredient to achieving the increased tax revenues necessary for rectifying many of the city's problems.

Property owners here received a 33 percent tax increase this year, which raised the tax rate from last year's \$163 per \$1,000 of assessed valuation to \$216 this year.

Gans, who characterized Hoboken's tax situation as "very grave," yesterday estimated the completed mixed-use development would produce from \$1.5 million to \$1 million a year in taxes. His partner, George Vallone, said on Tuesday night that the completed project would result in a 9 percent decrease in taxes.

"It's paradoxical maybe. But, that's the problem," Vezzetti said of the troubling conflict between the need for additional taxables and the desire to not overtax the city's

decaying infrastructure. He said that while an increased tax base is necessary to improve city streets and sewers, those taxes will most likely come through new development that in the beginning will further strain the infrastructure.

At Tuesday night's meeting, several people questioned whether the proposed 517 parking spaces will be adequate. "If I shop there, will I be guaranteed a space?" Board Chairman Frank Cameron asked.

"If there is one available, yes," John D. Dent, the developers' parking expert responded, as many in the crowd burst into laughter.

Several audience members also scoffed at the developers' assertion that less than one in five of the condominium's 388 tenants would own cars and therefore occupy a parking space. Under questioning, Gans' traffic expert Bruce L. Throckmorton of Raymond, New Jersey, said the predicted parking usage had been based on 33 responses to a questionnaire circulated to tenants of The Jefferson Trust, another G&V Hoboken development.

The board is scheduled to continue its special Court Street public meeting at 7:30 p.m. on Sept. 29.

Department revamp gets chiefs' blessing

By Bill Campbell

Hoboken's police and fire chiefs have "pledged their full cooperation" to assist in a reorganization of the city's Public Safety Department, City Council President E. Norman Wilson said yesterday.

He said the assurance of support was given yesterday during a one-and-a-half hour session with the council's Committee on Public Safety.

Wilson characterized the meeting, the first with both chiefs, as "frank and wide open."

Police Chief George Crimmins and Fire Chief James Houn attended the session with Public Safety Director Salvatore D'Amelio Jr. and committee members Wilson, Pat Pasculli, Dave Roberts and Steve Cappiello.

"I would say that it was a very good working session," Wilson said. "I did not see any

hostility from the chiefs as to our efforts."

The council is attempting to enact a series of legislative initiatives aimed at streamlining the departments.

Last week, Crimmins lashed at Roberts, a vocal committee member, and others for "attempting a police coup to gain control of the department."

The committee had recommended a series of proposals including the adoption of a table of organization for police and fire officials, requiring all personnel to be in uniform while on duty, assigning police officers from desk to street duty and initiating an equalized schedule.

Wilson said the chiefs agreed to assist the committee in reestablishing the table of organization.

He said the committee would invite Mayor Thomas Vezzetti and Business Adminis-

trator Edwin Chius to their next session "to gain their input on the issue."

"They are the ones responsible for drafting the municipal budget and we need to know where they stand," Wilson said.

He said the chiefs will institute an in-house training program to "upgrade" Public Safety procedures. He said the program will deal with public perception, attitudes and assignments.

Wilson said the training program "will address many of the issues already raised by the committee."

Wilson said the committee also discussed instituting a drug information program and requested that Roberts discuss the issue with county Prosecutor Paul DePascale.

The committee is scheduled to conduct its next meeting in two weeks.

Ambulance chief hits 'power trip' charges

By Jim DeRogatis

The captain of the Hoboken Volunteer Ambulance Corps yesterday denied charges of unsafe practices and mismanagement made by several former and present corps members.

Kevin McDonnell, a Hoboken funeral director and former HVAC member, strongly criticized practices of the corps and made undocumented allegations of the misuse of funds in a letter to Police Chief George Crimmins dated Sept. 8. Police are investigating the charges of mispent funds, but McDonnell wrote that he also objected to "the policies of the corps captain, Dominick 'Donnie' Enrico, with regard to one-man rigs, as well as his anti-paramedic attitude, (and) his opposition to mutual aid with other towns."

"If you're not one of the clique, they try to get rid of you and shut you up. It's about time somebody came forward as Kevin did... an HVAC member"

Several former and present HVAC members, including some who asked to remain anonymous, concurred with McDonnell's criticisms of Enrico's policies about one-man crews, paramedics and mutual aid.

But Enrico denied the charges and said that he is confident the police investigation into HVAC finances will "come up with nothing."

The controversy surrounding HVAC procedures was spurred by McDonnell's letter, which he wrote after resigning from the corps last Thursday. McDonnell, who was a member for a year and a half, quit after he was suspended for 20 days for writing a letter critical of emergency room procedures at Riverside General Hospital in Secaucus.

Efforts to reach McDonnell have been unsuccessful. His business phone has been disconnected and he no longer resides at his listed address.

An HVAC member who spoke to The Jersey Journal yesterday on the condition that he remain anonymous for fear of reprisals said that McDonnell was "forced to quit because of his opposition to Enrico."

"If you're not one of the clique, they try to get rid of you and shut you up," the member said. "It's about time somebody came forward as Kevin did."

In his letter to Crimmins, McDonnell criticized Enrico's practice of allowing one-man crews on ambulances. Several HVAC members have said that one-man crews have become a regular practice.

"To have a patient in the back of a rig, unattended by a first aider, or by anyone, especially when the person is on oxygen, is plain and simply tampering with human life,"

McDonnell wrote. Paul Clolery, a Jersey Journal reporter who was a member of the HVAC for a year and a half, said that one of the chief reasons he recently resigned was that he "had worked alone for several weeks in a row."

The corps member who spoke on condition of anonymity said that if a member refuses to work alone, "Enrico will lay on a guilt trip and try to persuade you to work."

Max Munzel, a spokesman for the New Jersey First Aid Council, of which the HVAC is a member, said there is a council regulation against one-man crews. The council encourages a minimum of three persons on a crew, he said.

Munzel said the council has no enforcement powers, but added that "if Hoboken continues to violate the regula-

tions, the council will take action, possibly revoking their membership."

But Enrico defended one-man crews. "One-man crews are not preferable, but we will do what has to be done to serve the people," he said.

"We will never force anyone to work alone," Enrico said. He said that crew members working alone radio for a police car to assist them at the scene.

Clolery and other HVAC members said that Hoboken police are sometimes unable to respond quickly enough, but Enrico denied this.

"The Hoboken police do an excellent job," he said. There has never been an instance where the Hoboken police failed to back up an ambulance or arrive promptly, he said.

"One-man crews are not preferable, but we will do what has to be done to serve the people... We will never force anyone to work alone..."

HVAC Capt. Dominick Enrico.

Police Chief George Crimmins said that "the police are always available" for calls from the HVAC. He said that instances in which police were delayed "would have to be the exception, a very rare occurrence."

If police are called to serve as a backup for the HVAC, and a policeman is required to drive the ambulance while the corps member tends to the patient on board, a second police car must be dispatched to return the first officer to his car, but Crimmins said that "this is not a problem."

members are encouraged to call ambulances from neighboring communities if they are in need. "We have had mutual aid agreements for 17 years," he said.

McDonnell's letter charged that Enrico discouraged HVAC members from calling Jersey City paramedics. Clolery said that "it's a territorial thing Enrico doesn't want them in Hoboken."

Enrico denied the charge. "I am not anti-paramedic. The paramedics do an excellent job," he said.

He also denied a comment by Clolery that HVAC members were ordered at several meetings to avoid calling the paramedics.

McDonnell's letter strongly criticized Enrico's leadership. Another HVAC member, speaking on condition that his name not be revealed, charged that Enrico is "on a power trip" and is "ruining the organization with his politics."

"I am a long-time member of the corps, and I don't want to ruin it, but things have to be cleaned up there," the member said.

Enrico said that "there are no politics in the HVAC." He added that "any member who resigned, resigned because of time limitations."

Crimmins said he could not comment on the investigation while it is underway. "I want to give the HVAC the benefit of a fair investigation before commenting," he said.

The HVAC, the only all-volunteer ambulance squad in Hudson County, receives a \$25,000 annual payment from the city. The city also pays for the corps' utilities at their Clinton Street headquarters and buys gasoline for the corps' five vehicles.

The corps raises the rest of

Enrico said that HVAC the money for its operations through donations from Hoboken residents. The HVAC began its 1986 fund-raising drive last week.

Corps President Larry Cerbie estimates that the HVAC has answered between 75,000 and 90,000 calls in its 15-year history. All members are unpaid volunteers.

"We are providing a needed service in Hoboken and we don't want our reputation smudged by something like 'this,' Cerbie has said of the current controversy."

until Oct. 17 at their lawyers' request.

Crimmins said that Skelly and McGurk allegedly tampered with the police log book after the drunker driving arrest of a West New York man who claimed to be a relative of New York developer Donald Trump.

The two were suspended from the force but were reinstated shortly afterwards at their union's request.

"The people in these buildings are hard-core Hoboken residents, hard-working people who want to preserve their lifestyle and neighborhood," Wilson said.

"When I learned recently that the properties were sold, I wanted to relieve the anxiety of the tenants, who were concerned about whether they would be displaced."

Wilson subsequently met with Connell, the new owner of the building, and the CDA, and developed a plan to keep the tenants at prices they could afford.

Five figure in Hoboken race

By the time the filing deadline passes this afternoon, there should be five candidates for the special First Ward election in Hoboken.

Sorting out where their support is coming from may take a little longer to find out than just finding out who is running.

So far, only Aaron Miranda-Forman and Robert Meyers have filed, but Joseph Lisa, Patrick Caulfield and Thomas Newman are expected to join them in the race for the seat left vacant by Councilman Anthony Romano's resignation earlier this year.

Miranda-Forman has the support of the county Republican organization, even though he's not a Republican. Caulfield is a Republican, but he didn't support Republican Angelo Valente for council last year.

However, Caulfield should have the support of Councilman Pat Pasculli.

Lisa, a former city budget director, is expected to get the support of the local Democratic organization.

Observers are mixed in their opinion about whether former Mayor Steve Cappiello, now a councilman, will support Lisa or Meyers, another close political associate.

The movement to recall Mayor Thomas Vezzetti, which is headed by Councilman Robert Ranieri, hasn't taken an official stand, but Lisa appears to have its unofficial support.

Newman has the mayor's support. Because of the ongoing recall movement, the First Ward election takes on extra meaning.

There's still little doubt that there are, or soon will be, enough petitions gathered to force a recall election. But how the various First Ward contestants fare will determine what strategies both sides in the recall will use, and who will be the candidates.

Tenant leader lauds Hoboken housing plans

By Jim DeRogatis

The Hoboken Community Development Agency yesterday announced "an innovative housing rehabilitation program" providing "affordable" condominiums, cooperatives and rental units in five Park Avenue buildings.

The project, developed by City Council President E. Norman Wilson and CDA Director Michael Coleman, involves a partnership between the city and private developer Murray Connell of the KCB Corporation of Hoboken to provide "affordable housing" in five buildings at 1106-1114 Park Ave.

"The program will help keep the tenants in place and upgrade their lifestyles," Wilson said. "It will produce rentables and encourage development while further stabilizing the neighborhood."

Sheilah Scully, a member of the Campaign for Housing Justice and the head of the tenants' steering committee at the buildings, praised the project and efforts by Coleman and Wilson.

"(They have) demonstrated a firm commitment to affordable housing and a desire to work with us," Scully said.

According to the CDA, 43 of 55 units in the five buildings are occupied, many by elderly residents.

"The people in these buildings are hard-core Hoboken residents, hard-working people who want to preserve their lifestyle and neighborhood," Wilson said.

"When I learned recently that the properties were sold, I wanted to relieve the anxiety of the tenants, who were concerned about whether they would be displaced."

Wilson subsequently met with Connell, the new owner of the building, and the CDA, and developed a plan to keep the tenants at prices they could afford.

Under the plan developed by Wilson and the CDA, 1106

armed robbery, gun possession and aggravated assault.

Vezzel said that just before the robbery, he visited a friend on New York's East Side and got several grams of cocaine. Though he used some of the drug while driving back to New Jersey, there was still some left over following his arrest.

According to Vezzel, he and Lopez used the remaining cocaine while in the "bullpen" — or lockup — in the Hoboken Police Department and finished off the rest of it after being transferred to the county jail. The witness said their drug snorting went unnoticed by

police officials at both places.

Vezzel, Lopez's alleged partner in the incident, pleaded guilty last week to armed robbery and assault and agreed to testify against Lopez.

The incident occurred Nov. 15 at 9:45 p.m. in Jenny Liquor Store, 6057 Palisades Ave., West New York.

Hudson County Assistant Prosecutor Joseph Virgilio maintains that Lopez participated in the robbery by driving the getaway car.

But defense attorney Judith Rosenstein contends that Lopez was unaware of Vezzel's plans to commit robbery and was an unknowing accomplice.

Vezzel testified, however, that the robbery was committed at Lopez's suggestion and that the defendant supplied the gun.

He explained that he needed money and so Lopez's idea sounded like a good one at

the time. The robbery was unsuccessful, however, as store owner Juan Ortega resisted Vezzel's attempts, according to the testimony.

As Ortega approached him, Vezzel said he tried to frighten the store owner by firing the gun near him but not at him. Demonstrating in the courtroom, Vezzel stood about four feet from Rosenstein (acting as Ortega) and aimed the gun just a few inches to the side of her feet.

"I didn't want to hit him. If I wanted to hit the guy, I would have," he said.

The bullet passed through Ortega's trousers, but he wasn't injured.

Vezzel was convicted of burglary in 1975 and receiving stolen property in 1977.

He faces a possible 15-year jail term with a five-year parole ineligibility for the liquor store robbery.

Jail snorting 'impossible'

By Jim DeRogatis

Hoboken Police Chief George Crimmins said yesterday that "it would have been impossible" for two men to snort cocaine while imprisoned in the Hoboken lockup.

A confessed armed robber testifying in the trial of a Hoboken man told a Hudson County jury Monday that he and the defendant snorted cocaine in the Hoboken Police Department and county jail following their arrest.

But Crimmins said he was satisfied that the men were searched by Hoboken police and that the statement was "totally false."

In detailing events about the robbery of the Jenny Liquor Store, 6057 Palisades Ave., West New York, on Nov. 15, Louis Vezzel of Hoboken testified that neither he nor defendant Julio Cesar Lopez were strip-searched after their arrest.

Lopez is charged with armed robbery, gun possession, and aggravated assault.

Vezzel said that just before the robbery, he obtained several grams of cocaine on New York's East Side. He said that, although he used some of the cocaine while driving back to

New Jersey, there was still some left after he was arrested by Hoboken police following the robbery.

According to Vezzel, he and Lopez used some of the remaining cocaine while in the "bullpen" — or lockup — in the Hoboken Police Department and finished the rest after being transferred to the county jail.

The witness said their drug-snorting went unnoticed by police officials in both places.

"I don't believe that 2t all. They're just telling a story to the judge," Crimmins said.

He said that after the two men were pulled over by Sgt. Jack Gilbert, two Hoboken police officers searched them and the car. Crimmins said the two men were only held in the Hoboken lockup briefly while paperwork was processed.

Crimmins also said that he felt it would have been impossible for the men to snort cocaine in the Hudson County jail. He said prisoners there are strip-searched, showered, and then dressed in prison garb.

"I totally disbelieve the story and I'm confident that it is false," Crimmins said. He said there would be no investigation of the charges.

Kids tell world they want peace

By Jim DeRogatis

As a sixth-grade Hoboken student was participating in ceremonies at the United Nations marking International Peace Day yesterday, his classmates at the Mustard Seed School held their own celebration in Elysian Park.

Rickie Fernandez, a sixth-grade student at the Mustard Seed Christian School in Hoboken, was one of two students chosen to participate in ceremonies at the United Nations building in Manhattan yesterday.

Fernandez and a student from Garden Grove, Calif., released a giant balloon painted to resemble a globe as part of the ceremonies marking International Peace Day.

Meanwhile, 105 students at The Mustard Seed School in grades kindergarten through 8 released their own giant balloon at Elysian Park after a ceremony attended by Mayor Thomas Vezzetti.

Larry Litman, director of the school, said that students, decorated a five-foot weather balloon to resemble a globe, then attached poems, drawings, and messages of peace.

Vezzetti yesterday read a proclamation of peace and gave a countdown on his famed bullhorn before students released the helium-filled balloon. The balloon floated slowly out over the park towards the Hudson River.

"It was lovely to see these young people so concerned about peace, because it is vital for

Cop implicated in death threat resigns from force

By Jim DeRogatis

A Hoboken police officer who allegedly threatened to assassinate two fellow officers resigned from the force yesterday.

Officer George L. Fierro was suspended in August after he allegedly phoned in threats against the lives of two police officers of the Totowa police in what Police Chief George Crimmins called a "hoax."

Fierro was scheduled to have a hearing on the charge yesterday before Public Safety Director Salvatore D'Amelio, Jr., but he presented a letter of resignation instead, Crimmins said.

According to Crimmins, Fierro allegedly called Totowa police and identified himself as a person associated with Richard Manning, who was accused of shooting to death a

New Jersey State Police officer three years ago.

Crimmins said that Fierro "threatened to assassinate" two Hoboken police officers who were identified by their badge numbers. The badges belonged to Officers Mark Aurigemma and Angelo Andriani.

Hoboken police identified Fierro as the caller after obtaining a recording of the phone conversation from Totowa police, Crimmins said.

Fierro served on the Hoboken Police Force for less than a year.

D'Amelio was also scheduled to hear the case yesterday of two veteran Hoboken lieutenants suspended several months ago for allegedly tampering with police arrest records.

However, the hearing for Lts. Edward Skelly and Kenneth McGurk was postponed

Stevens signs with Hartz to develop waterfront site

By Jim DeRogatis

Stevens Institute of Technology has entered into a partnership with Hartz Mountain Industries to develop its portion of the Hoboken waterfront, pulling out of the Port Authority's proposed \$600 million development.

Robert Hand, vice president for external affairs at Stevens, said yesterday that the institute has reached an agreement with Hartz to develop the Stevens-owned piers at Seventh and Eighth streets on the Hudson River.

The P.A. had been negotiating with Stevens to include its portion of the waterfront in the P.A.'s massive Hudson Center development. Hand said that Stevens chose Hartz over the P.A. as a developer "because of two basic issues: bucks and time."

"Recently, a proposal was received from Hartz Mountain Industries which, in our opinion... provided a more favorable economic package to the institute and provided the opportunity for a development to take place much sooner than the current proposal by the P.A.," Hand said.

P.A. officials, although surprised by the announcement, said that Stevens' plans were "a positive thing." They added that they will continue negotiating with Hoboken for the remain-



Photo by Roy Greenberg

This choice waterfront property in Hoboken will be developed by Hartz Mountain Industries in partnership with Stevens Institute of Technology. Stevens Tower rises above the cliff at left.

ing portion of the Hudson Center plan.

City officials said that the loss of Stevens as a partner in the project will strengthen the city's bargaining position with the P.A.

The city is currently negotiating with the P.A. on a re-

lated lease for the city-owned piers. The P.A. has proposed a massive project, including millions of square feet of office and retail space, 1,500 units of housing, a marina, and a hotel.

Stevens had been a part of the P.A.'s plan until yesterday. The agency had planned to

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See STEVENS — Page 12.

Stevens signs with Hartz to develop waterfront site

Continued from Page 1.

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It will be built on Stevens land east of Sinatra Drive, including the Seventh Street pier and a portion of the Eighth Street pier.

Hand said that specific plans for the project have not been worked out and the final agreement is still subject to approval by the Stevens Board of Trustees.

The Stevens project will offer prime office space to businesses and technological industries, Hand said. The institute is especially interested in attracting communications and computer-oriented tenants, he added.

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Business Administrator Edwin Chius said that Stevens' decision to use Hartz as a developer will mean "more tax money for Hoboken" as well as more city control over development.

Chius said that any development Stevens will build will be fully taxable, whereas

the city would have only received a limited amount of tax revenue for the development portion of the project under the P.A. plan.

Chius added that the Stevens plan will be submitted to the city Planning Board and the Zoning Board of Adjustment, giving the city control over many aspects, including height and density.

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Corps cleared on funds use

By Jim DeRogatis

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Controversy continues to surround the HVAC, however, as present and former members continue to criticize what McDonnell calls the "unsafe practices" of the corps, including allowing one-man ambulance crews.

Crimmins noted that Tewes' investigation was concerned only with McDonnell's charges of misuse of funds. The HVAC receives a \$25,000 annual payment from the city, which also provides gasoline for the corps' five vehicles and pays utilities at the corps' Clinton Street headquarters.

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Crimmins said he has "closed the case," based on Tewes' report.

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In his letter to Crimmins, McDonnell criticized the "policies of the corps captain, Dominick 'Donnie' Enrico, with regard to one-man rigs, as well as his anti-paramedic attitude, (and) his opposition to mutual aid with other towns."

Several former and present HVAC members, some of whom have asked to remain unidentified, concurred with McDonnell's criticisms of Enrico's policies about one-man crews on ambulances, paramedics and mutual aid.

Enrico and Corps President Larry Cerbie have denied McDonnell's charges and claimed they were the result of "sour grapes." McDonnell resigned from the HVAC after

being suspended for 20 days for writing a letter criticizing emergency room practices at Riverside General Hospital in Secaucus.

Enrico said HVAC members who are sent on a call alone radio for backup from the Hoboken Police Department. "No member is ever forced to work alone," he said.

But other HVAC members have said police sometimes do not arrive quickly enough, and members who protest about working alone are looked down upon.

Max Munzel, a spokesman for the New Jersey First Aid Council, of which the HVAC is a member, said there is a council

regulation against one-man crews and the council encourages use of three men on an ambulance.

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McDonnell also said he will write the state Health Department and ask that they review HVAC practices.

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37 get sick at football camp

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"We don't know at this point whether it was something in the water or if it was spoiled food," Cooke said. She said the camp

is still open while the investigation continues. Approximately 60 Hoboken teenagers attended the football camp, according to Patricia Mitten, Hoboken health officer. Mitten interviewed the team members Thursday at the request of the state Health Department in an attempt to pinpoint the source of the infection.

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Council to award emergency pact for pump station

By Bill Campbell

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Hoboken already owes about \$123,000 in fines, officials said.

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The DEP notified the city of

the violations in a letter dated Aug. 5. In addition to the fines, the agency has told the city it will not approve any exemptions from the state and municipal sewer moratorium program.

The consent agreement, signed last January, allows the city to authorize sewerage hookups if it meets a series of deadlines to upgrade its sewerage treatment plant.

The city is under a state and federal mandate to upgrade the sewerage plant to secondary capacity by July of 1993.

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Film makers find ideal sites in Hudson for major movie

By Silvia Ascarelli

Bits of Hudson County — particularly two railroad stations — are being used in a major motion picture now being filmed here and in New York and North Carolina.

The film, "Skip Tracer," stars Michael ("Mr. Mom") Keaton and Rae Dawn Chong, daughter of one of the Cheech and Chong pair. Keaton plays a man who owes his wife alimony and Chong is the Times Square private eye out to find him. They become embroiled in a greater scheme, a scheme publicists aren't ready to reveal.

"It's a romance, a mystery and comedy all rolled in one," a spokeswoman for the movie said.

The film is tentatively scheduled for release by Tri-Star Productions next summer.

Six days of shooting already have occurred in Liberty State

Use 2 RR stations and other locations in Jersey City, Hoboken, Weehawken

Park, where the old Central Railroad Terminal is becoming the offices of an international company, the spokeswoman said. She wouldn't reveal what sort of company it was.

The office certainly doesn't belong to Keaton, who is a video artist and sculptor who works out of his loft. That loft is supposed to be in Manhattan but actually is Hoboken's Erie-Lackawanna Railroad Terminal.

"The space (in Hoboken) is so wonderful that we're filming it there," the spokeswoman said.

The producers have also

sent a car off a Jersey City pier into the Hudson River, but the spokeswoman declined to reveal who was supposed to be inside.

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The spokeswoman could not release the film's budget. Steven Gorelick, an execu-

tive assistant for production at the state motion picture association, said film companies last year spent \$16.8 billion in the state, and a good portion of that in Hudson County. A "good portion" of this film is being filmed in Weehawken, Hoboken and Jersey City, he said.

Keaton most recently starred in the movie "Gung Ho." Chong's list of credits include major roles in "Quest for Fire," "The Color Purple" and "Commando."

She recently became the leading lady after the original co-star, Jenny Wright ("Out of Bounds," "St. Elmo's Fire") was fired.

The movie also has seen a change in directors — from Barry Myers of Great Britain to the Emmy Award-winning Robert Young, who directed "Lafferty" and major made-for-television movies such as "Bitter Harvest" and "Two of a Kind."

HOBOKEN FESTIVAL

Old trains still goodies

An authentic 1928 steam locomotive ferries rail buffs and visitors from the historic Hoboken Terminal during the East Coast's premier public transportation exposition on Saturday.

Thousands are expected to visit the annual Hoboken Festival, which runs from 11 a.m. to 5 p.m. Saturday, and which attracted 50,000 visitors last fall.

Jerome C. Premo, executive director of NJ Transit explained, "In the past six years the fete has become one of New Jersey's best attractions because it also offers musical entertainment, dance, clowns and magicians, displays of crafts, a variety of international foods, appearances by sports figures and performers and exhibits on major waterfront development projects, transportation, energy conservation and travel and tourism."

The Blue Mountain and Reading Railroad locomotive highlights the day-long event, carrying passengers round-trip from the city to Rutherford at 8:30 a.m., 10:15 a.m., noon and 1:45 p.m. The round-trip ride lasts for about one hour and costs \$10 for adults and \$5 for children age 11 and younger.

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"Children and adults alike will enjoy our demonstrations of railroad spike driving, pole climbing and track repair," Premo promised. "Rail enthusiasts also may partake of a display and sale of collectibles and memorabilia."

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Hoboken will sponsor a Circle Line boat trip to raise funds for the benefit of its resident theater companies at 5 p.m.

Hoboken Mayor Thomas F. Vezetti has noted that proceeds from the sale of Coca-Cola during the festival have been earmarked for the Bishop Maher Shelter for the Homeless of Hoboken.

There is no admission charge for the festival, which was founded in October 1971 in celebration of the \$4.4 million renovations completed at to Hoboken Terminal.

Stevens signs with Hartz to develop waterfront site



This choice waterfront property in Hoboken will be developed by Hartz Mountain Industries in partnership with Stevens Institute of Technology. Stevens Tower rises above the cliff at left.

Photo by Roy Groething

Stevens Institute of Technology has entered into a partnership with Hartz Mountain Industries to develop its portion of the Hoboken waterfront, outlined out of the Port Authority's proposed \$500 million development.

Robert Hand, vice president for external affairs at Stevens, said yesterday that the institute has reached an agreement with Hartz to develop the Stevens-owned pier at Seventh and Eighth streets on the Hudson River.

The P.A. had been negotiating with Stevens to include its portion of the waterfront in the P.A.'s massive Hudson Center development. Hand said that Stevens chose Hartz over the P.A. as a developer "because of two basic issues: bucks and time."

Recently, a proposal was received from Hartz Mountain Industries which, in our opinion, provided a more favorable economic package to the institute and provided the opportunity for a development to take place much sooner than the current proposal by the P.A., Hand said.

P.A. officials, although surprised by the announcement, said that Stevens' plans were "a positive thing." They added that they will continue negotiating with Hoboken for the remain-

ing portion of the Hudson Center plan.

City officials said that the loss of Stevens as a partner in the project will strengthen the city's bargaining position with the P.A.

The city is currently negotiating with the P.A. on a re-

lated lease for the city-owned piers. The P.A. has proposed a massive project, including millions of square feet of office and retail space, 1,500 units of housing, a marina, and a hotel.

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DISPATCH 9/24/86

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Film makers find ideal sites in Hudson for major movie

By Silvia Ascarelli 9/20/86

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Hartz, Stevens plan project

By TOM GISSEN
Staff Writer

HOBOKEN—Stevens Tech and developer Hartz Mountain Industries are joining forces to build two midrise commercial buildings on waterfront property the university owns here.

Representatives of the university and the developer have signed a "memorandum of agreement," said Robert A. Hand, Stevens' vice president for external affairs.

Hand said Hartz is negotiating for a 95-year lease, but would not discuss any of the financial arrangements. Hartz directed all questions to Vice President Morton Goldstein, who was unavailable for comment and did not return several phone calls made to his office yesterday.

However, Hand said he expected the details of the agreement, which include "a lot of legal and design work," to be finalized within two months. At that point, Stevens' Board of Trustees would have to approve the agreement, Hand said.

The developable land consists of about 12 acres east of Sinatra Drive and below the school's Castle Point campus. Only about 3.5 acres of the land are above water and scheduled for development, Hand said. The land is used for parking.

Hand said Stevens will have a say in both the size of the development and its design. The Castle Point campus sits atop a 100-foot palisade that rises from Sinatra Drive. Hand said the school has an interest in maintaining its view of the Hudson River and Manhattan skyline. For this reason, Hand said, Hartz will be limited to constructing buildings six or seven stories

tall.

He said the developer is planning two 300,000-square-foot buildings. While Stevens apparently is maintaining some design controls, Hand said Hartz would be free to choose its tenants. When asked if Stevens would hold a veto power over potential tenants, Hand said: "I'm not sure we can put total restraints like that."

However, he said, both the developer and Stevens hope to interest hi-tech companies. Hand said Stevens would use its contacts and marketing force to help attract corporate tenants in advanced technological fields. He said such tenants could "provide a kind of two way street," between the school and themselves.

As examples of this, Hand said, the new clients could provide the university with part-time professors and visiting lecturers, while the university could

provide the corporations with collaborative research, use of the school's extensive computer system and the part-time services of students and faculty members.

Originally, Stevens had planned to allow its land to be used as part of the Port Authority of New York and New Jersey's 144-acre proposed development. That development has been stalled as the city and the authority wrangle over how much planning approval the city would maintain and what taxes the authority will have to pay on its land.

Because the land is used for support services for the non-profit school, Stevens pays no taxes on it. However, once the land is converted to commercial use, it will become fully taxable. Hand said he could not predict how much tax revenue the completed development would produce because he does not know what the development will be worth.

New vote asked on parking

By Bill Campbell

The Hoboken Planning Board in what may set a "significant precedent," will meet in special session tonight to reconsider an oral vote denying attorney Thomas Stagnitti's application to operate a commuter parking lot on property owned by real estate developer Anthony Dell'Aquila.

The parking lot, which surrounds facilities owned by Dell'Aquila Enterprises at 1501 Washington St., has been the subject of disputes among the owners, city officials and neighbors for more than a year.

On Sept. 2, the board orally agreed to dismiss Stagnitti's application with prejudice because he failed to comply with a request to present easement documentation.

The board was scheduled to memorialize the dismissal with a written resolution at its October meeting.

However, last week, Stagnitti's attorney, Joseph Meehan, told the board he would provide the documentation, 20 deeds of easement, and requested the body to reconsider its oral vote.

The September vote marked the second time in four months that Stagnitti had been denied an application to operate a parking facility due to his inability to supply the board with documentation, according to Planning Board Chairman Michael Ocello.

Ocello said that tonight's meeting was called at Stagnitti's request.

Board attorney George Pappas said a vote to overturn the September decision "could set a significant precedent that may affect all future votes."

"Basically, they are arguing that a decision made between the date of an oral vote and a written memorialization can be reconsidered," Pappas said. "This can alter anything that comes before the board."

Pappas and Ocello said they would review state law to determine whether the vote can be upheld.

Ocello said the board voted to dismiss the application with prejudice, which prohibits appeals, "because (Stagnitti) constantly refused to supply documentation."

"Why should the board have to spend days at the courthouse researching easements at their request?" Ocello asked. "They made the request for an application and it is their responsibility to provide the information," he said.

On Aug. 15, the Planning Board filed papers with the Chancery Division of state Superior Court in an attempt to obtain a temporary restraining order to shut down the controversial parking lot.

Pappas said an order to show cause became returnable last Friday and the board is still seeking a date to appear before Judge Joseph Ryan.

Stagnitti is seeking a conditional use permit to operate the commercial lot in an area zoned for industrial uses.

City officials and property owners surrounding the lot have claimed that the facility was built on parcels of private property.

Dell'Aquila owns the former Standard Brands Building and the old Franklin Baker Building. He holds an option to purchase the Hoboken Shipyards at 14th and Hudson streets.

The Planning Board meeting is scheduled for 7:30 p.m. in the City Council Chambers.

Record number of condo owners fight tax assessments

By Joni Scanlon

The Hudson County Board of Taxation has heard the first of a record number of tax appeals filed by condominium owners in Hoboken who are challenging the way that city assessed their condos.

So far, tax commissioners have scheduled hearings for the first 450 appeals filed by county property owners. Most of these appeals involve residential properties, and there are a large number of complex cases pending that involve Hoboken condos.

Because tax officials are still wading through the bulk of the appeals, which were filed before the Sept. 15 filing dead-

line, the officials were unable yesterday to produce a full tally of all pending cases. The bulk of the appeal hearings are now being scheduled, and they will be held almost daily until mid-November.

However, 1986 is not expected to be a record year for tax appeals, just a more complicated one because of the Hoboken condo filings, said Stanley Kasakowski, the county tax administrator.

The board also will review appeals by two large property owners during the preliminary round of scheduled hearings.

One such appeal by a large land owner has been filed by Columbia University, which owns the U.S. Postal Service

complex in Kearny. Columbia is appealing a \$47 million assessment. Preliminary testimony on that appeal will be heard on Oct. 7.

The second major appeal was filed by North Bergen trucking magnate Arthur Imperatore, whose development company, Arcorp, owns close to 400 acres of vacant land on the Hudson River waterfront in West New York, Weehawken, North Bergen and Guttenberg.

Imperatore is challenging assessments on 48 individual parcels of land in the four communities. His appeal is part of an ongoing, two-year challenge of the assessment made on the property, Kasakowski said. The Imperatore appeal is pending in New Jersey Tax Court, and the board is expected to reserve judgment until the state decision is rendered, he said. Officials could not provide full assessment figures for Imperatore's property yesterday.

Hoboken condominium owners have banded together as Citizens for Hoboken Tax Reform and are challenging as "unfair" the assessments made on their condos.

While most older residential buildings in Hoboken are assessed at between 5 and 8 percent of their true value, and while the average assessment here is 16.7 percent of true value, some Hoboken condos have been assessed at about 20

percent.

The higher ratio, Kasakowski said, means that some Hoboken condo owners are paying thousands of dollars more in taxes than they expected they would have to pay when they purchased their homes.

Citizens for Hoboken Tax Reform is hoping to force the city to revalue its property this year, so that all property is valued at its full worth and the tax burden is shared equally.

The board has released this schedule for tax appeal hearings to be held during the next two weeks:

- Sept. 29, Jersey City, 30 cases.
- Sept. 30, Union City, 25 cases.
- Oct. 1, Jersey City, 43 cases.
- Oct. 2, West New York, 13 cases.
- Oct. 2, Weehawken, 24 cases.
- Oct. 2, Guttenberg, 1 case.
- Oct. 2, North Bergen, 10 cases.
- Oct. 3, Hoboken, 37 cases.
- Oct. 6, Jersey City, 30 cases.
- Oct. 7, Kearny, 6 cases.
- Oct. 7, Hoboken, 30 cases.
- Oct. 8, Jersey City, 20 cases.
- Jersey City, 26 cases.
- Oct. 10, Jersey City, 17 cases.

Juggled spaghetti and then Vezzetti

By Jim De Rogatis

Hoboken Mayor Thomas Vezzetti will appear as a guest on the Joe Franklin Show on Channel 5 at 1 a.m. tomorrow morning.

Vezzetti taped the segment of the popular talk show last week. He appeared with Marian Roland, director of the Hoboken Civic Theater Company, and a NJ Transit spokesman to discuss the annual Hoboken Festival, which will be sponsored by NJ Transit on Saturday in the old Hoboken Train Terminal.

Vezzetti said his segment on the show follows an inter-

view with a comic who juggles spaghetti and eggs.

"It was pretty unbelievable," the mayor said.

Vezzetti has made several appearances on television since he was elected mayor, including an interview on the Live at Five show on Channel 4.

The David Letterman show, a popular late-night comedy program, calls "at least once a week" to ask Vezzetti to appear, according to Laurie Fabiano, his executive secretary.

Vezzetti said he would "love" to appear on the Letterman show "when the time is right."

Hoboken sewage plant designer charged in blocking hi-tech plans

By Bill Campbell

Mayo Lynch & Associates of Hoboken, the engineering firm contracted to design the city's secondary sewage treatment plant, is being sued for \$15 million by one of the project's vendors.

Hoboken Wastewater Management, in papers filed last Friday in Monmouth County Superior Court, has charged that Mayo Lynch has prevented Hoboken Wastewater from obtaining state and federal funding to incorporate innovative technology into the sewage plan.

Mayo Lynch is the sole defendant in the suit.

Hoboken Wastewater Management is currently seeking more than \$3 million in funding to devise an innovative technology plan to be included in Mayo Lynch's final design document.

The state Department of Environmental Protection last month announced that the Hoboken project would be bypassed for state and federal funding in fiscal year 1986 because of deficiencies in the funding application.

The Hoboken secondary sewage treatment project, which is expected to cost between \$40 million to 50 million, is currently ranked seventh in the state for fiscal year 1987 funding, according to the DEP.

Mayo Lynch was awarded a nearly \$2 million contract from the city in February 1985 for professional services in connection with the design and construction of the proposed secondary sewage treatment facility.

The city is under a state and federal mandate to upgrade its plant to secondary treatment capacity, which removes 85 percent of wastewater pollutants, by July 1988.

Officials at Hoboken Wastewater Management and their attorney, Robert Ellenport of Clark, were not available for comment.

A spokesman for Mayo Lynch said he "welcomed the

lawsuit for creating an opportunity for our firm to expose the circumstances around innovative technology."

"The innovative technology aspect held up the project," he said. "Mayo Lynch and the DEP had questions about the technology and therefore we could not meet the July 1 (funding application) deadline."

The spokesman declined to elaborate on the specifics of the innovative technology plan but said that Hoboken Wastewater Management was due to issue a completed report on Nov. 14.

The DEP has given Mayo Lynch until Oct. 15 to resubmit

See SEWAGE — Page 7.

School board to discuss Hoboken bleacher status

By Jim DeRogatis

The Hoboken Board of Education will hold an emergency meeting at 7:30 p.m. Monday to discuss purchasing new bleachers for the John F. Kennedy football field.

Board officials on Thursday ordered that the temporary bleachers erected by the Hoffmann Chair & Tent Co. of West New York be torn down because of what they called "unsafe conditions." The board had a contract to pay the firm \$15,400 to erect wood-and-steel bleachers for the length of the

football season.

The bleachers were intended to serve as a temporary replacement until a new structure could be built late this year. The old bleachers were torn down last spring.

The board will discuss the work by Hoffmann and the conditions at the football field during the meeting. They will also solicit new quotes or bids for temporary bleachers.

The meeting will be held in the board offices at 11th and Clinton streets. The caucus starts at 7:30 p.m. and the meeting at 8 p.m.

THREATENED 2

Cop's prank ends career in Hoboken

HOBOKEN—George Fierro has ended his career on the police force here, as he resigned yesterday for personal reasons.

The young patrolman had been suspended in mid-August after allegedly making a phone call to police in Totowa and saying two fellow Hoboken officers were going to be killed if admitted radical Richard Manning was convicted of killing a New Jersey state trooper.

A Telex had been sent to all municipal police departments warning that phone threats had been received regarding the federal case. "Apparently it was supposed to

be some kind of joke," said Chief George W. Crimmins. "He thought he was calling the state police, but got the Totowa department instead."

Fierro allegedly made the call anonymously, but his voice was identified from a tape recording of the conversation. The two officers he had said would die are fellow rookies Angelo Andraine and Mark Aurigemma.

Fierro, of 323 Grand St., resigned effective today after discussion with his attorney, Donald Venezia of Jersey City. Fierro, who turned 21 on Sunday, had been a policeman for a year.

Sewage plant designer

Continued from Page 1. the final design plan in order to qualify for fiscal year 1987 funding.

The Hoboken Wastewater Management suit comes more than a week after Mayo Lynch sued Mayor Thomas Vezzetti and four other city officials.

Mayo Lynch is suing Vezzetti to recover a \$296,254 payment for design work performed in accordance with its city contract.

Vezzetti, who has been openly critical of the contract,

said he would not authorize the payment, which was approved by the City Council, until he is presented with the design plans.

In the other suit, Mayo Lynch is seeking damages from former Environmental Services and Facilities Director Peter Alicandri, former housing consultant Steve Block and City Council members Helen Cunniff and Joe Della Fave for alleged "malicious" and "defamatory" statements made against the firm.

DOWNTOWN DEVELOPMENT

Supermarket firm eyes Hoboken site

By TOM GISSEN
Staff Writer

HOBOKEN—Westbank Construction has begun negotiating with an IGA supermarket owner to allow his firm to occupy the developer's proposed \$70 million Hoboken Court Street Plaza.

Daniel Gans, one of Westbank's two principals, said yesterday that the largest owner of Independent Grocers' Association supermarkets in Hudson County began negotiating with Westbank on Tuesday.

"It looks very good," Gans said of the negotiations.

Gans said that at the request of the IGA operator, he would not release his name until negotiations had been completed.

The 18-story plaza would be built at the site of the ShopRite supermarket that occupies most of a square block bounded by Observer Highway and Washington, Court and Newark streets. The 425,647-square-foot development calls for 388 market-rate condominium units, a 517-space underground parking lot and several stores and offices.

Among the objections to the development raised by Mayor Thomas F. Vezzetti and other residents is that the loss of the ShopRite would leave the downtown area without an affordable supermarket. In response to these concerns, Gans and his partner, George Valone, several weeks ago promised to seek out "a supermarket with New Jersey prices."

"An affordable food store is just as important as affordable housing," Valone said yesterday.

Although Washington Street is dotted with small grocery stores, ShopRite is one of only three supermarkets here and the only one in the downtown area.

In order to ensure the proposed 13,000-square-foot plaza supermarket remains affordable and does not become an expensive delicatessen-type operation, Gans said Westbank probably would lease the space to IGA for between \$6 and \$10 a square foot rather than the market value of about \$35 a square foot. This would amount to a yearly loss of between \$300,000 and \$377,000 for Westbank.

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New drugs from seas promise better life on land, parley told

HOBOKEN, N.J. (AP) — Beneath the rolling surface of the seas, in the dark depths below, may lie the simple organisms that contain the compounds to cure cancer and other diseases, researchers said Thursday at a conference on the expanding field of marine pharmacology.

The conference at Stevens Institute of Technology brought together academia and private business to look at what lies ahead in the hunt for chemicals

beneath the sea that can be used by themselves or as models for synthetic drugs.

Dr. Ajay K. Bose, a chemistry professor at Stevens, is involved in a joint program of the United States and India that entails collecting samples from the Indian Ocean.

"The Japanese have been in this field for quite a while," he said, "but in this country only for about 20 years."

He cited the Japanese de-

velopment of a pesticide from a compound taken from a marine worm.

Working with Bose is Dr. George Ruggieri, director of the New York Aquarium.

Ruggieri said that marine pharmacology is "on the threshold of some fascinating developments. The marine environment has never been so accessible."

"Evolution has been going on in the sea for much longer than

on land," he said. "The horseshoe crab has been unchanged for 300 million years. The chances are some organisms have developed some chemical to enable them to live so long."

The ocean largely has gone untapped as a source of drugs, including anti-cancer drugs, experts said.

But a number of marine organisms have yielded compounds with anti-tumor activity.



Photo by Don Smith

DISCUSSING PLANS for Hoboken Festival VI yesterday at the Hoboken Terminal are: Gwen Watson, left, public relations director of NJ Transit; Larry Nusbaum, disc jockey and videotaper for The Pros; Peter J. Rinfolo, chief executive officer of Make A Wish; and clown Howard Polenberg.

TRANSPORTATION THEME

Hoboken Festival aimed at kids

HOBOKEN—Events aimed at helping children are scheduled for next week's Hoboken Festival VI at the Hoboken Terminal. In addition to the transportation theme that has become the festival's trademark, a raffle is planned to help terminally ill children, and a Philadelphia company will videotape youngsters, as a kidnapping precaution. The Pros company has agreed to videotape children, to help police locate a child who gets lost or kidnapped. Parents should bring their own blank VHS or Beta cassette, Pros President Herb Cohen said.

Jerome C. Premo, executive director of NJ Transit, said, "We have a strong interest in the nationwide campaign to prevent missing children. We are pleased this company has agreed to participate in Hoboken Festival VI in an effort to help stem this difficult national problem."

While the city and the state transportation company are cosponsoring the event, The Make A Wish Foundation of New Jersey will be selling \$1 raffle tickets throughout the day-long affair. The Elizabeth-based foundation tries to provide dying children with a final wish. Raffle prizes include a catered "Train Ride to Nowhere" for 25

people aboard a luxury rail car, tickets and bus transportation to Radio City Music Hall's Magnificent Christmas Show and refurbished train seats. The Sept. 27 festival is scheduled for 11 a.m. to 5 p.m. The festival is free, and NJT is providing free rail service to and from Hoboken on some of its Bergen/Main and Morris & Essex line trains. However, a fee for round-trip rides between Hoboken and the Rutherford station on an old steam train will be charged. Plans also call for boat trips down the Hudson River into Upper New York Bay, and on Sunday, the steam engine will take passengers to Dover.

Sewerage plan seen dangerous

By Bill Campbell

A plan to treat Hoboken's sludge through a gasification process presents a potential for explosion and toxicity, according to a report issued yesterday by Mayo Lynch & Associates. The report was prepared for Mayo Lynch, the consulting engineers for the city's proposed secondary sewage treatment plant, by Chavond-Barry Engineering Corp. of Glen Gardner.

Mayo Lynch hired the consultant "because of serious questions the engineering firm had concerning the innovative technology being offered by Hoboken Waste Water Management and supported by the Hudson County Utilities Authority and certain officials in the administration of Mayor Thomas Vezzetti," said Mayo Lynch spokesman Tony Amabile.

See SEWERAGE — Page 13.

Sewerage plan called dangerous

Continued from Page 1.

Last week, Hoboken Waste Water Management filed a \$15 million lawsuit against Mayo Lynch, claiming that the engineering firm was responsible for the loss of grant monies by HWWM.

HWWM is seeking more than \$3 million in state and federal funding to devise a plan for sludge handling to be incorporated in Mayo Lynch's final design document. The state Department of Environmental Protection last month announced that the project would be bypassed for funding in fiscal year 1986 due to application deficiencies.

James Genese, president of HWWM and Ozonics Corp., was not in his office yesterday and was unavailable for comment, according to a secretary.

The innovative technology process is currently a component of the secondary sewage treatment plan.

According to Amabile, Mayo Lynch considers HWWM "professionally irresponsible to process a plan or technology that contains the potential to place a Bhopal or Three Mile Island facility in the heart of Hoboken, endangering the health and safety of its residents, until hard answers to technical questions are raised and provided," he said.

Chavond-Barry president Charles von Dreushe outlined eight concerns with the handling of sludge via gasification in the report, which was also issued to members of the City Council and Vezzetti's office.

"The gasification process involves manufacturing your own fuel gas, in a plant on a downtown Hoboken street," the report says. "We would be surprised if the city would permit it if a private concern or a public utility plant asked for a permit to manufacture fuel gas within the city."

The report said there "are numerous places where leaks could occur" and "explosions

due to gas leaks would be a risk."

The report also raised problems with toxicity, slugging of sludge ash, controlled drying of sludge, maintenance, emissions, vendor reliability and cost of operation.

"We do not mean to usurp anyone else's judgmental function," von Dreushe concluded in his report. "But we do feel as obligation to express our own judgment, which is to the effect that the chances of the proposed process being successful in pleasing anyone seem to us very poor."

Mayo Lynch, in a separate report also presented to the council, urged the city to implement an off-site sludge treatment program.

The current plan recommends that the sludge be processed on-site through dewatering and pelletizing. The gas generated by the process would be used to generate the plant equipment.

Mayo Lynch recommends the shipment of liquid sludge to the Two Bridges Sewerage Authority in Lincoln Park.

"The Two Bridges Sewerage Authority proposes incineration in an existing approved facility," according to the Mayo Lynch alternative treatment

plan. "The only environmental drawback would be the addition of a maximum of 12 trips on an existing traffic route. This traffic will have a minimal effect on the traffic pattern of the proposed route."

The report says that the gasification process would have a total project cost of \$17 million, while the Two Bridges plan would cost \$7 million.

Hoboken Public Works Director Roy Haack, who is coordinating the secondary sewage treatment program for the administration, said he could not comment on the two reports until he has reviewed them thoroughly.

He has scheduled meetings today with three project consultants to discuss the status of the plan.

The city is under a state and federal mandate to upgrade its sewage treatment plant to a secondary capacity, which removes 85 percent of waste water pollutants, by July 1988.

Mayo Lynch has until Oct. 15 to resubmit final design plans in order for the project to qualify for federal grants in fiscal year 1987.

City officials have estimated the cost of the project at between \$40 million and \$62 million.

Hoboken cops' busy weekend

9-9 9/8/86

Hoboken police yesterday reported several arrests over the weekend.

Walter Deckerson, 35, of Hoboken, was charged Friday with possession of crack and possession of drug paraphernalia, police said. The Vice Squad with a warrant searched Deckerson's apartment on the 600 block of Sixth Street and found 72 vials of crack, according to Capt. Steve Darago.

Michael Bates, 30, of Hoboken, was charged Saturday night with unlawful posses-

sion of a knife, police said. Police said they arrested a man on Sunday, who refused to give his identity or any information, when he was seen removing a stereo from a 1978 Pontiac Sunbird parked in front of 410 Ninth St.

Ada Serrano, 41, of Newark, was charged Sunday with aggravated assault and possession of a knife, police said. Serrano assaulted Luz Barragan, 23, of Jersey City, with a knife, police said, but Barragan was not injured.

Haack to run sewerage plant project

By Bill Campbell

Hoboken Mayor Thomas Vezzetti has designated Roy Haack to administer the city's proposed \$52 million secondary sewage treatment plant project.

Haack, who is director of Public Works, will be responsible for monitoring and coordinating the project's vendors and consultants, Vezzetti said. Haack's designation as project administrator comes less than a week after members of the council's Committee on Water and Sewerage and the administration met to discuss political control of the proposed plant.

The administration and the anti-Vezzetti majority on the City Council have been at odds over the quality of work performed by the project's design engineer, Mayo Lynch & Associates of Hoboken, and the role of project consultants.

Councilman Robert Ranieri, chairman of the committee, said the city's legislative body has filled the

"vacuum" created by "a lack of leadership" by the administration.

The committee has conducted weekly meetings with various consultants to discuss the status of the project.

Haack last Friday issued letters to the five project vendors and consultants and to the state Department of Environmental Protection and the Hudson County Utilities Authority to arrange weekly meetings.

"In an effort to improve all aspects of coordination of the secondary sewage treatment plant project, I request that any and all business pertaining to this project be first referred to my office," Haack said.

The administration's policy-making role in the project has diminished since the council fired Environmental Services and Facilities Director Peter Alessandri last March. Alessandri, who was harshly critical of the Mayo Lynch contract, was fired for refusing to sign-off on several project claims.

He is currently one of four

defendants in a lawsuit filed by Mayo Lynch. The engineering firm claims he and other city officials issued "malicious" and "defamatory" statements and were involved in a civil conspiracy to undermine the project.

Vezzetti also was named in a separate suit for refusing to authorize a \$296,000 payment to Mayo Lynch.

Administration officials have grown increasingly critical of Mayo Lynch since the DEP bypassed project funding for fiscal year 1986. Mayo Lynch has until Oct. 15 to resubmit completed design plans in order to qualify for state and federal funding in fiscal year 1987.

Mayo Lynch last November received a \$2 million contract from the City Council to design the plant.

Hoboken Wastewater Management, another project vendor, is responsible for instituting innovative technology for the plant.

Hoboken Wastewater Management last week filed a \$15

million law suit against Mayo Lynch, charging that the firm has prevented HWWM from obtaining state and federal funding to incorporate the technology.

The project consultants include Government Finance Associates, Inc., Arthur Young and Co. and Finely, Kumble and Wagner.

Haack said he will meet with representatives of all the firms later this week. Ranieri on Friday criticized Haack, Vezzetti and pro-administration Councilman Joseph Della Fave for failing to attend last week's session of the committee.

Thomas Cacamis, 43, a physical education instructor at Hoboken High School until his arrest and subsequent suspension in early April, pleaded guilty to possession of more

than 3.5 grams of pure, free-based cocaine. Had Cacamis been convicted, he could have faced life imprisonment with no parole eligibility for at least 25 years plus a \$100,000 fine. Under the terms of the plea agreement, he will probably get a 25-year jail term with no parole minimum for eligibility, and will probably serve about five years, sources said.

Susan Scalzo, who until the spring worked as an English

Ex-teachers cop pleas in drug trial

By Patricia Scott

Two former Hudson County high school teachers were among six persons who yesterday pleaded guilty in Superior Court to cocaine possession before Judge Joseph Thuring.

Thomas Cacamis, 43, a physical education instructor at Hoboken High School until his arrest and subsequent suspension in early April, pleaded guilty to possession of more

than 3.5 grams of pure, free-based cocaine. Had Cacamis been convicted, he could have faced life imprisonment with no parole eligibility for at least 25 years plus a \$100,000 fine. Under the terms of the plea agreement, he will probably get a 25-year jail term with no parole minimum for eligibility, and will probably serve about five years, sources said.

Susan Scalzo, who until the spring worked as an English

teacher at Secaucus High School, also pleaded guilty before Judge Thuring to cocaine possession and is likely to receive a five-year jail term at her Oct. 24 sentencing. Cacamis, too, will be sentenced on Oct. 24.

Assistant Prosecutor Jack Hill said the state is satisfied with the terms reached in plea negotiations, despite the fact that the prosecutor's office had earlier planned to make this a

life-sentence case. Hill said the agreements worked out between the state and counsel will involve "considerable terms we find satisfactory." He said the sentences likely to be imposed, even under the plea terms, will "still be much harsher" than the maximum terms that used to be in effect prior to this year.

Cacamis, who stood quietly

See EX-TEACHERS — Page 9.

Ex-teachers cop pleas in drug trial

Continued from Page 1.

with his attorney James P. Patuto, declined to comment on his involvement in the alleged cocaine ring, which involved six defendants who were under surveillance by the prosecutor's office for close to eight months.

Scalzo was represented in court yesterday by attorney Susan Walder.

Other defendants who pleaded guilty to cocaine possession were John Bruschi, represented by James Colavito, who is likely to receive 180 days in the county jail under the plea terms and Thomas Finnerty, represented by Marshall Wolsey and Arthur Abrams of Jersey City, who is likely to get a 20-year jail term at the Oct. 24 sentencing date.

Cecilia Pierrri pleaded guilty to involvement and, according to Hill, will be recommended for a non-custodial term involving probation only, as she is believed to have been merely an accessory. After a six-month probationary period, the charges against her will be dropped, Hill said. Pierrri was represented by public defender John Mask.

Cerrado Russo, represented by attorney George Campen, also pleaded guilty and is expected to receive a one-year term for drugs and concurrent three-month term for gambling offenses.

As part of the plea agreement for all the defendants, related charges involving conspiracy and drug distribution were dropped by the state.

tax assessment. . . .

He said he would charge clients \$200 to file tax appeals and "take further action as they deem appropriate to reduce the tax assessment. . . ."

In addition, his clients will pay 40 percent of their tax savings in 1986 if the appeal is upheld or one-third if the litigation is resolved in 1988 or 1989.

LONG OVERDUE

Hoboken to solicit bids for revaluation

By TOM GISSEN
Staff Writer

HOBOKEN—Mayor Thomas F. Vezzetti's administration said it will begin soliciting bids today for a revaluation of the entire city.

Because of gentrification in the last five years and because the city has not been reassessed since 1970, the Hudson County Board of Taxation has determined that the average property is now assessed at only 16.9 percent its true value. Ideally, property would be assessed at 100 percent.

According to Tax Assessor Woodrow S. Monte, however, some prop-

erty owners are being overtaxed, while others are not paying their fair share. Monte said the average condominium apartment owner's tax assessment actually represents about 20 percent of the property's market value, while the average single-family home is assessed at only five percent its true market value.

Yesterday, Business Administrator Edwin Chius drew up a "request for proposals."

"We're hoping to get three or four offers," Chius said, explaining there are only about 12 companies in the state certified to perform revaluations.

Chius said most of the companies are not equipped to handle a city that has large residential areas as well as industrial sections. He also said that because there is often a great disparity among the conditions of homes on a single block, the job will be tougher than usual.

The administration's RFP requires the appraisal company to begin the work late this year and complete the job within 11 months, Chius said. He estimated the revaluation will cost "several hundred thousand dollars."

Another administration source estimated the cost at close to \$500,000. Only by a majority vote of the

City Council, can the necessary funds be appropriated and a contract certified.

"The mayor has taken the initiative and he hopes to get it done without any politics," Chius said.

While a revaluation should balance the tax burden more evenly, the administration source said it should also help bring additional ratables onto the tax rolls. The source said these additional ratables would come from properties whose recent improvements and renovations the city does not know about.

After the tax board ordered the

city to perform a revaluation in 1981, the city hired Landmark Appraisers of Perth Amboy. Because of questions raised as to the methods and accuracy of that revaluation, the now-bankrupt appraisal company's \$181,5000 findings were rejected by the city in 1983.

Then, Councilman Robert A. Ranieri, also a state assemblyman at the time, organized a movement that permitted the city a two-year extension. The city has been living on borrowed time since it ran out in 1985, but no penalties have been mentioned by the state.

Condo owners charge tax bias

By Bill Campbell

A newly formed coalition of homeowners is urging Hoboken condominium owners to file tax appeals to protest "unfair" property assessments.

Organizers of Citizens for Hoboken Tax Reform charged last night that condo owners are being "discriminated against on an individual basis" because their property is assessed at a higher ratio than older residential property.

"A large number of tax appeals will show the city that there is a serious problem with fairness," said Joseph Scordato, spokesman for the organiza-

tion. "Our goal is not to raise taxes on buildings currently under-assessed, but reduce taxes on those over-assessed."

About 75 people attended the organization's first meeting last night at the Jefferson Trust Center at First and Clinton streets.

CHTR is urging condo owners to appeal their 1986 tax bills

in the hope of forcing the city to institute a revaluation of property later this year.

"This is a single-interest group," Scordato said. "This is not a pro- or anti-development organization. Our only issue is to force a reval."

Hoboken, which is assessed at 16.7 percent of its true value, has not been assessed since

1970. A 1984 reassessment by the now defunct Landmark Appraisers of Perth Amboy was not implemented by the city after a massive protest by property owners later that year.

Owners of newly constructed condos are hardest hit by the 33 percent tax increase, according to Scordato, because the units are assessed at about

20 percent, while many older residential buildings are assessed at between 5 and 8 percent.

"When the new tax rate was announced, I didn't know if I could afford to stay in Hoboken," said Scordato, who has owned a condo for over a year.

"Hoboken has no idea what its property is worth and no one

knows where the valuable property is," he said.

Hoboken Mayor Thomas Vezzetti and members of the City Council have been at odds with city Tax Assessor Woodrow Monte over the revaluation issue.

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See CONDO — Page 7.

Condo owners cry foul over tax assessments

Continued from Page 1.

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Elberg distributed tax appeal retainer agreements in an attempt to sign up a minimum of 100 clients to fight the appeals in county and state tax court.

"The more the better," Elberg said to the property owners. "We want to create a pool of potential money to make this a bigger and better case."

He said he would charge clients \$200 to file tax appeals and "take further action as they deem appropriate to reduce the tax assessment. . . ."

In addition, his clients will pay 40 percent of their tax savings in 1986 if the appeal is upheld or one-third if the litigation is resolved in 1988 or 1989.



Photo by Don Smith

DISCUSSING PLANS for Hoboken Festival VI yesterday at the Hoboken Terminal are: Gwen Watson, left, public relations director of NJ Transit; Larry Nusbaum, disc jockey and videotaper for the Pros; Peter J. Rinfolo, chief executive officer of Make A Wish; and clown Howard Polenberg.

TRANSPORTATION THEME

Dispatch 9/18/86

Hoboken Festival aimed at kids

HOBOKEN—Events aimed at helping children are scheduled features at next week's Hoboken Festival VI at the Hoboken Terminal.

In addition to the transportation theme that has become the festival's trademark, a raffle is planned to help terminally ill children, and a Philadelphia company will videotape youngsters, as a kidnapping precaution.

The Pros company has agreed to videotape children, to help police locate a child who gets lost or kidnapped. Parents should bring their own blank VHS or Beta cassette, Pros President Herb Cohen said.

Jerome C. Premo, executive director of NJ Transit, said, "We have a strong interest in the nationwide campaign to prevent missing children. We are pleased this company has agreed to participate in Hoboken Festival VI in an effort to help stem this difficult national problem."

While the city and the state transportation company are cosponsoring the event, The Make A Wish Foundation of New Jersey will be selling \$1 raffle tickets throughout the day-long affair. The Elizabeth-based foundation tries to provide dying children with a final wish.

Raffle prizes include a catered "Train Ride to Nowhere" for 25

people aboard a luxury rail car, tickets and bus transportation to Radio City Music Hall's Magnificent Christmas Show and refurbished train seats.

The Sept. 27 festival is scheduled for 11 a.m. to 5 p.m. The festival is free, and NJT is providing free rail service to and from Hoboken on some of its Bergen/Main and Morris & Essex line trains. However, a fee for round-trip rides between Hoboken and the Rutherford station on an old steam train will be charged.

Plans also call for boat trips down the Hudson River into Upper New York Bay, and on Sunday, the steam engine will take passengers to Dover.

Sewerage plan seen dangerous

By Bill Campbell

A plan to treat Hoboken's sludge through a gasification process presents a potential for explosion and toxicity, according to a report issued yesterday by Mayo Lynch & Associates.

The report was prepared for Mayo Lynch, the consulting engineers for the city's proposed secondary sewage treatment plant, by Chavond-Barry Engineering Corp. of Glen Gardner.

Mayo Lynch hired the consultant "because of serious questions the engineering firm had concerning the innovative technology being offered by Hoboken Waste Water Management and supported by the Hudson County Utilities Authority and certain officials in the administration of Mayor Thomas Vezzetti," said Mayo Lynch spokesman Tony Amabile.

See SEWERAGE — Page 13.

Sewerage plan called dangerous

Continued from Page 1.

Last week, Hoboken Waste Water Management filed a \$15 million lawsuit against Mayo Lynch, claiming that the engineering firm was responsible for the loss of grant monies by HWWM.

HWWM is seeking more than \$5 million in state and federal funding to devise a plan for sludge handling to be incorporated in Mayo Lynch's final design document.

The state Department of Environmental Protection last month announced that the project would be bypassed for funding in fiscal year 1986 due to application deficiencies.

James Genese, president of HWWM and Ozonics Corp., was not in his office yesterday and was unavailable for comment, according to a secretary.

The innovative technology process is currently a component of the secondary sewage treatment plant.

According to Amabile, Mayo Lynch considers HWWM "professionally irresponsible to process a plan or technology that contains the potential to place a Bhopal or Three Mile Island facility in the heart of Hoboken, endangering the health and safety of its residents, until hard answers to technical questions are raised and provided," he said.

Chavond-Barry president Charles von Dreushe outlined eight concerns with the handling of sludge via gasification in the report, which was also issued to members of the City Council and Vezzetti's office.

"The gasification process involves manufacturing your own fuel gas, in a plant on a downtown Hoboken street," the report says. "We would be surprised if the city would permit it if a private concern or a public utility plant asked for a permit to manufacture fuel gas within the city."

The report said there "are numerous places where leaks could occur" and "explosions

due to gas leaks would be a risk."

The report also raised problems with toxicity, slugging of sludge ash, controlled drying of sludge, maintenance, emissions, vendor reliability and cost of operation.

"We do not mean to usurp anyone else's judgmental function," von Dreushe concluded in his report. "But we do feel as obligation to express our own judgment, which is to the effect that the chances of the proposed process being successful in pleasing anyone seem to us very poor."

Mayo Lynch, in a separate report also presented to the council, urged the city to implement an off-site sludge treatment program.

The current plan recommends that the sludge be processed on-site through dewatering and pelting. The gas generated by the process would be used to generate the plant equipment.

Mayo Lynch recommends the shipment of liquid sludge to the Two Bridges Sewerages Authority in Lincoln Park.

"The Two Bridges Sewerage Authority proposes incineration in an existing approved facility," according to the Mayo Lynch alternative treatment

plan. "The only environmental drawback would be the addition of a maximum of 12 trips on an existing traffic route. This traffic will have a minimal effect on the traffic pattern of the proposed route."

The report says that the gasification process would have a total project cost of \$17 million, while the Two Bridges plan would cost \$7 million.

Hoboken Public Works Director Roy Haack, who is coordinating the secondary sewage treatment program for the administration, said he could not comment on the two reports until he has reviewed them thoroughly.

He has scheduled meetings today with three project consultants to discuss the status of the plan.

The city is under a state and federal mandate to upgrade its sewage treatment plant to a secondary capacity, which removes 85 percent of waste water pollutants, by July 1988.

Mayo Lynch has until Oct. 15 to resubmit final design plans in order for the project to qualify for federal grants in fiscal year 1987.

City officials have estimated the cost of the project at between \$40 million and \$62 million.

Hoboken cops' busy weekend

9-9 9/83/86

Hoboken police yesterday reported several arrests over the weekend.

Walter Deckerson, 35, of Hoboken, was charged Friday with possession of crack and possession of drug paraphernalia, police said. The Vice Squad with a warrant searched Deckerson's apartment on the 600 block of Sixth Street and found 72 vials of crack, according to Capt. Steve Darago.

Michael Bates, 30, of Hoboken, was charged Saturday night with unlawful posses-

sion of a knife, police said.

Police said they arrested a man on Sunday, who refused to give his identity or any information, when he was seen removing a stereo from a 1978 Pontiac Sunbird parked in front of 410 Ninth St.

Ada Serrano, 41, of Newark, was charged Sunday with aggravated assault and possession of a knife, police said. Serrano assaulted Luz Barragan, 23, of Jersey City, with a knife, police said, but Barragan was not injured.

Haack to run sewerage plant project

By Bill Campbell

5-5 9/15/86

Hoboken Mayor Thomas Vezzetti has designated Roy Haack to administer the city's proposed \$52 million secondary sewage treatment plant project.

Haack, who is director of Public Works, will be responsible for monitoring and coordinating the project's vendors and consultants, Vezzetti said.

Haack's designation as project administrator comes less than a week after members of the council's Committee on Water and Sewerage and the administration met to discuss political control of the proposed plant.

The administration and the anti-Vezzetti majority on the City Council have been at odds over the quality of work performed by the project's design engineer, Mayo Lynch & Associates of Hoboken, and the role of project consultants.

Councilman Robert Ranieri, chairman of the committee, said the city's legislative body has filled the

"vacuum" created by "a lack of leadership" by the administration.

The committee has conducted weekly meetings with various consultants to discuss the status of the project.

Haack last Friday issued letters to the five project vendors and consultants and to the state Department of Environmental Protection and the Hudson County Utilities Authority to arrange weekly meetings.

"In an effort to improve all aspects of coordination of the secondary sewage treatment plant project, I request that any and all business pertaining to this project be first referred to my office," Haack said.

The administration's policy-making role in the project has diminished since the council fired Environmental Services and Facilities Director Peter Alicandri last March.

Alicandri, who was harshly critical of the Mayo Lynch contract, was fired for refusing to sign-off on several project claims.

He is currently one of four

defendants in a lawsuit filed by Mayo Lynch. The engineering firm claims he and other city officials issued "malicious" and "defamatory" statements and were involved in a civil conspiracy to undermine the project.

Vezzetti also was named in a separate suit for refusing to authorize a \$296,000 payment to Mayo Lynch.

Administration officials have grown increasingly critical of Mayo Lynch since the DEP bypassed project funding for fiscal year 1986.

Mayo Lynch has until Oct. 15 to resubmit completed design plans in order to qualify for state and federal funding in fiscal year 1987.

Mayo Lynch last November received a \$2 million contract from the City Council to design the plant.

Hoboken Wastewater Management, another project vendor, is responsible for instituting innovative technology for the plant.

Hoboken Wastewater Management last week filed a \$15

million law suit against Mayo Lynch, charging that the firm has prevented HWWM from obtaining state and federal funding to incorporate the technology.

The project consultants include Government Finance Associates, Inc., Arthur Young and Co. and Finely, Kumble and Wagner.

Haack said he will meet with representatives of all the firms later this week.

Ranieri on Friday criticized Haack, Vezzetti and pro-administration Councilman Joseph Della Fave for failing to attend last week's session of the committee.

"They can assume any type of leadership role they want in regard to the project once they show a spirit of cooperation," Ranieri said. "They promised to accept our invitation to attend the meeting and they did not show up."

Ranieri said he would allow Haack to chair the committee sessions, but Haack has declined, citing his position as a city administrator.

Ex-teachers cop pleas in drug trial

By Patricia Scott

5-5 9/6/86

Two former Hudson County high school teachers were among six persons who yesterday pleaded guilty in Superior Court to cocaine possession before Judge Joseph Thuring.

Thomas Cacamis, 43, a physical education instructor at Hoboken High School until his arrest and subsequent suspension in early April, pleaded guilty to possession of more

than 3.5 grams of pure, free-based cocaine. Had Cacamis been convicted, he could have faced life imprisonment with no parole eligibility for at least 25 years plus a \$100,000 fine. Under the terms of the plea agreement, he will probably get a 25-year jail term with no parole minimum for eligibility, and will probably serve about five years, sources said.

Susan Scalzo, who until the spring worked as an English

teacher at Secaucus High School, also pleaded guilty before Judge Thuring to cocaine possession and is likely to receive a five-year jail term at her Oct. 24 sentencing. Cacamis, too, will be sentenced on Oct. 24.

Assistant Prosecutor Jack Hill said the state is satisfied with the terms reached in plea negotiations, despite the fact that the prosecutor's office had earlier planned to make this a

life-sentence case. Hill said the agreements worked out between the state and counsel will involve "considerable terms we find satisfactory." He said the sentences likely to be imposed, even under the plea terms, will "still be much harsher" than the maximum terms that used to be in effect prior to this year.

Cacamis, who stood quietly

See EX-TEACHERS — Page 9.

Ex-teachers cop pleas in drug trial

Continued from Page 1.

with his attorney James P. Patuto, declined to comment on his involvement in the alleged cocaine ring, which involved six defendants who were under surveillance by the prosecutor's office for close to eight months.

Scalzo was represented in court yesterday by attorney Susan Walder.

Other defendants who pleaded guilty to cocaine possession were John Bruschi, represented by James Colavito, who is likely to receive 180 days in the county jail under the plea terms and Thomas Finnerty, represented by Marshall Wofsy and Arthur Abrams of Jersey City, who is likely to get a 20-year jail term at the Oct. 24 sentencing date.

Cecilia Pierri pleaded guilty to involvement and, according to Hill, will be recommended for a non-custodial term involving probation only, as she is believed to have been merely an accessory. After a six-month probationary period, the charges against her will be dropped, Hill said. Pierri was represented by public defender John Mask.

Cerrado Russo, represented by attorney George Campen, also pleaded guilty and is expected to receive a one-year term for drugs and concurrent three-month term for gambling offenses.

As part of the plea agreement for all of the defendants, related charges involving conspiracy and drug distribution were dropped by the state.

LONG OVERDUE

Hoboken to solicit bids for revaluation

By TOM GISSEN
Staff Writer

HOBOKEN—Mayor Thomas F. Vezzetti's administration said it will begin soliciting bids today for a revaluation of the entire city.

Because of gentrification in the last five years and because the city has not been reassessed since 1970, the Hudson County Board of Taxation has determined that the average property is now assessed at only 16.9 percent its true value. Ideally, property would be assessed at 100 percent.

According to Tax Assessor Woodrow S. Monte, however, some prop-

erty owners are being overtaxed, while others are not paying their fair share. Monte said the average condominium apartment owner's tax assessment actually represents about 20 percent of the property's market value, while the average single-family home is assessed at only five percent its true market value.

Yesterday, Business Administrator Edwin Chius drew up a "request for proposals."

"We're hoping to get three or four offers," Chius said, explaining there are only about 12 companies in the state certified to perform revaluations.

Chius said most of the companies are not equipped to handle a city that has large residential areas as well as industrial sections. He also said that because there is often a great disparity among the conditions of homes on a single block, the job will be tougher than usual.

The administration's RFP requires the appraisal company to begin the work late this year and complete the job within 11 months, Chius said. He estimated the revaluation will cost "several hundred thousand dollars."

Another administration source estimated the cost at close to \$600,000.

Only by a majority vote of the

City Council can the necessary funds be appropriated and a contract certified.

"The mayor has taken the initiative and he hopes to get it done without any politics," Chius said.

While a revaluation should balance the tax burden more evenly, the administration source said it should also help bring additional ratables onto the tax rolls. The source said these additional ratables would come from properties whose recent improvements and renovations the city does not know about.

After the tax board ordered the

city to perform a revaluation in 1981, the city hired Landmark Appraisal of Perth Amboy. Because of questions raised as to the methods and accuracy of that revaluation, the now-bankrupt appraisal company's \$181,5000 findings were rejected by the city in 1983.

Then, Councilman Robert A. Ranieri, also a state assemblyman at the time, organized a movement that permitted the city a two-year extension. The city has been living on borrowed time since it ran out in 1985, but no penalties have been mentioned by the state.

knows where the valuable property is," he said.

Hoboken Mayor Thomas Vezzetti and members of the City Council have been at odds with city Tax Assessor Woodrow Monte over the revaluation issue.

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Despite voicing support for the move, the administration did not appropriate funds for a revaluation in the 1986 muni-

See CONDO — Page 7.

Condo owners charge tax bias

By Bill Campbell

A newly formed coalition of homeowners is urging Hoboken condominium owners to file tax appeals to protest "unfair" property assessments.

Organizers of Citizens for Hoboken Tax Reform charged last night that condo owners are being "discriminated against on an individual basis" because their property is assessed at a higher ratio than older residential property.

"A large number of tax appeals will show the city that there is a serious problem with fairness," said Joseph Scordato, spokesman for the organiza-

8-8 9/9/86

Hoboken group planning appeals of 'discriminatory' assessments

"Our goal is not to raise taxes on buildings currently under-assessed, but reduce taxes on those over-assessed."

About 75 people attended the organization's first meeting last night at the Jefferson Trust Center at First and Clinton streets.

CHTR is urging condo owners to appeal their 1986 tax bills

in the hope of forcing the city to institute a revaluation of property later this year.

"This is a single-interest group," Scordato said. "This is not a pro- or anti-development organization. Our only issue is to force a reval," he said.

Hoboken, which is assessed at 16.7 percent of its true value, has not been assessed since

1970. A 1984 reassessment by the now defunct Landmark Appraisers of Perth Amboy was not implemented by the city after a massive protest by property owners later that year.

Owners of newly constructed condos are hardest hit by the 33 percent tax increase, according to Scordato, because the units are assessed at about

20 percent, while many older residential buildings are assessed at between 5 and 8 percent.

"When the new tax rate was announced, I didn't know if I could afford to stay in Hoboken," said Scordato, who has owned a condo for over a year.

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Condo owners cry foul over tax assessments

Continued from Page 1.

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In addition, his clients will pay 40 percent of their tax savings in 1986 if the appeal is upheld or one-third if the litigation is resolved in 1988 or 1989.

Hoboken, P.A. ready to dicker over waterfront

By Jim DeRogatis

Hoboken officials will meet with the Port Authority next week for the first "nuts and bolts" negotiating session on the proposed waterfront development.

The city's chief negotiator said yesterday that after a year of stalled negotiations and preliminary meetings, city officials will begin working out a restated lease to the city-owned piers on Tuesday.

The lease is the key document that will determine the amount of revenue the city receives and the amount of control it exercises over the P.A.'s proposed \$500 million waterfront development.

The negotiating session will mark the first time that the city has made demands of the P.A. It has previously only reacted to the P.A.'s offers.

The P.A. has proposed a massive project on the waterfront including millions of square feet of office and retail space, a hotel, and a marina. Nearly a year ago, it presented the city with a restated lease offer that would clear the way for the development.

The city will now formally reject the P.A. lease offer and begin negotiating on a point-by-point basis with the P.A., said Michael Coleman, director of the Hoboken Community Development Agency and the head of the city negotiating

team. Councilman Robert Ranieri will sponsor a resolution at the next City Council meeting declaring the P.A.'s offer "unacceptable." Ranieri, City Council President E. Norman Wilson, and attorneys Peggy Black and Stanley Tannenbaum of the Newark law firm Sills, Beck are the other members of the negotiating team.

Coleman yesterday outlined the negotiating process during a meeting with Laurie Fabiano, executive secretary to Mayor Thomas Vezetti, and members of The Jersey Journal's Hoboken staff.

He said the city negotiating See HOBOKEN — Page 30.

Hoboken, P.A. will dicker

Continued from Page 1.

team will meet with P.A. negotiators Tuesday to discuss the issue of how much control the city will be able to exercise over the development. Coleman said the team will propose 12 city controls which he declined to specify.

Critics of the P.A. development have charged that, because the P.A. is an autonomous agency, it will not be subject to city or state controls and could change elements of the development at will without even advising the city.

"The P.A. is a big animal, but it is not uncontrollable," Coleman said. "It may be a lion, but the city is a very tenacious terrier."

Coleman said he could not reveal all of the city's control demands before they are placed on the negotiating table. He said that if the city either reaches an agreement on controls with the P.A. or comes to a stalemate, specifics will be released to the public.

Coleman said the city will create a new committee which will probably include the chairmen of the Planning Board and Zoning Board of Adjustment and members of the council and administration. The negotiators will demand that the committee have review power over aspects of the P.A. development, Coleman said.

Gov. Thomas Kean has indicated he will support making the P.A. answerable to the new city committee, Coleman said. The governors of New York and New Jersey can veto any action by the P.A.

"It is important to remember that this is the big P.A. project in New Jersey, this is the governor's project," Coleman said.

The Mayor's Waterfront Advisory Committee in August issued a report outlining controls that the city should demand from the P.A. before agreeing to the development.

The controls included receiving a fixed development plan; subjecting the development to periodic reviews by the zoning and planning boards; retaining city control over the project area and the use of streets, byways, parks, and open spaces, and subjecting the developer to all local and state health and safety regulations.

WAC's paper concluded that the P.A. would be "the most dangerous developer imaginable" for the Hoboken waterfront because "it is virtually immune from controls."

Coleman called the paper a "valuable tool" and said that many of the controls discussed by WAC will be sought at the negotiating table, but he would not elaborate.

Once city negotiators have reached a tentative agreement on controls, the thrust of nego-



Hoboken officials will begin negotiating next week with the Port Authority for a \$500 million waterfront development.

tiations will turn to the specifics of the development plan, and finally to financial issues, Coleman said. He noted that the three areas may overlap.

Coleman stressed that once negotiators from both sides have hammered out an agreement, it will have to be approved by the mayor and City Council. Coleman said it may take up to a year to reach an agreement.

Coleman said that the demands the city will make of the P.A. during negotiations include:

- an agreement to provide affordable housing in the proposed luxury highrises.
- that the P.A. finance the construction of a federally mandated secondary sewage plant for the city.
- that the P.A. bear the expense of improving access roads at the northern and southern ends of Hoboken.

• that the P.A. provide both annual payment in-lieu of real estate taxes and profit-sharing.

• and that the P.A. make a commitment to give the city money upfront during the first few years of development.

"The city can't wait five or 10 years to see revenue from this project," Coleman said. "The city needs revenue now, up front."

Coleman said city negotiators will adopt several recommendations made by WAC in a paper on finance released in July, but added again that he could not elaborate.

Coleman said he expected that transportation would be an important issue in the negotiations. He said the P.A. has not concentrated on transportation issues enough in previous offers to the city.

Coleman said the P.A. is expected to release a transportation study in the near future. If

the city is not satisfied with the study, Coleman said, a traffic consultant will be hired to investigate the problem.

The CDA is currently working with two highly paid consulting firms assisting in negotiations with the P.A. Coleman said he has been very satisfied with the work of Sills, Beck.

However, city officials are currently reconsidering a contract with the accounting firm of Ernst & Whinney. The firm was paid \$50,000 to prepare a report of financial aspects of the development, but the finished report was deemed incomplete by city officials.

Ernst & Whinney has requested an additional \$65,000 to complete its consulting work, but Coleman said officials have not come to a decision on whether to retain the firm.

WAC has criticized Sills, Beck and Ernst & Whinney and has frequently blasted Coleman for moving forward on the negotiations. The committee has often stated that it believes the city should find developers other than the P.A.

But under the terms of a 1952 lease, the P.A. retains control of the city-owned piers until 2002. WAC has admitted that the city probably could not afford to buy the P.A. out of the lease and they are uncertain whether a court challenge to the lease would be successful.

The 19 Hoboken residents who serve on the committee, all of whom were appointed by Mayor Thomas Vezetti, have adopted an adversarial role with Coleman and the negotiators, but Coleman praised their work.

"WAC has made some very positive suggestions," Coleman said. "Their work has been very valuable, especially their financial and control reports." "But I don't feel that that kind of pessimism is really warranted in view of everyone's real concern about the project. WAC has no monopoly on concern. Everyone who is involved is concerned, regardless of their politics."

Coleman said he remains optimistic about the project.

Original flight was series of crashes

An early, daring age in aviation history was recalled yesterday as a 38-year-old pilot set out to recreate the first transcontinental flight on its 75th anniversary.

On Sept. 17, 1911, Calbraith Rodgers set off to be the first man to cross the United States by air.

He took off from a Brooklyn field and was piloting a wood and fabric biplane built by the Wright Brothers. He had less than an hour and a half of flight training.

Rodgers' goal was to win a \$50,000 aviation prize offered by newspaper publisher William Randolph Hearst to the first aviator who could make a coast-to-coast trip in 30 days or less.

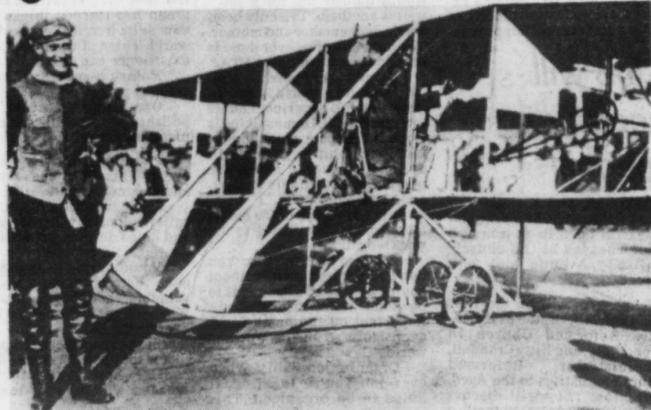
It took Rodgers 49 days to complete his trip, and although he could not claim Hearst's prize, he did earn the honor of becoming the first to complete a transcontinental flight.

Rodgers survived 15 crashes during his 4,300-mile trip and completed his journey in Long Beach, Calif., with crutches tied to the wings of his battered plane. During one mishap, he broke both legs, his collarbone, several ribs, and was severely burned.

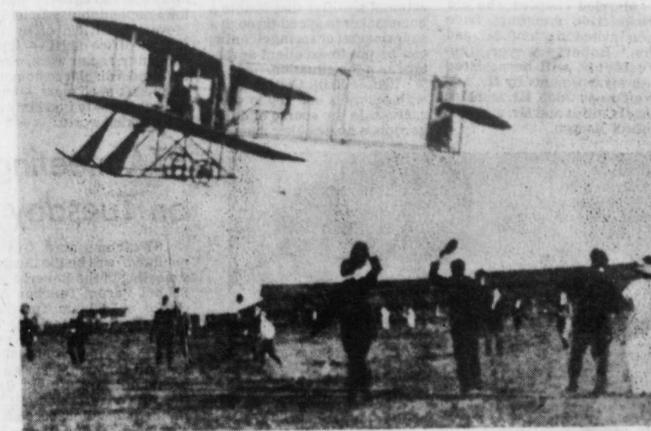
Despite the numerous crashes, a bottle of Vin Fiz, a grape soft drink, tied to one of the planes' wheel supports never broke, and Rodgers considered it a good luck charm.

Rodgers' flight was sponsored by the Armour Food Company of Nebraska, who saw it as a way to hype Vin Fiz. The soft drink failed and Armour stopped producing it about four years after Rodgers' flight.

Rodgers was killed in an aviation accident less than four months after his historic flight. His plane, the Vin Fiz, has been restored and is on display at the Smithsonian Institution's National Air & Space Museum in Washington. — Jim DeRogatis



Photographs from 1911 show Cal Rodgers and the original Vin Fiz, above, and his takeoff from Sheepshead Bay, N.Y., below.



Consultants to detail plans for business incubators

The Hoboken Overall Economic Development Committee will hear a presentation by two consultants who are developing business incubators tomorrow at 8 p.m. at Arthur's Tavern, at Third and Washington streets.

Stevens Institute of Technology and the Job Creation Group, a Michigan-based consulting firm, are working to encourage small, advanced technological businesses to develop in Hoboken. The city Community Development Agency is coordinating their efforts.

The CDA is also working on a feasibility study with a broader emphasis on developing commercial distribution services and small manufacturing

businesses with the City Venture Corporation and Incubator Development Corporation of Minneapolis, Minn.

Incubators offer new and emerging businesses the opportunity to share cost-effective space, office equipment and administrative support services such as conference rooms, secretarial, computer and telephone lines as well as managerial, marketing and financial consultants as part of their start-up package.

Businesses occupy incubator-space for approximately two to five years and are encouraged to spin off to locations in the surrounding community.

Business incubators could contribute towards diversify-

ing Hoboken's economic and tax base, creating more jobs in the community as well as job training, and providing customers for the retail and restaurant trades in the city, according to the CDA.

The business incubator approach to the development and growth of small businesses has an 80 percent success rate (after five years) as opposed to the 80 percent failure rate of unsupported entrepreneurial efforts, a CDA spokesman said.

Hoboken businesspeople interested in information about the incubator program are advised to contact Jean Forest at the CDA. Tomorrow night's meeting is open to the public.

La Bruno will aid prosecutor

By Jim DeRogatis

The "number two man" in charge of the Hoboken Police Department is expected to be sworn in today as the chief of the Hudson County prosecutor's detectives.

Capt. Carmen La Bruno, who was in charge of training, planning and operations for the Hoboken force, will be sworn into his new position at 4 p.m. in the County Courthouse in Jersey City, sources said.

Hudson County Prosecutor Paul D'Esposito announced that there would be a swearing-in today but refused to say who would be appointed.

La Bruno has served on the Hoboken force for 15 years. He rose through the ranks rapidly, appointed sergeant in 1977, lieutenant in 1982, and captain in 1985.

La Bruno will be in charge of all investigations conducted by the prosecutor in his new position and will serve as D'Esposito's "right hand man," sources said.

The captain served in a similar position on the Hoboken force and was second in the line of command following Police Chief George Crimmins.

Mayo Lynch going to court to block ouster by HCUA

By Bill Campbell

Mayo Lynch & Associates, consulting engineers for the Hoboken secondary sewage treatment plant project, are going to court to prevent the Hudson County Utilities Authority from hiring a new design engineer for the project.

Representatives of Mayo Lynch are to meet today with Superior Court Assignment Judge Burrell Ives Humphreys to ask for a restraining order to enjoin the HCUA from seeking bonding from the county Board of Freeholders, said Marc

Arnold, a Mayo Lynch attorney. HCUA officials Wednesday told the Hoboken City Council that they would urge that the freeholders obtain funding to replace Mayo Lynch with another design engineer.

HCUA Chairman Anthony Russo announced the proposal before the council was to vote on a resolution recommending that the county-wide sewerage plan be altered to allow off-site disposal of sludge.

The resolution, which was supported by Mayo Lynch President Joseph Lynch, was defeated in a 3-to-3 vote.

Arnold said the engineering firm is seeking the injunction "to tie the HCUA's hands until the council reconsiders the resolution."

Passage of the resolution would have been a setback for Hoboken Waste Water Management, a project vendor, which is seeking funding to develop an on-site sludge handling process to be incorporated in the final Mayo Lynch plan.

HWWM is suing Mayo Lynch for \$15 million, claiming the engineering firm is re-

See MAYO — Page 30.

Mayo Lynch taking HCUA to court

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ponsible for the loss of grant monies for the sludge removal project.

The federal- and state-mandated secondary sewage treatment plan was bypassed last month for fiscal year 1986 funding. The state Department of Environmental Protection has given Mayo Lynch until Oct. 15 to resubmit design plans to qualify for funding in 1987.

HCUA and city officials Wednesday said they doubted Mayo Lynch could meet next month's funding deadline.

"I'm not sure the October deadline is a hard date," Arnold said. "We can't just let the HCUA come in and kill this

contract."

The firm was awarded a \$2 million contract in February 1985 to design the secondary sewage treatment plant.

"I believe that once all the facts come out there will be a change in the council's attitude," Arnold said. "Reconsidering the resolution is the only sensible alternative."

Russo on Wednesday lashed at Mayo Lynch, saying he had "serious doubts" about obtaining fiscal year 1987 funding for the project.

"I will go on record as the chairman of the HCUA to say that this is not a rosy picture," said Russo, whose commissioners oversee the project.

Yesterday, Russo said the lawsuit was "a typical Joe Lynch move."

"I stand by everything I said and my sole concern is for the city and county," he said. "I have no axe to grind and am not making a profit off this. I am standing by my oath of office."

HCUA comptroller George Crimmins Jr., who also criticized Mayo Lynch, said he would not comment on the suit until he has read the legal papers.

He said the HCUA has the legal status to issue bonds and said the agency has no technical contract with Mayo Lynch.

Earlier this month, Mayo Lynch filed separate lawsuits

against Mayor Thomas Vezetti and four city officials.

Vezetti has refused to authorize a \$300,000 payment to Mayo Lynch which was approved by the City Council, the suit claims.

Former Environmental Services and Facilities Director Peter Alicandri, mayoral advisor Steve Block and council members Joseph Della Fave and Helen Canning were sued by Mayo Lynch for "malicious" and "defamatory" statements and "civil conspiracy."

The city must upgrade its sewerage system to secondary capacity, which removes 85 percent of pollutants from waste water by July 1988.

Tax crisis

Hoboken's municipal budget crisis, resulting in a 33 percent tax hike, is a big problem.

What makes it even more infuriating is that it is the politically-inspired finger-pointing that helped to create the crisis is not only continuing but gaining destructive momentum.

First of all, there's Councilman Robert Ranieri, who's leading the movement to recall Mayor Thomas Vezzetti.

While he's busy shaking his finger at Vezzetti, taxpayers should remember that it is the Ranieri-Cappiello team that virtually controls six of the city council's nine votes. That bloc surely had the power to trim the city budget more effectively, but chose not to, preferring to pin the blame on the mayor.

Ranieri, after saying that the budget is the only important function of the council, was not, in fact, present to vote on the amendments that cut municipal services and trimmed the budget.

Help Hoboken Housing, a pro-development coalition, has also appeared boisterously on the scene to shake fingers and fists — at the municipal government. It has effectively used the emotional appeal to draw homeowners and tenants into its fold.

But during the months of deliberations on the municipal budget, Help Hoboken Housing was nowhere in sight. It should have attended every council meeting then and stated its interest in the problem.

Finally, there's Mayor Vezzetti, who shrugs his shoulders and points his finger at the council.

His promise that a zero-based budget would be presented in January was unfulfilled, primarily because of his administration's poor planning.

Vezzetti's insistence that the state would bail the city out was naive. He should have faced that reality squarely and had the budget in order much earlier in the year.

The tax crisis in Hoboken is a major political fiasco. It's a personal ordeal as well for all of the homeowners, who are faced with the financial strain of a 33 percent property tax increase.

It is high time for all of the players — mayor, council and residents — to stop playing political games and attack the city's fiscal problems with a unified and compassionate concern for the taxpayers of the city.

Prize Hoboken plans don't jibe with P.A.'s

By Jim DeRogatis

In the imaginations of Roger Goodhill and Iann Gama, the Hoboken waterfront is a place of beautiful trees, rolling walkways, stately pavilions, and public swimming pools.

The two Hoboken residents were honored yesterday for their visions by Mayor Thomas Vezzetti and Don Cotter, vice-chairman of the Hoboken Environment Committee.

Goodhill, 26, and Gama, 13, are the winners of the committee's contest to design a waterfront park, which was held in conjunction with this year's annual River City Fair. The two were chosen from among 15 entries and will each claim a \$200 prize.

Goodhill, who plans to enter graduate school to become an architect, submitted a huge, detailed drawing of a waterfront park that included an amphitheater, a spiral garden maze, a pool, and a community center, much of it built on

barges on the Hudson River.

Gama, an eighth grade student at the Demarest School, drew a smaller representation of the waterfront with a park featuring two swimming pools, a fountain, trees, and benches.

The environment committee sponsored the contest to attract ideas for uses of the Hoboken waterfront, according to Cotter. "So far," he said, "we have just reacted to ideas from the Port Authority," which has proposed a massive development along the city-owned piers.

"We wanted to generate some ideas about what the Hoboken people wanted to see on their waterfront," Cotter said.

Although neither of the designs will be built as such, Cotter said the city could incorporate aspects of the two plans in their negotiations with the P.A. "We've gotten some very good ideas from all of the entries in the contest," he said.

The judges who chose the

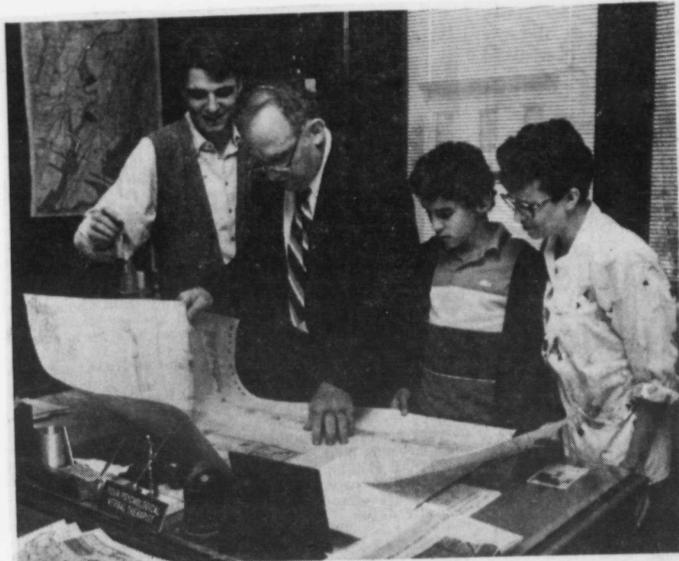
winning entries included Michael Coleman, director of the Hoboken Community Development Agency and Mayme Jurkat, chairwoman of the Mayor's Waterfront Advisory Committee.

Vezzetti praised both winning entries and said he especially liked the idea of public swimming pools. "I would love to see these get built someday," he said.

Goodhill said he entered the contest because of a concern for the Hoboken waterfront. He said he was pleased with winning and "it would be wonderful if the park was built some day."

Gama said he was encouraged to enter the contest by his teacher. He has won several poster contests in the past and plans to go to art school someday, according to his mother, Helena.

Gama said that he was very pleased that he won and hoped to "buy football equipment" with his prize money.



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Hoboken Mayor Thomas Vezzetti, second left, reviews winning entries from the Hoboken Environment Committee's contest to design a waterfront park. With the mayor are, from left, Roger Goodhill and Iann Gama and his mother, Helena.

'City within city' proposed

By Bill Campbell

A "city within a city," consisting of 4,300 residential units clustered in a series of six-to-nine story buildings, has been proposed for the northeast quadrant of Hoboken, city planning officials said last night.

The proposal, drafted for the city by consultants David and Elizabeth Vantor of the New York City Planning Department, provides for limited vehicular traffic on a 50-acre site stretching from the Weehawken Cove to 12th and Hudson streets and represents "an opportunity to establish access to the waterfront," the Vantors said.

The site, which consists of the defunct Todd Shipyards, Dell Aquila Enterprises and the defunct Hoboken Shipyards, is undergoing a transformation from industrial to residential use.

"The proposal will allow Hoboken to arm itself with proper planning and be on equal footing with developers," David Vantor said. "The city will have an upper hand to initiate negotiations rather than react."

The development plan was outlined during a special dinner meeting of the Planning Board held in a community room on the 16th floor of Columbian Towers.

Representatives of the Zoning Board of Adjustment, the Community Development Agency and the City Council also attended the session.

The plan calls for a three phase high-density residential, commercial and industrial development, Vantor said.

The mixed-use concept will also allow for a one-to-one ratio of residential units to parking spaces and "could work toward alleviating the

parking problems in the Second Ward," Planning Board consultant Ralph Seligman said.

Vantor said the first phase of development would consist of 1,300 units and 2,800 parking spaces to be built on property owned by Dell Aquila Enterprises at 15th and Washington streets.

The second phase calls for 1,200 units and 1,600 parking spaces at the site of the old Hoboken Shipyards at 14th and Hudson streets, he said.

The final phase consists of 1,780 units at the Todd Shipyards on the Weehawken Cove.

"This type of development allow us to examine our options phase by phase," Vantor said. "We can determine if our maximum threshold is possible."

Vantor said a preliminary analysis of the city's zoning

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'City within a city'

Continued from Page 1.

ordinance in the northern region indicated a need to develop additional generic urban design and bulk controls to be applied throughout the city.

He said the foremost issues include:

- A need to establish an appropriate alternative land use for industrial zones if certain conditions are met.

- To establish an appropriate scale and density of development which relates to the old city and its infrastructure.

- To establish view corridors and pedestrian access to the waterfront.

- To establish a circulation pattern that relates to the old city but does not have a negative impact on it.

- To provide sufficient parking to serve new residents and users of related waterfront activities.

"The most important aspect of Hoboken is its street grid and uniform height of buildings," Vantor said. "Our goal is to extend that grid as close as possible to the waterfront."

The proposed development concept would generate a 25 percent increase in traffic, but the only vehicular access to the "new community" would be through the old Seatrain road at Clinton and 17th streets, Vantor said.

He said that Hudson, Washington, Bloomfield and Garden streets will be ex-

tended north to "the framework" to the development. They will begin again on the northern side of the development and connect with 17th Street.

A new 15th Street will follow existing railroad tracks bending in a northerly direction to parallel Park Avenue to become a new "internal boulevard" to carry traffic out under the viaduct, Vantor said.

He said that signs cannot enter the "old city" through any of the new streets, thus preventing their use as north-south corridors.

A series of malls and pedestrian walkways will connect the "new" and "old" city, Vantor said.

Paths and park areas will surround a cluster of newly constructed buildings, ranging from six to nine stories, according to the proposal.

One-story commercial and industrial-use buildings would face a waterfront walkway, Vantor said.

"This plan provides for an extension to the city that gives something back to the residents," Vantor said.

He said the plan will limit real estate speculation by establishing specific zoning guidelines for the region, which is currently zoned for industrial use.

The Planning Board will continue its review of the proposal during the board's October session.

Would join defense of anti-vacancy rule

By Jim DeRogatis

A federal judge will rule next month on whether a Hoboken tenants group and four individuals can join the city's defense of its "anti-warehousing" law.

U.S. District Court Judge Herbert Stern, sitting in Newark, said yesterday that he will rule Oct. 14 on the Campaign for Housing Justice and four tenants bid to join the city Law Department in defending a law prohibiting landlords from keeping apartments vacant to increase their value.

Help Hoboken Housing, a group of homeowners, developers, and contractors, has filed a suit charging that the ordinance is unconstitutional because it attempts to dictate what a landlord can do with his property.

A federal judge on Aug. 5 granted a restraining order blocking Hoboken from enforcing the law until the case is resolved. The court challenge came before the city attempted to enforce the ordinance and while the City Council was in the process of making amendments to

clarify who was exempt from the law.

The law requires landlords of buildings with more than four units to rent all vacant apartments within a 60-day period if they do not meet requirements for a waiver or face fines of up to \$500 per vacant unit.

The council unanimously approved the ordinance June 18 after months of debate and several public hearings attended by citizens both for and against the law.

The Campaign for Housing Justice strongly lobbied for the anti-warehousing legislation. The group, represented by attorneys Ira Karasick and George Aviles, filed papers to join the suit Sept. 18.

Four tenants, Sonia Burgos, Carmen Marti, Hilda Ramos, and Margarita Sanabria, filed papers the same day to join the suit on the side of the city. The four are being represented by the Hudson County Legal Services Corp.

Several pro-tenant groups have voiced concern that the Hoboken Law Department cannot adequately defend the anti-warehousing law.

Law Director Sal D'Amelio Jr. issued a legal opinion stating that the law was unconstitutional while the council was considering its passage.

A resolution to hire outside counsel was recently defeated by the City Council. D'Amelio has insisted that the Law Department will have no trouble defending the law.

He said the memo was a confidential communication between lawyer and client. "Clients often do something against the advice of their attorney, and the attorney later has to defend them," D'Amelio said.

D'Amelio said if the two parties seeking to join the suit are "coming in under the auspices (sic) that we aren't going to do our job, then they're coming in as adversaries."

"I don't know why they're coming in," D'Amelio said, adding he had not read briefs prepared by Legal Services and Karasick and Aviles.

"I have no problem with anyone coming in to help the cause, but if they're coming in to muddy the waters, to act as a watchdog and an adversary and question what we're

doing, who needs them?"

Maureen Schweitzer, an attorney with Legal Services, stressed that she will protect the interest of her clients in the case, which is to "support 100 percent" the anti-warehousing ordinance.

Affidavits filed by Schweitzer's clients testify to the difficulties of finding affordable housing in Hoboken. Tenant groups have estimated that there are between 300 and 600 vacant apartments in Hoboken and more than 1,000 people in need of affordable housing.

Aviles, who is well-known for defending tenants' rights in Jersey City, echoed Schweitzer's comments.

"Our participation has nothing to do with the way the city is handling the case," he said. "We are involved because of the legitimate interest of other parties affected by that law."

Aviles said the city could effectively settle the case out of court without taking into consideration the interests of other parties, as is sometimes the case with rent control proceedings.

Roger Sauer, an attorney for Help Hoboken Housing, said he has presented D'Amelio with a plan to settle the case without going to trial. Sauer has called for the council to repeal the law, then establish "a bipartisan committee to take a closer and harder and better look at the ordinance than (the city) did the first time and work toward a solution that would benefit everybody."

Sauer said that, despite the council's long deliberation and the lengthy public debates on the ordinance, city officials did not adequately consider the rights of all parties involved before passing the law.

He said that his clients would "rather see an outcome where the mayor and the council... had a sensible ordinance drafted rather than beating them in the boxing ring of the court."

D'Amelio said "it is up to the council to form a response to Sauer's plan."

If the suit is not settled out of court, Stern said yesterday that he will rule on the case on Nov. 1.

Landlord aid gets approval

By Bill Campbell

The Hoboken City Council, in the wake of a 40 percent increase in water and sewerage rents, last night approved the first reading of an ordinance which will allow landlords to pass along the costs to their tenants.

The ordinance, an amendment to the city's rent control ordinance, was approved unanimously and with no discussion.

The council, anticipating a fallout from a boisterous tax rally on the steps of City Hall, completed its business session in less than one hour.

The meeting, the first after the council's summer recess, began at 6:10 p.m. and was interrupted fifty minutes later as nearly 300 tax protesters swarmed the chambers.

Council members strained to complete the bidding portion of the meeting as the protesters, many of whom shouted "We Won't Pay," entered the room.

The ordinance, sponsored by Councilman Robert Ranieri, will allow landlords to seek a water and sewerage surcharge from tenants because of in-

See LANDLORD — Page 12.

Video gambling nets big bucks

By Bill Campbell

Hoboken restaurant owners and video game vendors are netting thousands of dollars a week from illegal gambling machines, Public Safety Director Salvatore D'Amelio charged yesterday.

A special investigation has concluded that hundreds of "joker-poker" machines are being operated in "an atmosphere akin to Atlantic City," D'Amelio said.

"We have discovered an abuse of video machines for

illegal gambling purposes," he said. "There are hundreds of these machines in operation throughout the city."

He said each machine generates a weekly profit of \$1,300 to \$1,800.

D'Amelio said the investigation, which concluded yesterday, was conducted by Capt. Steve Darago of the Anti-Vice Squad, Detective Eugene

Drayton and the Public Safety Office.

Police will clamp down on video-machine vendors and distributors and issue summonses to restaurant and bar owners, he said.

"I will petition manpower from the vice squad to crack down on operators of these machines," D'Amelio said. "Not necessarily the store own-

ers, but the distributors."

He said the machines, which are legal for amusement purposes, are located in luncheonettes, bars and social clubs. Operators provide patrons with rolls of quarters to operate the machines for gambling, D'Amelio said.

Police Chief George Crimmins, who said he has yet to see the report, said the Anti-Vice

Squad has done "a fabulous job" in its efforts to combat illegal gambling.

The department launched its investigation in April with the assistance of Hudson County Prosecutor Paul DePascale, Crimmins said.

Lt. Frank Garrick and Detective James Fitzsimmons, who assisted in the investigation, said about 70 summonses

have already been issued to violators.

Darago was not available for comment on the investigation.

D'Amelio said a warning would be issued to all video machine operators who have not paid the \$2,500 license fee. He said they will be told to pay the city fee or remove the machines.

"I hope we can get all but legitimate amusement machines out of the city by Thanksgiving," he said.

Landlord aid approved by Hoboken Council

Continued from Page 1.

creases in water and sewerage charges in excess of those charged last year.

Ranieri, a critic of Mayor Thomas Vezzetti's 1986 municipal budget, has charged that the administration used the utility revenue to pay operating expenses in the \$27 million spending plan.

He said that property owners have been "unfairly" hit

with a 40 percent water and sewerage hike despite a 20 percent increase from the supplier, Jersey City.

Ranieri said he would ask the council to waive the 20-day maturity period if the ordinance is approved during its final readings on Sept. 16.

In other business, the council approved a resolution granting a grace period for the payment of third-quarter 1986 taxes until Sept. 8.

School officials seek help to raise scores

By James Kopchains

Hoboken school officials will seek the public's help in raising the scores of students on the state high school proficiency tests.

Superintendent of Schools Walter Fine told the city's Board of Education last night that the district will rely heavily on the input of citizens' advisory committees in each of the district's schools to improve the performance of the city's students.

In other business at last night's board meeting, the board approved a new uniform policy regarding organizations seeking the city's schools and

Will ask Hoboken residents' input

playing fields for their activities.

Concerning the committees, Fine said they will be reorganized to fulfill a much stronger management and advisory function than they had in the past. "It's true that up until now these groups have slowly died because of a lack of enthusiasm," Fine said.

"That's not going to be the case now. These will no longer

just be 'coffee and bun' meetings. They will be expected to be full planning sessions developing strategies for improvement."

Last year, 77 percent of the ninth grade students in Hoboken failed the new state High School Proficiency Test, leaving the city among the bottom third of school districts statewide. Although this represented an improvement over

1984, Fine said he was not very happy about it.

"I am not going to hide behind numbers and tell you that we were not as bad as so-and-so district. I'm only interested in Hoboken and we have a serious problem here," he said.

Fine said the idea of creating the small committee, which will be made up of parents and staff from each of the city's schools, was favored over the creation of a super-committee designed to handle improvement through a centralized approach.

"Each school in this district is different from the other. Each will require different strategies if we are to reach

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Photo by Don Smith

HUDSON COUNTY CLERK Frank E. Rodgers, second from left, swears in Capt. Carmen LaBruno of the Hoboken Police Department as the chief of investigations for the Prosecutor's Office yesterday. Prosecutor Paul M. DePascale watches, and LaBruno's wife, Pat, holds the Bible.

HUDSON PROSECUTOR'S OFFICE

Chief detective sworn in

By JENNIFER FREY
Staff Writer

Amid family, friends and mentors, Hoboken Police Capt. Carmen LaBruno was sworn in yesterday as chief of investigations for the Hudson County Prosecutor's Office.

As chief detective, the veteran police officer will be in charge of 89 people, including trial investigators and those in both the Narcotics and Gambling Strike Force and the Sexual Assault Victims Assistance Unit.

The \$58,000-a-year position, which is considered a political patronage job and is under the auspices of the prosecutor, has been vacant since Edward Rossiter's resignation May 1.

Joseph Dulanie, North Bergen's deputy police chief, had been a

contender for the job, but he was arrested Aug. 7 with Joseph Mocco, the township clerk, and eight others in connection with an alleged illegal landfill scheme.

"In my 17 years of working with Carmen, I've found him to be a highly professional, extremely talented and capable and unfailingly honest person," Prosecutor Paul M. DePascale said yesterday at a swearing-in ceremony in the county Board of Freeholders chambers.

Although LaBruno, 37, is from Maywood in Bergen County, the law does not prohibit him from the position.

Hoboken Police Chief George Crimmins called LaBruno a "very competent police officer in all phases of administration and detective work."

The highlight of LaBruno's career came in 1979 when for 14 months he and DePascale worked on solving a double homicide, known now as the Azzolini-Raso case.

LaBruno was sworn in by County Clerk Frank E. Rodgers, while DePascale watched and LaBruno's wife Pat held the Bible.

LaBruno started as a police officer in Hoboken in 1971, was appointed sergeant in 1977, lieutenant in 1982, and last year rose to captain, in charge of the Training, Planning and Operations Division.

He graduated magna cum laude in criminal justice from Jersey City State College and is pursuing a master's degree in the field, DePascale said.

Ride the rails to 6th Hoboken Festival

By Leonard Greene

A steam train rumbles along an old, shaky track pumping huge clouds of thick black smoke into a cloudless, open sky. Passengers on board revel from boxcar to boxcar, trading stories of endless days on a seemingly never-ending trip.

A scene from the Midwest at the turn of the century, when politicians greeted well-wishers from the northern end of a southbound train? No, Hoboken, where the city's number one official greets his fans with a bullhorn.

Hoboken Mayor Thomas Vezetti will be on hand to kick off the sixth annual Hoboken Festival tomorrow at the historic Hoboken Terminal at One Hudson Plaza. The highlight of this year's festival, which runs

from 11 a.m. to 5 p.m., will be special steam train rides on a 10-car train powered by an authentic 1928 Blue Mountain & Reading Railroad steam locomotive.

More than 50,000 people are expected to flock to the Mile-Square City to celebrate the festival, which annually attracts thousands. Also on display will be vintage and modern trains at what has been called "the premier public transportation exposition on the East Coast."

The event has become one of New Jersey's best attractions, according to organizers. This year's festival will feature a variety of musical entertainment, clowns, magicians, international food and about 170 vendors and craft displays.

"It's the largest single event

that we sponsor each year," says Anthony Grazioso, spokesman for New Jersey Transit, which is sponsoring the festival with the city of Hoboken.

The festival started in 1981 to celebrate the \$4.4 million renovation of the terminal's

majestic waiting room. The terminal, built in 1907, has been called "the finest waterfront passenger station in the world," and features a copper facade along the building's exterior. Passengers marvel at the 100-square-foot waiting room and its 55-foot Tiffany glass ceiling.

The festival continued in 1982 as a gala celebration celebrating the terminal's 75th anniversary. Organizers liked the idea so much that they kept the festival going.

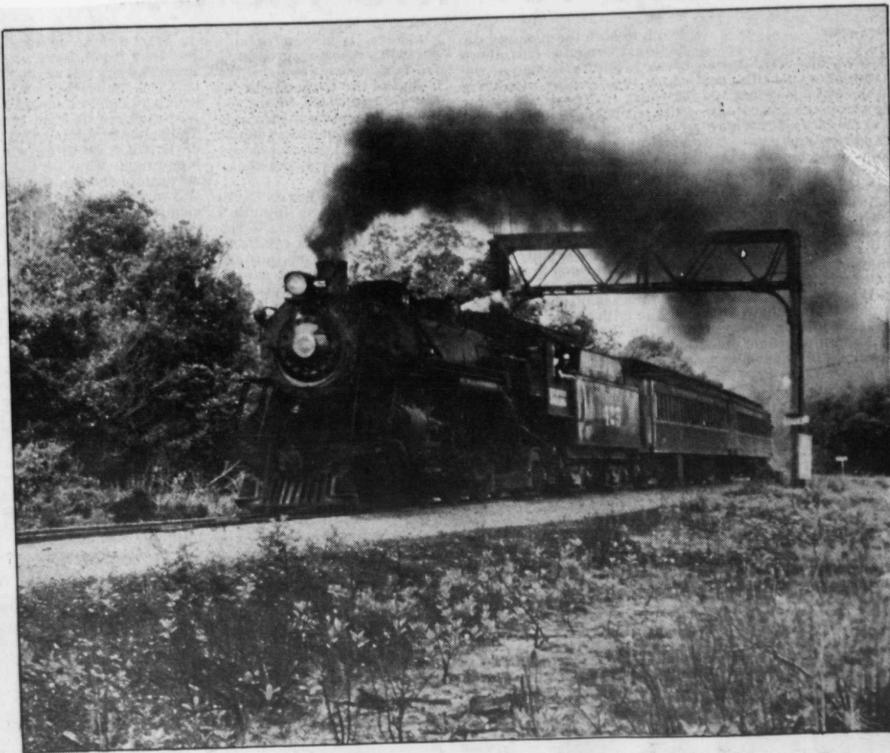
This year's event will also feature boat rides on the Hudson River, with views of development areas on New Jersey's waterfront. There will also be bus tours of Hoboken, and free rides on diesel and electric trains.

But the highlight will be the steam train rides. The train will make four one-hour round trips at 8:30 a.m., 10:15 a.m., noon, and 1:45 p.m. Tickets are \$10 for

adults and \$5 for children. After the rides, the train will be on display at Track 16 from 3 p.m. to 5 p.m. Souvenir steam trains will also be available to commemorate the event.

A number of Hoboken businesses will provide prizes for several raffles at the festival. The Make a Wish Foundation, which works with terminally ill children, is sponsoring one of the raffles. A Philadelphia-based organization will also make videotapes of children for identification purposes.

Several modes of transportation have developed since the early days of the steam train. The barreling locomotive has evolved into a sleek streamlined silver bullet. And when it's all over rapid transit enthusiasts can look forward to a ride on another popular train—the PATH. Maybe it, too, will someday be a classic.



The annual Hoboken Festival, sponsored by NJ Transit at the old Erie-Lackawanna Train Terminal on Saturday, will feature trips on an authentic 1928 Blue Mountain & Reading Railroad steam train.

Transportation festival set

NJ Transit will sponsor the sixth annual Hoboken Festival on Saturday, Sept. 27, from 11 a.m. to 5 p.m. in the historic Hoboken Train Terminal.

The annual festival attracts thousands of rail enthusiasts to Hoboken and the elegant, 80-year-old Erie-Lackawanna terminal. More than 50,000 people attended last year's fair.

The highlight of this year's festival will be special steam train rides on a 10-car train powered by an authentic 1928 Blue Mountain & Reading Railroad steam locomotive, according to NJ Transit Executive Director Jerome Premo.

The festival will also feature vintage and modern trains on display, a variety of enter-

tainments and international foods, arts and crafts, appearances by entertainment and sports figures, and exhibits on waterfront development and energy conservation.

NJ Transit will provide free bus tours of Hoboken, rides on diesel trains to East Rutherford and electric trains to Newark, and boat rides on the Hudson

River.

In addition, Hoboken's resident theater companies will sponsor a Circle Line boat trip to raise funds. The champagne cruise will take place from 5 p.m. to 6:15 p.m.

Admission to the festival is free. The steam train will make four one-hour round trips. Tickets are \$10.

Coaches say locked lockers endanger young athletes

By TOM GISSEN
Staff Writer

HOBOKEN—Nearly 100 young football players already have been endangered by the disbanding of the city Recreation Department last Wednesday, several coaches charged yesterday.

The coaches say a locked locker room that contains the emergency first-aid equipment and telephone for the Little League field at Fifth and River streets is endangering the health and lives of the local 6- to 13-year-olds who practice there.

"In the event that one of these kids gets hurt, then we've got a severe problem," said one of the coaches, who asked to be identified only as Moe.

The coaches said the locker room

normally is left open during the evening practices. But yesterday at about 4 p.m., a city employee locked the small, single-story concrete structure. The lockout was ordered by the Recreation Department after the locker room was damaged sometime Sunday night, the coaches said. No one at the Department of Public Works or the Police Department could be reached for comment last night.

Safety is not the coaches' only concern.

"I'm going to have only three days' practice down here," said Marc Toscano, assistant coach for the 12- and 13-year-olds' team.

Toscano's team begins practice at 6:30 p.m., after the younger players

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LOCKERS

Continued from Page 1
have finished and when it begins to get dark. Normally, Toscano said, he turns the field lights on. But the light switch and his team's equipment are inside the locker room. That, Toscano said, meant his team was not able to use the field last night and would have only three days to practice before Saturday's game.

Moe said his players now were being forced to use bushes and a fence for their toilet and changing facilities.

"Keith, you have to get changed over there behind that fence," he said to a youngster who was late for practice because he was attending a catechism class.

Toscano, who said he has been coaching for six years, and Moe, who said he has been coaching for 12 years, claimed they never had a similar problem and blamed their troubles on the lack of a recreation department.

Last week, all city Recreation Department personnel, including Director Maurice Fitzgibbons, were

laid off. Asked if he believed the locker room would be open if there were a recreation department, Moe said, "Yes definitely. Because I'd be able to call Maurice Fitzgibbons and he'd be able to come."

"We need one recreation employee, just one," a visibly angry Toscano said.

"What kind of platform do these guys (Hoboken politicians) run on? Destroy the kids. We volunteers are not getting hurt by them. The kids are getting hurt," Moe said.



Councilman Robert Ranieri, chairman of Recall '86, addresses a group of recall supporters at a forum to discuss the recent 33 percent tax hike in Hoboken.

Photo by Steve Golicki

Ranieri predicts increase

J.J. 9/5/86

By Jim DeRogatis

Hoboken Councilman Robert Ranieri last night predicted that residents will face a \$250 tax rate next year unless a movement to recall Mayor Thomas Vezzetti is successful.

Ranieri, chairman of Recall '86, addressed a group of 30 supporters during a forum last night to discuss this year's 33 percent tax hike. He and Councilman Steve Cappiello blasted the Vezzetti administration and claimed that "recall is the only answer" to the city's current financial problems.

Ranieri said that Vezzetti and other council members had been invited to attend the forum but did not reply.

The crowd that gathered in the Recall '86 headquarters at 615 Washington St. was a small fraction of the more than 300 people who rallied in front of City Hall on Wednesday and stormed into the City Council chamber to protest the tax rate of \$216 per \$1,000 of assessed valuation.

Wednesday's rally was sponsored by Help Hoboken Housing, a coalition of real estate developers, homeowners, and tenants. Although the group has denied supporting Recall '86, Ranieri claimed the rally was "a positive sign."

"Taxpayers and rentpayers are at the squeezing point," Ranieri said. "They are faced with the choice of living here and having their resources strained and drained out of them or leaving town."

Ranieri blamed the tax increase on Vezzetti's "ineptness" and called the mayor's budget "fraudulent." Ranieri frequently made those charges during the four months it took the council to approve the budget.

See RANIERI—Page 8.

Ranieri predicts tax rate increase

Continued from Page 1.

"The budget was supported on political promises (of state aid)," Ranieri said. "You can't run a coffee machine on political promises."

According to Ranieri, Vezzetti used "arithmetic gymnastics" to balance the 1986 budget. "Fraud was played on the people of Hoboken by an administration that used money that it knew did not exist," he said.

"This is the result of putting the town clown in the mayor's seat."

Ranieri predicted that, unless a recall is successful, the city will have a \$250 tax rate next year, which he called "the end of the world."

"We are on the precipice, and we can go right over into financial ruination with another year like this," he said. "The only solution to this plight is recall."

Cappiello echoed Ranieri's statements but said that "Bob is more optimistic than I am. Unless the public gets involved in the day-to-day operation of government, not just at budget time, the city is going to have really big problems."

Recall supporters attending the forum included former Councilmen Anthony Romano, Louis Francone, and Nunzio Malfetti, Board of Education President Richard England, and Welfare Director Robert Drasheff.



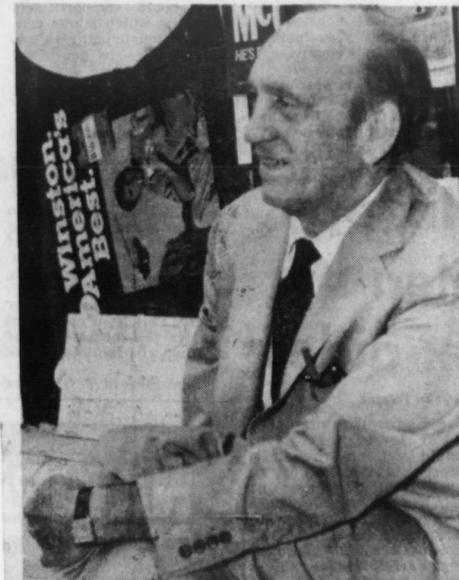
Supporters of Recall '86 listen to Councilman Robert Ranieri, right, warn of a tax increase next year.

Ranieri said the recall drive is currently "at the midway point." Organizers need to collect signatures from 25 percent of the registered voters in Hoboken in order to place the recall on the ballot.

"We will be at the midway point until we file the petitions," Ranieri added.

The group has not announced when it will file the recall petitions or who the candidate in a recall election will be. Ranieri has said he would "welcome the chance to run" if chosen by the board of directors of the recall.

Sources close to Recall '86 said the group is planning a January election in order to be distinct from City Council elections in November and May. Anti-administration forces were successful in a January Board of Education election earlier this year.



Photos by Steve Golicki

Councilman Steve Cappiello listens as supporters of Recall '86 discuss the 33 percent tax increase at a forum held last night.



Photo by Don Smith

WORKERS PREPARE to dismantle new bleachers at John F. Kennedy Stadium in Hoboken after they were deemed unsafe by the Board of Education yesterday.

UNSAFE

9/26/86 The Dispatch

Hoboken ed board nixes bleachers

By TOM GISSEN
Staff Writer

HOBOKEN—Concern for the safety of as many as 2,200 football fans here apparently prompted the Board of Education yesterday to order the removal of temporary bleachers, which had been erected less than 24 hours earlier.

Standing beside the wood-and-twine bleachers at John F. Kennedy Stadium, board Secretary Anthony Curko said, "This is a joke!"

"Twine holding bleachers together, c'mon," said James Monaco, board vice president.

The newly-erected bleachers have 10 tiers and stand about 8 feet high. The wooden benches were laid atop wooden support structures to which they were tied with twine.

"The main concern was these bleachers were not safe," Curko said of the 2 p.m. decision to order Hoffmann Chair and Tent Co. of 5520 Jefferson St. in West New York to remove the bleachers.

But Charles Hoffmann, the company's owner, thinks otherwise.

"They're perfectly safe. I've been putting up these bleachers for 25 years," he said.

He said the bleachers, which are about 100 yards long, have been used in New York City for numerous parades and road races as well as at Lehigh University and Lafayette College, both in Pennsylvania. His company carries \$2 million in liability insurance on the bleachers, he said.

Hoffmann said he is angry that several school administrators and trustees decided yesterday afternoon to reject bleachers that had been accepted Wednesday morning. That morning, Hoffmann said,

See UNSAFE, Page 10

UNSAFE

Continued from Page 1
Curko inspected and approved the still partially disassembled bleachers.

Curko and Monaco say the bleachers do not meet the specifications of the contract. According to Monaco, the contract calls for 2-inch planks of Douglas fir to be placed atop a steel frame. The bleachers Hoffmann installed consist of 10 tiers of 1-inch pine planks supported by wooden frames.

Curko implicitly accepted the substandard bleachers on Wednesday morning when he said the school district would pay only \$14,000 rather than \$15,300 as earlier agreed, Hoffmann said.

"They said they should be reimbursed because it (the support structure) was wood, and they agreed to it," Hoffmann said of the Tuesday morning discussion.

But, Curko said that when he first saw the bleachers Tuesday morning, he doubted their safety. He said he was qualified to declare them unsafe and so asked board members and administrators to inspect the bleachers yesterday.

"A little after 2 o'clock, we informed (Hoffmann) him they were

unacceptable," Curko said of the yesterday afternoon's meeting between school personnel and Hoffmann.

The school has not paid any money for the bleachers, Curko said. "We're not going to pay for this," he added.

Hoffmann, however, said he had to pay eight of his men overtime to get the bleachers in place on short notice, and now wants to be compensated for the work.

He said the district solicited bids on Monday.

"One day's notice? I think I bailed them out," he said.

The temporary bleachers were intended as a stopgap measure to provide seating for this fall's sports season. The board expects to spend \$140,000 next year to build permanent bleachers.

A game between Hoboken High School's varsity football team and Newark's Shabazz High School team is scheduled for tonight. Curko said no one would be allowed to sit on the bleachers. Spectators will be admitted free of charge tonight, but will be given a choice of standing or sitting on the stadium's dusty field.

Mayo Lynch suffers setback in HCUA suit

By Bill Campbell 9/30/86

Mayo Lynch & Associates, the firm designing Hoboken's secondary sewage treatment plant, yesterday was denied a temporary restraining order to prevent the Hudson County Utilities Authority from seeking a new design engineer for the project.

Superior Court Assignment Judge Burrell Ives Humphreys and the attorney representing Mayo Lynch agreed that the complaint should be withdrawn without prejudice.

Representatives of Mayo Lynch and the HCUA will appear in court for a summary trial Oct. 1, according to Mayo Lynch attorney Marc Arnold.

Mayo Lynch is attempting to block the HCUA from applying to the Board of Freeholders for funding and authority to retain another design engineer for the \$62 million sewerage project.

The firm is also trying to enjoin HCUA Chairman Anthony Russo from participation in decisions of the board regarding the Hoboken project.

Russo said yesterday's decision means the HCUA can move to replace Mayo Lynch providing Humphreys is given 24-hour notice.

Russo on Wednesday told Mayo Lynch and the Hoboken City Council that the HCUA is considering an alternate engineer because Russo had "serious doubts" the project would be granted federal funding in fiscal year 1987.

The state Department of Environmental Protection last month bypassed the project for fiscal year 1986 funding due to deficiencies in the project application.

The DEP has given Mayo Lynch until Oct. 15 to resubmit

design plans in order to qualify for 1987 grant money.

The city has a July 1988 deadline to upgrade its sewerage plant to a secondary capacity.

David had been arraigned on those charges also.

Thomas Rizzo of Fairview was also arrested on charges of cocaine possession and distribution, after he allegedly tried to sell some drugs to an undercover detective during the course of the investigation. He is not involved in the alleged kidnapping conspiracy, according to officials.

The defendants are suspected of having ties to reputed mobster John DiGirolamo or the Genovese crime family.

According to State Police officials, the Chasmers, Brigham and David hired undercover Detective Dan Motley to kidnap a former partner and hold him for \$250,000 ransom.

The man to be kidnapped is believed to be formerly involved in an illegal numbers racket with the defendants. He reportedly left the operation and became successful on his own, and the defendants were out for revenge, according to officials.

David, Brigham and the Chasmers also allegedly hired an undercover officer to abduct another former partner and "rough him up" because the defendants believed he had become an informer for the police.

Though David has been released, he must contact a probation officer each business day. If he violates his probation, he will be fined \$100,000.

The case has been sent to the grand jury for further action.

Wiretaps key to drug trial

J.S. 9/3/86

By Patricia Scott

Pre-trial motions made yesterday before Superior Court Judge Joseph Thuring focused on the extent to which private phone conversations wiretapped by state investigators can be admitted into an upcoming drug conspiracy trial involving a Hoboken teacher and five others.

Six attorneys representing six defendants set to go to trial on drug conspiracy and distribution charges made a slew of motions before the judge, seeking to suppress certain wiretapped phone conversations made by the state as part

Teacher, five others face charges of conspiracy

of overall surveillance. Judge Thuring is expected to hear more motions and possibly render a decision tomorrow at 9 a.m.

Among the six defendants involved in the alleged conspiracy is Thomas Cacamis, who until his arrest taught gym at Hoboken High School.

The conversations were wiretapped by the prosecutor's

office in March. The six defendants indicted in early April for conspiracy, drug possession and distribution are Thomas Finnerty, John Bruschi, Cecilia Pierri, Corrado Russo, Susan Scalzo, a former Secaucus teacher, and Cacamis.

The attorneys yesterday sought to have charges against their clients dropped or downgraded and fought the admis-

sion of wiretapped material in general. The attorneys are Marshall Wofsy and Arthur Abrams, representing Finnerty; James Colavito representing Bruschi; public defender Johnnie Mask for Pierri; James P. Patuto representing Cacamis; George Campen for Russo and Susan Walder for Scalzo. The attorneys are seeking to suppress use in trial proceedings

of the tapes, contending that they are ambiguous and could be misleading.

Colavito, on behalf of Bruschi, maintained that his client has been charged with drug possession although no drugs were found in his residence. The lawyers said wiretapped conversations between Bruschi and Cacamis could be misinterpreted because of their "extremely ambiguous nature."

"Certain things said (in the tapes) are very ambiguous," he said. "It amounts to nothing more than speculation on what was meant in the tapes. That's guilt by association."

See WIRETAPS—Page 8.

Wiretaps key to case

Continued from Page 1.

Colavito also contended that no conspiracy existed among the co-defendants. "They may have committed a series of parallel acts, or acts of similarity," he said, "which is not to say that's a conspiracy. Mere suspicion is not acceptable."

The lawyers also made mo-

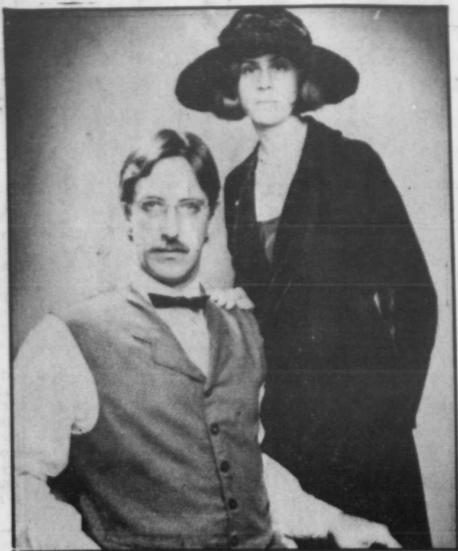
tions challenging the wiretap conversations on the grounds that only "pertinent information" regarding the alleged drug involvement should have been taped and not general, private conversations. Assistant Prosecutor Jack Hill maintained before the judge that the tapping was properly conducted and is an integral part of the state's case.

Not a bird or plane but a 1911 biplane

By Jim DeRogatis

A replica 1911 biplane will use Frank Sinatra Drive in Hoboken as a runway next

Wednesday when it sets out to recreate the first transcontinental flight. Stevens Institute of Tech-



James Lloyd, pilot of a reenactment of the historical flight of the Vin Fiz, and his wife, Susan, pose in period costumes.

nology is hosting the event, which will occur on the 75th anniversary of Cal Rodgers' historic flight.

Piloting a wood and fabric plane built by the Wright Brothers, Rodgers lifted off from a field in Long Island on Sept. 17, 1911. After 49 days, 76 stops, and 20 crashes, he touched down in Long Beach, Calif., and became the first man to cross the United States by air.

James Lloyd, a 38-year-old engineer and pilot from Fishkill, will reenact Rodgers' flight in a plane modeled after the original, which was named the Vin Fiz.

Rodgers' flight was sponsored by the Armour Meat Companies in order to promote a new soft drink called Vin Fiz. The drink was phased out shortly after the flight, but Armour has agreed to sponsor Lloyd's reenactment.

Like Rodgers, Lloyd plans to cover the 4,300-mile-distance in 82 flight hours over a 49-day period. He will navigate by following highways and railroad tracks, as Rodgers did, and will stop in the same cities where Rodgers set down.

Lloyd, who holds a doctorate in metallurgy from Stevens, said he chose Hoboken as the site to launch his flight because it is the home of his alma mater. The original field in Long Island has since been

paved and used as a site for condominiums, he said.

"Reproducing the Vin Fiz flight on its 75th anniversary is an excellent way to commemorate Rodgers' courageous act," Lloyd said. "Reenacting that romantic, exciting time in aviation history can help us learn more about this era and experience something similar to what he must have felt along his journey."

Lloyd, a self-described aviation fanatic, will wear period costumes like those worn by his idol. But unlike Rodgers, he is an experienced pilot with 300 flight hours in a Cessna airplane.

Rodgers had only an hour and a half of flight instruction before he made his cross-country journey.

Lloyd said he also plans to avoid recreating Rodgers' crashes. Rodgers broke both legs, his collarbone, and several ribs during one mishap, but he tied his crutches to his biplane's battered wings and finished his trip.

Lloyd plans to take off at about 8 a.m. Wednesday. His plane, which will also be named the Vin Fiz, is able to take off with only a short stretch of runway. It will start at the Stevens-owned pier at Fifth Street, roll along Frank Sinatra Drive for about 100 yards, then bank out over the Hudson River.



The Vin Fiz, sponsored by Armour Food Company and named after its new soft drink product, takes off from Sheepshead Bay, N.Y., on Sept. 17, 1911.

The Hoboken High School band and Mayor Thomas Vezetti will be present at the takeoff ceremonies, and Armour will provide marching bands, a barbershop quartet, and a collection of antique automobiles.

The event will be covered on national television on Good Morning America, according to an Armour spokesman.

Lloyd, who will fly at an altitude of 1,000 feet or less during most of the trip, will be followed on the ground by a crew consisting of his wife, Susan,

and a friend who will photograph the flight and make repairs on the plane.

Lloyd will have several instruments that Rodgers did not have, including a radio, an air-speed indicator, and an altimeter to measure height, but like Rodgers, he will only be able to reach a maximum speed of 55 miles per hour and he will be exposed to the elements in an open cockpit.

"Weather is a critical factor," Lloyd said. "I wouldn't get close to a thunderstorm in this plane."

HOBOKEN

Dispatch 9/25/86

Developers challenge tenant bid to join suit

By JEFFREY HOFF
Staff Writer

HOBOKEN—The bid by tenants to join in the defense of an ordinance prohibiting landlords from warehousing apartments is being challenged by the developers who sued the city.

The city Law Department said it will not challenge the tenants' bid.

A hearing on the issue has been postponed until Oct. 14 by U.S. District Judge Herbert J. Stern in Newark who said yesterday morning he sees no reason to hear it on such short notice. He said he did not receive a brief from attorneys for

the developers until late Tuesday.

The city has been prohibited from enforcing the law, which prevents landlords from keeping apartments vacant, since Aug. 4 when the developers' group, Help Hoboken Housing, won a temporary restraining order from the judge.

The city had not presented its position on the application before yesterday's hearing, but Law Department Director Salvador D'Amelia said later in the day, "We have no problem with anyone coming in to help ... we would like help."

The Campaign for Housing Justice
See SUIT, Page 10

Hoboken zoner didn't break zone law

By Jim DeRogatis

A Hudson County Superior Court Judge ruled yesterday that Thomas Newman, a member of the Hoboken Zoning Board of Adjustment, is innocent of charges he violated zoning laws.

Superior Court Judge Kevin Callahan ruled that Newman didn't violate zoning laws at his cabinet-making shop on the corner of Garden and Second streets. Newman had

been contesting a summons issued in January by city Building Inspector Alfred Arezzo.

Callahan stressed that, although he found Newman not guilty, he also found no evidence of a conspiracy on the part of Arezzo and local real estate developers Robert Cohen and Robert Lee to "get back at" Newman, as Newman had charged.

Newman, president of the First Ward Block Association

and a vocal zoning activist, frequently opposed the policies of Arezzo and the zoning board. His attorney, Phillip Elbert of Newark, tried to prove Newman's activism had angered Arezzo.

Newman's opposition to a project by Cohen and Lee resulted in the developers' filing a complaint that triggered the summons from Arezzo. Arezzo claimed that Newman never applied for variances or a certifi-

cate of occupancy to convert the rear portion of his property at 200 Garden St. to use as a cabinet-making shop.

Newman testified that Arezzo's summons was an attempt "to harass me and shut me up." He said yesterday that the summons "was trumped up; it was nonsense from the start."

The trial began in early August and dragged on through

See HOBOKEN — Page 8.

Hoboken zoner didn't break law

Continued from Page 1.

the summer, lasting eight sessions. Elbert called a number of people including Cohen and Lee to testify.

The most revealing testimony came from Ralph Seligman, a city planner who wrote the city's current zoning ordinance. Seligman testified that, despite Arezzo's claim, Newman never needed a use variance for his shop.

Newman waited tensely for the verdict yesterday morning in Judge Callahan's chambers at the Hudson County Courthouse. He was joined by a number of friends, including Hoboken Mayor Thomas Vezetti.

"I am very satisfied with the decision," Newman said after hearing the verdict, "but I don't intend to drop this now."

Newman said he won't file suit for damages from the city, and he dismissed the possibility of a civil rights suit against Arezzo. Instead, he said he intends to request that the City Council "look into" the case and examine Arezzo's practices as building inspector.

Arezzo, although reached on the phone by his secretary, refused to speak with a Jersey Journal reporter.

Assistant City Attorney Michael Mongiello, who represented Arezzo, said he thinks the judge had to decide between two credible witnesses. He said that the city plans no further actions against Newman.

Elberg said that he is "very glad the case is over."

Vezetti praised Callahan's decision. "Democracy has triumphed in Hoboken against the forces of corruption," he said.

Vezetti has said for months that he hopes Newman will run as his representative in the Nov. 4 election for the First Ward City Council seat.

Newman said yesterday there is "a draft movement" supporting him as a candidate. "I will run if I am convinced that there is enough of a draft movement and people will work behind me and there will be money behind me," he said.

"If I run, I will be fighting for reform politics. I want to stop the sort of thing that just happened to me."

The deadline for filing petitions for the First Ward council election is Wednesday. The only candidates who have filed to date are Aaron Miranda-Foreman and Bob Meyers.

City, P.A. start talks on pier project lease

By Jim DeRogatis

Hoboken officials and representatives of the Port Authority met yesterday to begin hammering out an agreement on the P.A.'s proposed waterfront development.

After a year of stalled negotiations and preliminary meetings, the two sides met to begin work on a restated lease to the city-owned piers where the \$500 million project will be located.

Michael Coleman, the city's chief negotiator, has said it may take as long as a year to reach an agreement on the lease. The lease is the key document that will determine the revenue the city receives and the control it can exercise over the development.

City negotiators discussed control issues with P.A. officials for about an hour during yesterday's meeting held at Stevens Institute of Technology.

The city was represented by Coleman, City Council President E. Norman Wilson, City Councilman Robert Ranieri, and two attorneys from the Newark firm of Sills, Beck.

The P.A. negotiating team included Phil La Rocca and Frank Garcia, director and deputy director of economic development, respectively; John Donovan, manager of government and community relations, and L. Michael Krieger, manager of Hoboken waterfront development.

The meeting marked the first time the city has formally presented its demands to the P.A. The P.A. presented a restated lease offer to the city nearly a year ago and was

awaiting the city's counterproposal.

The P.A. has proposed a massive project on the waterfront including millions of square feet of office and retail space, a hotel, a marina, and 1,200 highrise housing units.

The City Council is expected to reject the P.A.'s offer at its Oct. 1 meeting. But rather than offer the agency a counterproposal, Coleman said city officials will negotiate on a point-by-point basis with the P.A. to secure the city's demands.

Critics of the P.A.'s offer have said the city would not have received sufficient funds and would not have been able to exercise control over the development because the P.A. is an autonomous agency.

In an interview with The Jersey Journal last week, Coleman said negotiations would address control issues first, followed by specifics of the development plan and financial considerations. He said city negotiators would present the P.A. with a list of 12 specific controls but he refused to elaborate, citing the need for confidentiality in the negotiating process.

Coleman could not be reached, but Ranieri and Wilson both said they "felt positively" about yesterday's session.

"Things went very well and progress is being made, but I'm afraid it will be quite a while before we have a substantial amount of information to release to you," Ranieri said.

Wilson also refused to relate the specifics of what the city laid on the negotiating table but said the 12 controls

included many requested by Mayor Thomas Vezetti's Waterfront Advisory Committee.

WAC released a paper in August outlining specific controls the city should demand over the P.A., including having approval over a final, fixed development plan; subjecting the development to periodic review by city zoning and planning boards, and retaining city control of the project area.

"The city is going to press on these control issues," Wilson said. "We know what we want and what we should be getting and we're not going to settle for anything less."

"The city is not going to lose control of the most valuable asset it has."

Coleman said last week that if the city reaches an agreement on controls with the P.A. or if the two sides come to a stalemate, the information will be released to the public.

Any agreement reached by the city negotiating team must still be submitted to the mayor and council for final approval.

Wilson said that "vibes" he received from the P.A. negotiators lead him to believe that the city "would get most if not all of what we are looking for for city control."

The P.A. did not respond to the city's control demands yesterday, Wilson said. He added that he hoped they would make their position known at a negotiating session scheduled for next week.

P.A. spokesman Donovan said he could not comment on the P.A.'s response to the city but added that he thought "progress was made" at yesterday's session.

Engineer asks Council: rethink sludge vote

By Bill Campbell

Joseph Lynch, consulting engineer for Hoboken's proposed secondary sewage treatment plant, has asked the City Council to reconsider a controversial vote on sludge disposal.

And, in a related development, City Councilman Robert Ranieri vowed to reintroduce legislation tonight, which urges the Hudson County Utilities Authority to allow off-site disposal of city sludge.

The measure was defeated by the council two weeks ago after it was sharply criticized by HCUA Chairman Anthony Russo and Comptroller George Crimmins.

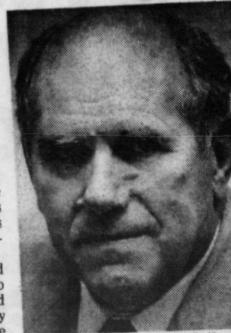
"That meeting was one of the most frustrating evenings of my life," said Lynch, who rarely grants interviews to the press.

"All we were asking was that the council adopt a resolution of intent recommending that the utilities authority amend its facilities plan to allow off-site sludge disposal," he said.

Discussion on the resolution turned into a raucous debate between representatives of Lynch's firm, Mayo Lynch & Associates, HCUA officials, members of the council and the administration of Mayor Thomas Vezetti.

Lynch said amending the facilities plan, which regulates sewage treatment, "is essential" for completion of the Hoboken project.

The city is currently under a HCUA mandate to incorporate on-site sludge disposal in the secondary treatment plan, Lynch said.



Joseph Lynch Wants change

The federal and state government has given the city until July of 1988 to upgrade its sewage plant to a secondary level, which removes 85 percent of wastewater pollutants.

Mayo Lynch officials and Hoboken Waste Water Management, the vendor responsible for on-site sludge handling, have been at odds over project technology and access to engineering data.

Lynch, citing an independent engineering review, claims the HWWM sludge process is not cost-effective and is environmentally unsound.

HWWM is suing the engineering firm to recover project grant funds it alleges Mayo Lynch lost.

"I am charging a percentage fee for this project so it is far more favorable for me to use

the (HWWM) system," said Lynch, who estimated an additional \$1.7 million in revenue with the on-site plan.

He said the HWWM sludge plan has never been incorporated in a sewage system and "everyone would be banging on my door if I could make this work."

"Do you think I could be that stupid to turn away that kind of business. But the plan will not work," Lynch said.

Lynch has urged the council's Committee on Water and Sewerage to ask the HCUA to allow sludge to be sent to an existing incinerator in Passaic County. He said the plan is the only way he can meet deadlines to receive state and federal funding for the project in fiscal 1987.

He said the off-site sludge handling alternative could save the city over \$10 million in project costs.

Ranieri, who chairs the water and sewerage committee, said the council was "foolhardy" in rejecting the sludge-disposal resolution.

He said the measure will be reintroduced at tonight's council caucus meeting and predicted unanimous support for the alternate plan.

"The resolution itself has very little value," Ranieri said. "However, it has long-range consequences that can affect the entire project."

He said he received support for reintroduction during a board committee session of the council during which "some members expressed a change in position."

The caucus session will begin at 7 p.m. in the council chambers at City Hall.

SUIT

Continued from Page 1

Because the department sent a letter to the City Council arguing that the ordinance was unconstitutional during debate on the law before its passage in June, the mayor and some council members have questioned the strength of the department's defense of the ordinance.

"I don't think they have the ability to defend the case," Mayor Thomas F. Vezetti said yesterday. "I don't think they are committed enough to handle it."

"I still don't know why they are coming in (to the case) D'Amelia said. "If they are coming in saying that 'you are not adequately representing the city' then they are going to be a hindrance."

Explaining the letter to the council, D'Amelia said, "We told them there might be (constitutional) problems ... these problems can be defended."

In their brief challenging the application by the tenant group and four citizens to be named defendants in the case, attorneys for Help Hoboken Housing argued that the city itself is the proper defendant of a city ordinance.

While the applicants argued that the city "has interests and considerations which may impair its representation," attorneys for Help Hoboken Housing charged that the "tenants interests and not the landlords will be the only interests represented" by the city.

Stern said that if the applicants are named defendants he will rule Nov. 10 on a motion filed jointly by the campaign and the four tenants to dismiss the case because it is not constitutional and should first be challenged in state court.

The developers group is being represented by attorneys Roger P. Sauer and Evans C. Agrapdis of Newark.

The law provides for fines of up to \$250 for each day an apartment is left vacant more than 60 days if someone seeks to sign a lease for the unit.

Buildings being converted to condominiums, buildings with less than four apartments and others undergoing renovation or occupied by a landlord's family are exempt from the fine.

Jersey City, Weehawken, West New York and North Bergen have passed similar laws in an attempt to curb the declining supply of affordable rental housing.

"Landlords sometimes keep apartments vacant because unoccupied buildings are more valuable and easier to convert to condominiums than occupied ones."

Before the law was passed here, tenant groups estimated there were some 300-400 vacant apartments in the city, while more than 1,000 people were on a waiting list for apartments in public housing projects.



ENGINEER ANDY MULLER of Reading, Pa., tells visitors to Saturday's Hoboken Festival VI about his Light Pacific Steam locomotive.

HOBOKEN

Fair offers peek at mass transit of old

By TOM GISSEN
Staff Writer

HOBOKEN—The old and the new, the commercial and the charitable joined an estimated 50,000 people this weekend at the sixth annual

Hoboken Festival. Saturday's Hoboken Festival VI was a joint effort of the city and NJ Transit. Along with displays of mass transit's technological history, 170 vendors and more than 30

performing groups filled the old Erie Lackawanna Railway station, now the Hoboken Terminal, and its adjoining parking areas, said Anthony L. Grazioso, NJT public in-

Continued on Page 9

Fitzgibbons firing deemed 'political' by Hoboken's municipal union chief

By Bill Campbell
9/19/86

James Fisher, president of the Hoboken Municipal Employees Association, charged yesterday that the dismissal of Maurice Fitzgibbons, acting recreation supervisor, was "politically motivated."

Fisher said Fitzgibbons, who is also municipal Democratic chairman, was laid off as "a political reprisal."

"The entire recreation department was eliminated just to thwart Maurice," Fisher said.

In an effort to trim the municipal budget, the City Council last month agreed to lay off 69 temporary and provisional employees.

"As of 4 p.m. Wednesday, permanent positions were eliminated and temporary employees are still on the payroll," Fisher said.

Fitzgibbons, a permanent employee, said he would challenge the layoff with the support of the city and county Regular Democratic Organization.

"I never thought it would come to having to make a decision between being a good Democrat and a good recreation leader," Fitzgibbons said. "The only ones hurt by this move are the children."

Mayor Thomas Vezetti said the decision to cut the budget and lay off employees was made by the council. He denied the political charges and said temporary employees still on the payroll "performed critical jobs."

Business Administrator Edwin Chius said the recreation department was "\$18,000 in the hole" and that no recreation claims would be approved until Nov. 1, when the budget line-item transfers are made.

"I expect that Maurice will be rehired in November," Chius said. "We need to rehire at least one staff employee to handle paper work."

Fisher said he will meet with City Council President E. Norman Wilson and Chius on Monday to discuss "violations of the council resolution."

He said Fitzgibbons was targeted for layoff because of his party chairmanship and his former position as an aide to former Mayor Steve Cappiello.

"The administration has simply violated the wishes of the council," Fisher said. Vezetti said that on the advice of his recreation committee, all future recreation programs would be "farmed out."

Fitzgibbons may sue the mayor and council for violating the budget amendment, he said, and will discuss the issue with municipal party attorney Bernard Kenny.

Hoboken hoping to revalue for '88

By Jim DeRogatis
9/25/86

Hoboken officials hope to hire a firm to undertake a complete revaluation of all property throughout the city in time for the 1988 tax bills.

City Business Administrator Edwin Chius issued a request for proposals yesterday from firms capable of revaluing property in Hoboken. The city is under state mandate to complete a revaluation because many properties are assessed at a fraction of their current worth.

The now-defunct Landmark Appraisal Company of Perth Amboy completed a revaluation of the city in 1984, but it was harshly criticized by homeowners, some of whom saw their homes quadruple in assessed valuation.

The amount of taxes paid by owners of one- to three-family homes would have increased by about 30 percent under the Landmark revaluation, while commercial and industrial property owners would have seen a decrease in their taxes, critics said.

More than 200 angry residents stormed a City Council meeting to protest the Landmark revaluation in May 1984. Because of continued protests by residents, the city sought and received a moratorium on instituting the revaluation from the state treasurer.

The moratorium was extended last year, but Chius said time is running out and the city must now take action.

"In an effort to resolve the

See HOBOKEN — Page 11.

From steam to computers, festival highlights rail history



AN OLD CABOOSE becomes a jungle gym for Rich D'Angelo, who climbs over its rails at Saturday's railroad festival in Hoboken.

Continued from Page 1
formation officer.

Buses from 1917 and 1931, along with a 1928 coal-burning locomotive and several retired rail cabooses, offered a peek at the mass transit of yesteryear.

Judging by the crowd surrounding it, a completely refurbished "Light Pacific Class" steam engine locomotive was probably the festival's biggest draw.

Four times on Saturday, the iron and brass locomotive's whistle shrieked, its six-spoked wheels slowly turned as it carried hundreds of wide-eyed youngsters on a trip backward in time.

Shortly before performing a wedding Saturday, Mayor Thomas F. Vezetti rode the train and said he loved it.

"That's a scene right out of the 1940s. That's beautiful," a man said to his female companion as the train pulled out, blowing its whistle and enveloping dozens of spectators in a thick cloud of white steam.

But not everyone was as enthused. For two small children, who moments before were anxiously awaiting the mammoth locomotive's departure, the experience appeared almost traumatic. As the train lurched to a slow roll, a thick cloud of smoke spewed from a side vent leaving the youngsters seemingly alone in a strange, white world.

But the reassuring arms and reappearing smiles of a mother and father soon managed to quiet the screaming tots.

Meanwhile, about 20 yards away, a pair of recently refurbished passenger cars, complete with com-

puterized track-testing equipment and three video cameras, was on display. Four times a year, the Conrail "track geometry car" and "rail analyzer car" race across 13,000 miles of track from Montreal to St. Louis — identifying dangerously worn or misaligned rails.

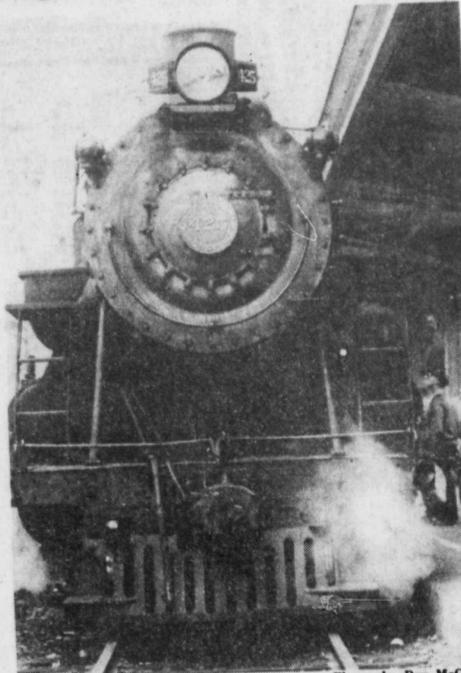
While the computers produce highly detailed graphic images of the tracks, the video cameras augment these measurements with visual landmarks "so if we find any problems, we can give an exact location to our repair people," said James Howe, Conrail's engineer for track analysis.

Although billed as a transportation festival, booths hawked costume jewelry, fried dough and the alleged powers of "psychic readers," could be found in abundance. There also were booths for charitable organizations such as a hospital, a shelter for the homeless and an organization that tries to grant the wishes of dying children.

Mingling with the crowds were clowns, gorilla-costumed performers, a magician and a man with a 5 1/4-foot boa constrictor around his neck.

The magician, "Mr. Recycle," was representing the state Department of Environmental Protection. While about 40 people watched as he appeared to turn burning tissue paper into money and draw a seemingly endless string of handkerchiefs from one, the magician quickly lost his audience when the subject turned to garbage dumps and the need to crush soda cans.

"We're running out of room to dump our garbage," he said as the crowd dispersed.

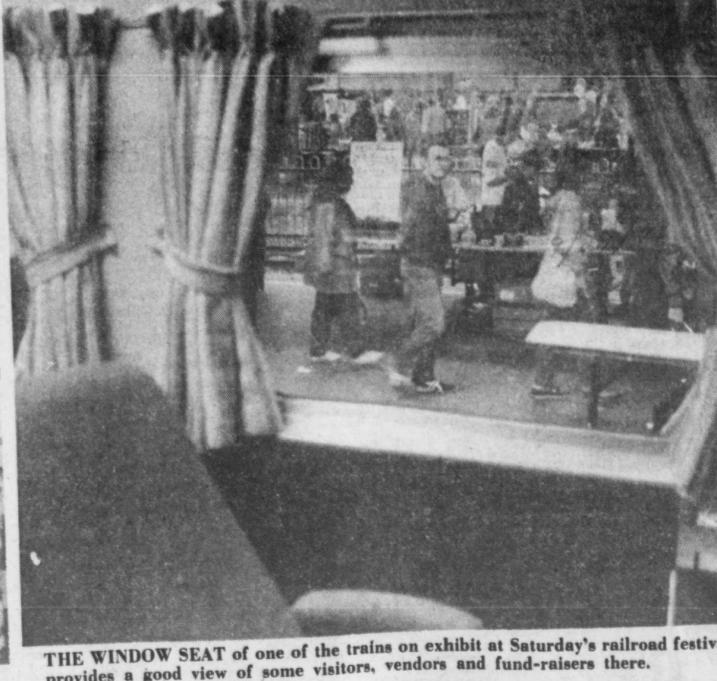


THIS STEAM LOCOMOTIVE, a completely refurbished Light Pacific Class, appeared to draw the largest crowds at Hoboken's railroad fair Saturday.

Photos by Don McCoy



Model trains catch Paul Tracy's eye Saturday at Hoboken Festival VI.



THE WINDOW SEAT of one of the trains on exhibit at Saturday's railroad festival provides a good view of some visitors, vendors and fund-raisers there.

Hoboken hoping to revalue for '88

Continued from Page 1.

inequities in property assessments, which are unfair to say the least, the city is in the process of soliciting proposals for a revaluation to be effective in time for the 1988 tax sheets," Chius said.

Chius said the deadline for firms to submit proposals is Oct. 23. He added that he hopes the City Council will vote on accepting one of the firms at its Nov. 1 meeting.

The Landmark revaluation cost the city \$180,000, which Chius said was "wasted money" since the company's work was not used. He did not have an estimate on what the new revaluation would cost the city.

Chius said the new firm would be asked to complete the revaluation in 11 months, which would allow enough time for it to be submitted to taxpayer review and still be instituted in time for the 1988 taxes.

According to Chius, a new revaluation would probably place a higher value on land than on buildings, dramatically increasing the amount of taxes paid on vacant lots.

The revaluation would lower taxes for condominium owners, he said. Condominiums are currently the only properties in the city assessed at a relatively high ratio to their true values.

Chius said homeowners in neighborhoods that have seen little change, even the more affluent neighborhoods such as Castle Point Terrace, would not face much of a tax increase. Neighborhoods that were deteriorated during the last valuation in the '70s but have since "turned around" would face tax increases, he said.

Areas that were previously used for industry but have recently become residential would also face substantial tax increases, Chius said.

Chius said he expects the revaluation to create \$1 billion in ratables for the city, and accordingly, the tax rate will fall to less than \$25 per \$1,000 of assessed valuation. The tax 1986 tax rate was \$243.

Although a homeowner might see his property increase in assessed valuation from \$9,000 to \$200,000 because of the real estate boom in Hoboken, depending on the neighborhood, he may still pay the same amount of taxes proportionally.

Tax Assessor Woodrow Monte has opposed the move for a new revaluation, favoring

an update of the figures from the Landmark revaluation. However, one of Mayor Thomas Vezetti's campaign promises was to undertake a new revaluation.

"We're doing what my administration has promised to do," Vezetti said, "to give the citizens a fair shake on the valuation of their property." Vezetti had been a vocal critic of Landmark.

Chius also rejected Monte's plan to use the Landmark figures. "The problem with Landmark is that those figures are now four years old," he said.

"In that revaluation, only the homeowners were raised to their true value. But property has skyrocketed since then, even property in Hoboken that no one would touch four years ago. A new revaluation should ease the burden for the homeowner."

Chius said the revaluators will look at 4,765 parcels of land in Hoboken: 326 vacant lots; 2,623 residential parcels; 1,173 commercial parcels; 168 industrial parcels, and 475 parcels with apartment buildings.

Hoboken presents an especially difficult case to revaluation firms, Chius said, because the parcels are irregular in size and because of the mixed uses of land in the town.

Chius said he expects to receive at least three proposals from firms willing to do the work. State law mandates that the city use a New Jersey-based firm, and Chius said that there are 11 companies large enough to handle a revaluation of Hoboken.



HOBOKEN COURT STREET PLAZA, seen in an artist's rendering drawn from City Hall, was one of five project plans cited for design excellence by the New Jersey Society of Architects yesterday.

SHOPRITE SITE Dispatch 9/27/86

Plaza plans' architecture wins award

By TOM GISSEN
Staff Writer

HOBOKEN—A local architect's design of a controversial downtown highrise development here has received high marks from the state's architecture association.

Hoboken Court Street Plaza, an 18-story mixed-use development proposed for the present site of the downtown ShopRite supermarket, is one of five projects cited for design excellence by the 86-year-old New Jersey Society of Architects. A panel of nationally renowned architects reviewed more than 80 projects before selecting the Court Street design by Dean Marchetto Architects of Hoboken and Morrison Demetrios Associates of New York City.

Of the five winning designs, Court Street is the only project proposed for an urban setting and the only one that is not planned for the Princeton area.

"Princeton is the center for architecture in the state," Marchetto said, explaining that Princeton University's architecture school acts as a magnet drawing the architecturally talented.

Marchetto was the class valedictorian at the New York Institute of Technology's School of Architecture in Westbury, N.Y., when he gradu-

Only winning project proposed for an urban setting

ated magna cum laude in 1977.

His plans call for 550,000 square feet of floor space to be built throughout the L-shaped development, which occupies most of a square block bounded by Observer Highway and Washington, Newark and Court streets.

A series of five-story rowhouses would line Washington Street from Newark Street to just short of Observer Highway. Stores would occupy the ground floors of these houses, while the upper levels would be used as office space. Attached to the row houses, and running the length of Observer Highway, would be a twin-spired, 18-story condominium highrise.

About 45 percent of the site is to

remain public space under Marchetto's proposal. An open-air public plaza and walkway — intended to link the downtown business area with the city's rail station — will run from the corner of Washington and Newark streets to Court Street.

Marchetto said the architectural jury took special note of the public space when they declared, "This project will benefit the entire community."

As part of the competition's rules, it was required that the judges did not the communities for which each project is planned.

Residents here have not given the proposed Court Street development unanimous support. The project has been criticized for potentially aggravating an already bad traffic situation and damaging the area's lowrise neighborhood character.

But jury members, who had some knowledge of the peripheral area, also noted that the project had made a successful effort to blend with its historic surroundings.

The jury's findings are scheduled to appear on the CTN cable network Oct. 6 beginning at 8:30 p.m.

The Board of Adjustment is scheduled to hold its third public hearing on the development proposal Monday night.

Police probing charges against ambulance corps

By Jim DeKogatis

The Hoboken Police Department is investigating allegations of mismanagement in the Hoboken Volunteer Ambulance Corps stemming from a scathing letter from a former corps member.

The letter also accuses the HVAC of a number of unsafe practices, including sending out ambulances with one-man crews.

Kevin McDonnell, a Hoboken funeral director and former HVAC member, strong-

ly criticized corps practices and made undocumented allegations of the misuse of funds in a letter to Police Chief George Crimmins dated Sept. 8.

Larry Cerbie, president of the HVAC, said that McDonnell's allegations "have no basis" and were "sour grapes."

McDonnell, who served with the corps for a year and a half, resigned last Thursday after he was suspended for 20 days for writing a letter critical of emergency room procedures at Riverside General Hospital in Secaucus.

In his letter to Crimmins, McDonnell wrote that "For some time now, I have objected to the policies of the corps captain, Dominick 'Donnie' Enrico, with regard to one-man rigs, as well as his anti-paramedic attitude, his opposition to mutual aid with other towns, as well as a few other personal reasons."

McDonnell could not be reached for comment yesterday. His business phone has been disconnected and he no

See AMBULANCE — Page 15.

Ambulance squad charges probed

Continued from Page 1.

longer resides at his stated address.

Several present and former members of the HVAC concurred with several of McDonnell's charges, however.

According to McDonnell's letter, sending an ambulance out on a call with only one HVAC member on board is "gradually becoming a regular thing."

"To have a patient in the back of a rig, unattended by a first aider, or by anyone, especially when the person is on oxygen, is plain and simply tampering with human life," McDonnell wrote.

"One-man rigs are virtually unheard of in the surrounding communities. . . I believe that the reason for operating on such a shoestring budget comes as a result of Enrico's weeding out those members who oppose him, whether by terminating them, or forcing them to resign."

Paul Clolery, a Jersey Journal reporter who was a member of the HVAC for 14 months, said that one of the chief reasons that he recently resigned from the corps was that he "had worked alone for several weeks in a row."

Cerbie said that "no member is ever forced to work alone." He stressed that if one man is sent out with an ambulance, he radios for a unit from the Hoboken Police Department to back him up and assist him on the scene.

But Clolery said that, because of the small number of police officers on duty at certain times of the day, police are not always able to respond quickly.

Clolery said that several months ago he was called to

assist a 45-year-old patient who was suffering from chest pains, possibly the result of a heart attack. He was working alone and called for a police car, but none responded within 15 minutes.

He said he was forced to get family members to help him carry the stretcher down three flights of stairs while administering oxygen at the same time.

Several present HVAC members who asked not to be identified agreed that sending one man out with an ambulance is a dangerous practice.

State First Aid Council regulations prohibit one-man ambulance crews. The council oversees all ambulance corps but does not have enforcement powers.

But Bill Kron, a life member of the HVAC, said that "It's better to have an ambulance there with one person than to have no ambulance at all."

According to McDonnell's letter, Enrico has a "violent, seething hatred" for the Jersey City paramedic unit. McDonnell wrote that he had been reprimanded for calling the unit, but added that "if I have someone's life in my hands, I am not going to jeopardize it because of (Enrico's) irresponsible hang-ups or power play."

Clolery agreed that Enrico at numerous meetings ordered ambulance crew members not to call Jersey City.

"It's a territorial thing," Clolery said. "Enrico doesn't want them in Hoboken."

Cerbie denied the charge. "We voluntarily entered a program with the Jersey City Medical Center paramedics," he said. He added that because distances to St. Mary Hospital are often short, it is sometimes

easier for HVAC members to rush a patient to the hospital than to wait for the paramedics to arrive.

Cerbie also denied the charges about Enrico's leadership behavior and said that he "stands behind him 100 percent." Enrico could not be reached for comment last night.

McDonnell's letter charges that Enrico opposes mutual aid with other towns. Clolery said HVAC members are discouraged from responding to calls that are even slightly outside the Hoboken boundaries.

That charge was also denied by Cerbie, who said the HVAC cooperates with neighboring communities and also relies on their help in emergencies.

McDonnell concluded his letter to Crimmins by saying that he "heard numerous allegations about misuse of corps funds, although I do not personally know of anything that I would be able to support."

"I would suggest that before the city grants any more funds to the Ambulance Corps that the situation be investigated," he wrote.

The HVAC, the only all-volunteer ambulance squad in Hudson County, receives a \$25,000 annual payment from the city. The city also pays for the corps' utilities at their Clinton Street headquarters and provides gasoline for the corps' five vehicles.

The corps raises the rest of the money for its operations through donations from Hoboken residents. The HVAC began its 1986 fund-raising drive last week.

Crimmins has assigned Capt. Paul Tewes, the police department's internal affairs

officer, to investigate the charges of misuse of funds.

Cerbie denied the charges and said that he is "confident that the corps will be exonerated after Tewes' investigation."

"Our books are open to everybody," he said.

"We buy a \$35,000 ambulance every year, and we only get \$25,000 from the city," said Kron. "What funds are there to take?"

Kron said that he is considering taking legal action against McDonnell.

Cerbie said that McDonnell's "attack" was the result of an incident several weeks ago, McDonnell allegedly "blew up" at emergency room personnel at Riverside General Hospital in Secaucus. He attempted to transfer a patient to the hospital from St. Mary, but Riverside workers would not accept the patient because McDonnell did not bring the proper paperwork, Cerbie said.

McDonnell wrote a critical letter to Riverside supervisors following the incident and sent a copy to Cerbie and Enrico. The two HVAC officials reprimanded him for writing the letter without consulting them, and McDonnell was suspended for 10 days.

The suspension was raised to 20 days after McDonnell unsuccessfully appealed the decision, and he resigned, Cerbie said.

Cerbie said that McDonnell's letter to Crimmins was "a sour grapes action resulting from a letter that he was totally wrong for writing."

"We are providing a needed service in Hoboken and we don't want our reputation to be smudged by something like this," Cerbie said.

Two teachers plead guilty to drug dealing

By JENNIFER FREY
Staff Writer

Two school teachers and one other person pleaded guilty yesterday to dealing cocaine could face the stiffest sentence ever meted out in Hudson County for drug charges.

Under the plea agreement, prosecutors can ask the judge to sentence Thomas Cacamis, 41, a long-time physical education teacher at Hoboken High School who was described as the kingpin of the drug ring, to a

maximum term of 25 years in prison. He would be eligible for parole in approximately eight years.

Thomas Finnerty, 34, who is not a teacher but is reported to be a basketball coach, is expected to receive a maximum sentence of 20 years in prison for his role as second in command.

Susan Scalzo, 38, an English teacher at Secaucus High School, is expected to be sentenced to five years in prison.

The teachers were suspended shortly after their

arrest.

Three other co-defendants were described as having a peripheral role in the drug conspiracy and will receive lesser terms, according to county Prosecutor Paul M. DePascale.

The defendants are slated to appear Oct. 24 for sentencing before Judge Joseph F. Thuring of Hudson County Superior Court in Jersey City.

"This represents a marked change in philosophy and a phenomenal achievement in terms of raising the

penalty for drug dealers," DePascale said.

"The cost of doing business in narcotics in Hudson County just went up," he said.

The average sentence for confessed drug dealers just six months ago was only five years in prison, DePascale said.

"We raised the floor from five years to 25 years, a jump of 125 percent," he said. From now on, his office is not likely to accept lesser pleas from major drug

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DEALING

Continued from Page 1
dealers, he said.

The defendants, all of whom are first-time offenders, were arrested March 21 when a 20-day wiretap led to a raid on the apartments of Scalzo and Cacamis, both at 380 Mountain Road in Union City and Finnerty's apartment at 917 Clinton St. in Hoboken.

Authorities reported seizing more than a kilogram of cocaine, records of drug sales, pills and about \$30,000 in cash from Finnerty's apartment and approximately an ounce of cocaine from Scalzo's.

Prosecutors said Cacamis ran the operation and Scalzo kept some of the cocaine in her apartment for the ring leaders and for "her own (dealing) activities."

Also charged in the arrest were Corrado Russo, 45, of 14 Paterson Ave.; John Bruschi; Cecilia Pierri, 33, of 58 Madison Ave., all of Hoboken, and Alfred Silver.

The addresses of Silver and Bruschi were not listed in court documents.

Silver pleaded guilty when arrested.

Russo, described by prosecutors as the pickup man who would run drug-related errands for Cacamis and Finnerty, is expected to be sentenced to 364 days in the county jail in Jersey City and five years probation.

Bruschi, whose involvement in the dealing was reported to be less than Russo's, is expected to receive six months in the county jail and five years probation.

Prosecutors said they will ask Thuring to drop all charges against Pierri, who agreed to cooperate with authorities when she was arrested.

Tears ran down Scalzo's face when she told Thuring she was guilty.

The pleas were entered just when the judge was to deliver an opinion on several motions made by the defendants Tuesday to dismiss the charges based on lack of evidence, faulty presentation before the grand jury and misuse of a wiretap.

Defense attorneys accused the Prosecutor's Office of failing to exhaust conventional means of investigation before resorting to wiretapping, and of not limiting their wiretap to relevant conversation.

Attorneys also said Assistant Prosecutor Jack Hill erroneously inserted the words "cocaine" and "customers" when reading portions of the tape to members of the grand jury.

"We weighed our options and entered into negotiations," said attorney James Patuto of Hackensack, representing Cacamis.

"You can't negotiate," said attorney George Campen of Union City, representing Russo. "They're offering you a longer time in and they're not backing down."

"It's the tenure of the times," Campen said, referring to the increased publicity given to cocaine and crack cases.

"It's alright because they're trying to solve a problem," he said. "But sometimes it gets a little crazy."

Volunteer will evaluate sewage plan

By Bill Campbell

Manford Gans, an engineer and father of Hoboken real estate developer Daniel Gans, has volunteered to evaluate the status of the city's secondary sewage treatment plant, municipal officials said yesterday.

Gans will serve as an unofficial "value engineer" to review all technical data and design plans prepared by Mayo Lynch & Associates, consulting engineers for the secondary sewage treatment project.

Gans, the president of Hoboken-based Technical Evaluators and Development Associates, Inc., was unavailable for comment.

Daniel Gans, a partner in West Bank Construction, said his father was "removed from the sewage project" and would be able to review the data "fairly."

He said the elder Gans has a master's degree in engineering from MIT and has specialized in waste removal for several petrochemical firms.

"The council recognizes the need for an overview of this project," Daniel Gans said. "We need to get the

plant on line as soon as possible for the lowest cost."

Gans will coordinate his review of the project with City Council President E. Norman Wilson; Councilman Robert Ranieri, chairman of the committee on Water and Sewerage; Councilman Pat Pasculli, chairman of the Committee on Public Works, and Public Works Director Roy Haack, according to Councilman Dave Roberts.

Roberts said he was approached by Gans and welcomed the independent review "because of all the differing opinions" on the work performed by Mayo Lynch.

"There is clearly a need for an objective, qualified professional to review the project and assist the City Council in making recommendations," Roberts said.

The evaluation is not limited to one opinion, but Gans agreed to perform the review at no charge to the city, Roberts said.

"My objective is to insure that we develop the most cost-effective secondary sewage treatment facility and that means securing federal funding for the project," Roberts

said. He said the council would likely "act as a unit" following the evaluation and "take steps to move the project along."

Haack, who is managing the sewerage project for the administration of Mayor Thomas Vezzeiti, said he has tentatively scheduled a meeting with Gans for tomorrow, but would reserve comment until after the session.

Wilson said Gans' evaluation is "the only real way to clear up the controversy surrounding the sewage plant and decide whether we are on the right track or it's time to switch."

Gans' recommendations will be presented to members of the council and to the administration, Wilson said.

"The council will meet with the mayor for an official determination," Wilson said. "We may decide we need more professional advice."

Vezzeiti, a minority bloc on the City Council, and the Hudson County Utilities Authority, the regional sewerage agency, have opposed the Mayo Lynch plan.

The Hoboken project, which also

serves Weehawken and Union City, was bypassed for fiscal 1986 funding by the state Department of Environmental Protection due to an incomplete design application.

Mayo Lynch officials have blamed Hoboken Waste Water Management, a vendor designing an innovative sludge-removal process, for the application delay, citing incomplete design data.

HWWM, in turn, is suing Mayo Lynch for the loss of innovative technology grant funds.

Mayo Lynch has also filed lawsuits against Vezzeiti and four other city officials to recover design contract payments and for "malicious" and "defamatory" comments.

The engineering firm was thwarted last week in an attempt to restrain the HCUA from seeking an alternate project design engineer. The two sides will meet for a hearing on Oct. 1.

Ranieri, whose powerful council committee has overseen planning of the sewerage project, said the Mayo Lynch plan would pass the Gans evaluation "with flying colors."

We have always offered re-

sponsible people an opportunity to review the Mayo Lynch plans," said Ranieri, a proponent of the engineering firm.

"I fail to understand the motivation of this latest plan, but if that's what they want, that's what they'll get," he said of the Gans evaluation.

Ranieri said he supports the Mayo Lynch position because the plans "have the Lynch seal of approval."

"He's a professional engineer and (Joseph Lynch, firm president) will lose his license if he did anything wrong. I believe him," Ranieri said.

Lynch, in a statement issued late yesterday, said he "feels confident the firm will be upheld during the review."

"I welcome any unbiased review of all the plans and of all the alternatives," Lynch said. "I hope Mr. Gans will review the alternative sludge-handling plan by our firm that will save the city \$10 million."

"I feel confident Mayo Lynch's position will be upheld and I see the evaluation as a breath of fresh air," Lynch said.

Waterfront advisors want P.A. controlled

By Jim DeRogatis

The Port Authority's waterfront development plans should be put on hold until the city is assured it will realize a profit and be able to exercise control over the project, says the citizens panel studying the waterfront.

Waterfront Advisory Committee members last night recommended that the city give no final consent to the P.A.'s proposed \$600-million project until the current lease to the city-owned piers is discarded and legislation is enacted subjecting the P.A. to city and state controls.

WAC Chairman Mayme Jurkat read a statement announcing the recommendations at a joint meeting of the WAC and the Hoboken Environment Committee held at St. Mary

Panel urges Hoboken to withhold consent

Hospital. Approximately 50 residents attended and listened as Jurkat and WAC members Daniel Tumpson and Thomas Illing outlined the committee's position.

The P.A. has proposed a massive development on the city-owned Hudson River piers that would include millions of square feet of office and retail space, 1,200 housing units, a hotel and a marina. Stevens Institute of Technology had been a partner in the development until last week, when it was announced that it would develop its portion of the water-

front with Hartz Mountain Industries.

WAC is a group of 18 citizens appointed by Mayor Thomas Vezetti to "keep the public informed and involved" on the progress of negotiations between the city and the P.A. on a restated lease to the piers.

The lease is the key document that will determine the amount of control the city has over the development and the amount of revenue it will realize.

The P.A. several months ago presented Hoboken with a restated lease offer. The city,

represented by the negotiating team of Community Development Director Michael Coleman, Council members Robert Ranieri and E. Norman Wilson, and an attorney from the firm of Sills, Beck, is in the process of formulating a counter-proposal.

WAC has severely criticized the P.A.'s offer, which would establish a profit-sharing arrangement between the P.A. and the city. The committee has recommended that the city get in-lieu of tax payments from the P.A. that would be equivalent to real estate taxes rather than accepting the profit-sharing offer.

WAC made its financial suggestions in a paper released in June. Two weeks later, the committee released a second

See WATERFRONT — Page 11.

Waterfront panel wants P.A. controls

Continued from Page 1.

paper addressing the issue of city control over the development.

The paper concluded that the P.A. would be "the most dangerous developer imaginable" for the Hoboken waterfront since "it is virtually immune from city controls."

The P.A. is an autonomous agency created by congressional legislation. As such, it would not have to answer to city or state regulatory agencies and boards.

WAC recommended last night that the legislation be amended subjecting the P.A. to the same city and state controls and regulations that would apply to any other developer.

WAC also recommended that the lease between the city and the P.A. for the Hoboken piers be voided. The lease, enacted in 1952, permits the P.A. to operate a marine terminal on the piers, but the piers are currently dormant.

The lease does not expire until 2002. Under terms negotiated several years after the lease was enacted, the city receives \$75,000 a year from the P.A. for the valuable waterfront property.

The two recommendations were unanimously adopted by the WAC last week. City officials have not responded so far.

They have also remained silent on the WAC's two position papers.

Jurkat said that "the P.A. can never be accepted realistically as a developer" unless the two recommendations are accepted.

Unless the 1952 lease is declared void, however, the city would not be able to negotiate with another developer for the land until 2002. WAC members are uncertain whether the lease would stand up to a court challenge.

Other questions that have been raised by WAC and which were repeated last night include:

- How anti-pirating legislation enacted by New York State, New York City, and the P.A. prohibiting the Hoboken project from attracting New York businesses as tenants will affect the project.

- Whether the WAC will be able to review the city's counter-proposal before it is submitted to the P.A.

- How the CDA's application for an Urban Development Action Grant for a bus transportation center, part of Phase One of the P.A. project, will affect the negotiations.

- And whether the city's two high-priced consulting firms — accountants Ernst and

Whinney and law firm Sills, Beck — are capable of advising city officials on negotiations with the P.A.

WAC's criticisms and questions about the P.A. project have attracted support from other Hoboken citizens groups which are beginning to question the development. Hoboken Environment Committee Chairman Helen Manogue following last night's meeting said the committee has endorsed WAC's findings and will begin lobbying City Council members to "take another look" at the development.

Manogue said the committee will also begin a public information campaign against the residents about the dangers of the project.

Help Hoboken Housing, a coalition of landlords, tenants, and real estate developers, has also publicly supported WAC and plans to begin a public information campaign against the P.A. project.

Hoboken gets \$3M federal housing aid

Continued from Page 1.

Barry of Applied Development Associates has proposed a \$60 million project that would include 515 rental units, 115 of which would be earmarked for "affordable housing." However, the city is not obligated to use the \$3 million grant for Barry's project and could finance a similar development on the city-owned land.

"The need for the grant cannot be underestimated," Bradley said in announcing the award. "The demand for affordable housing for low- and moderate-income residents living in the cities continues to increase significantly."

"I am delighted that the department has recognized this fact."

Sen. Frank Lautenberg echoed Bradley's praise for HUD. Hoboken and Atlantic City were the only New Jersey cities to receive the funds. Atlantic City received a grant for \$2,507,160.

Several Hoboken groups have criticized the CDA for ap-

plying for the grant, charging that it obligates the city to work with Barry, but Coleman has said that is untrue.

The CDA is expected to ask for proposals for projects from other developers. Barry has said he is confident his project will eventually be chosen, citing his long track record as the principal of Applied Housing.

Barry built 2,000 Applied Housing subsidized units in Hoboken in the early 1970s.

Sources said that HUD also approved a \$167,000 rental rehabilitation grant for Hoboken, although the award will not be official until Monday.

The grant would enable property owners in designated areas between Observer Highway and Fourth Street from Clinton to Jackson Street and from Eight Street to 13th Street along Park Avenue to apply for \$5,000 per unit for rehabilitations.

Landlords would not have to repay the grants but would sign an agreement to allow their tenants to remain at "affordable rents" for a period of 10 years.

Mayor Thomas Vezetti said he was "overjoyed" that the city received the grants and he praised the work of Coleman.

"I am fulfilling a promise to provide affordable housing for everyone in this city," Vezetti said.

In other federal grants for the Hudson County area, Union City received a \$194,000 grant for bilingual education programs in its school system from the U.S. Department of Education, and Stevens Institution of Technology was awarded \$49,200 from the National Institute of General Medical Science for a drug research project.

Court Street Plaza delayed again

By Bill Campbell

Hoboken's Zoning Board of Adjustment, after four hours of tumultuous debate, last night postponed until Oct. 28 a final vote on the \$70 million Court Street Plaza project.

The board moved to delay its decision on granting height and density variances after the Port Authority and the Hoboken Environment Committee, in separate statements, opposed elements of the plan for the residential and retail development.

John Donovan, director of community relations for the P.A., read a one-page statement from Philip LaRocco, economic development director for the bi-state agency, requesting a three-week postponement for more traffic impact studies.

Both the P.A. and the project developers, Daniel Gans and George Vallone of West Bank Construction, have prepared traffic impact studies for the area, which is bounded by Newark Street and Observer Highway from Washington to Hudson streets.

Helen Manogue, chairman of the Hoboken Environment Committee, in a more sweeping statement, told the board the project "would cut off Hoboken's ability to develop the waterfront."

"This development will shut off access to the most impressive area — the waterfront," she said, reading a six-page statement. "This project needs more studies now before you approve it. It's up to you, the future is in your hands."

She said further research should center on the environ-



The proposed Court Street Plaza development is still on hold.

mental impact and the effect of the project on city services.

Vallone, appearing before the board for the third time concerning the Court Street Plaza project, responded that "it is hypocritical to attack a project that does so much for the city."

The project would provide

esthetic and public benefits, he noted, including:

- Lowering the municipal tax rate by 10 percent by generating \$2.5 million per year in tax revenue.
- Creating more than 250

fulltime jobs (500 during the construction phase).

- Establishing an "affordable food" supermarket on the site of the current ShopRite.
- Providing one underground parking space per re-

See COURT — Page 4.

Court Street Plaza variances put off

Continued from Page 1.

Do we want to take advantage of this situation and allow good growth, or do we want to be held hostage to bad growth? This is a question that goes to the very heart of the zoning code," Vallone said.

"The burden of the board of adjustment is to decide the merits of this project tonight," he said. "Do we really want to wait for the mega-developers to get off their duffs and enter another period of paralysis?"

Vallone criticized the P.A., which had proposed a mammoth \$500-million mixed-use waterfront development, for attempting to "stall" the Court Street project.

Any delay in receiving variances would result in the developers risking the "drop-dead date" for project financing, Vallone said.

"I'm not attempting to pressure you by issuing threats, but I need your answer tonight," he told the board members.

Gans said the P.A. was attempting to jump on the project's "coattails because they want to get a piece of (the development) action."

Board of Adjustment member Joe Frieser said the developers were rushing "the window of opportunity" because the project has only been before the body 45 days out of a maximum 120 days.

"We must handle this project in a deliberate way," he told the other members. "I can understand the pressure on the developer to get the project off the ground."

The board voted unanimously to postpone a final project vote until Oct. 28. Board Chairman Frank Cameron said he will request traffic impact studies from the P.A. and Community Development Agency Executive Director Michael Coleman, and zoning advice from Ralph Seligman, a consultant for the Planning Board.

Gans and Vallone said the project, which would feature an inner court yard lined with 30,000 square feet of retail space, would preserve the historic quality of the downtown neighborhood.

A row of five-story brick townhouses are proposed for Newark Street and two 18-story spires would rise on Observer Highway.

Hoboken has its own Gramm-Rudman plan

By Bill Campbell

The Hoboken City Council, as part of a four-year plan for fiscal recovery, is reviewing legislation to set the 1987 municipal tax rate at \$190 per \$1,000 of assessed valuation.

The legislation, a will-of-the-council resolution, would establish a short-term plan to lower taxes and reduce municipal spending next year by nearly \$2 million, according to

City Council members David Roberts and E. Norman Wilson.

Wilson said the resolution and the fiscal recovery plan would be drafted later this month and presented to the council Oct. 1.

He said he will also establish a fiscal review task force this month with representatives of the council, the Board of Education, Mayor Thomas Vezetti's administration and private citizens.

"Our goal is to establish a short-term plan to bridge the gap until we can put more ratables on the tax rolls," Wilson said. "Setting a tax rate for each of the next four years puts the responsibility on us and provides us with a target figure."

He said the 1988 tax rate will likely be set at \$175 per \$1,000 of assessed valuation.

The city currently has the highest property tax rate in New Jersey. Taxes skyrocketed

33 percent in 1986 to \$216 per \$1,000 of assessed valuation after the administration overestimated anticipated revenues by \$2 million.

"Hoboken should be managed like a \$30 million corporation," Roberts said. "We need to maximize our assets so that the waterfront and Observer Highway developments will subsidize the city's tax base."

Roberts and Wilson projected that the council next

year will cut \$1.5 million from the school board budget and \$300,000 from the city budget.

"They said the city also attempt to restore some of the nearly \$5 million in school aid that the state eliminated this year."

"We qualified for \$600,000 in distressed cities aid from the state while at the same time they told us we were too weak."

See HOBOKEN — Page 13.



Photo by Roy Groehning

Hudson County Clerk Frank Rodgers, second left, swears in former Hoboken Police Captain Carmen LaBruno as chief of investigations for the county prosecutor's office. LaBruno's wife holds the Bible while Prosecutor Paul DePascale, who has known his new appointee since boyhood, looks on.

Prosecutor picks on old pal

By Jim DeRogatis

Carmen La Bruno, a former captain and the "number two man" in charge of the Hoboken Police Department, was sworn in yesterday as the new chief of investigations for the Hudson County prosecutor.

La Bruno was sworn in at Hudson County Clerk Frank Rodgers' office in the County Administration Building and

assumed the new position "effective immediately," said Prosecutor Paul DePascale.

DePascale said La Bruno will be in charge of "the overall supervision and command of the investigation unit within the prosecutor's office," which consists of approximately 95 people.

DePascale said he "looked at 50 to 100 men who applied for the job from law enforcement

agencies all over the state."

"Carmen was chosen because he was the best man for the job," DePascale said. The prosecutor added that he has known La Bruno since both were children growing up in Hoboken. The two worked together in the late 1970s.

"I have always been impressed by his work and I am

See PROSECUTOR — Page 17.

Prosecutor picks an old pal to head his investigations

Continued from Page 1.

certain that he is the man for the job," DePascale said.

La Bruno, 37, served with the Hoboken Police Department for 16 years. He rose through the ranks rapidly and was appointed sergeant in 1977, lieutenant in 1982, and captain in 1985.

La Bruno was in charge of planning, operations and training for the Hoboken force and was the second in command after Chief George Crimmins. He is working on a master's degree in criminal justice at Jersey City State College and lives in Bergen County with his

wife, Patricia, and two children.

"It's a challenge," La Bruno said of his new position, "but I'm confident that I can work with Paul for the betterment of the county."

La Bruno will replace Edward Rossiter as the chief of investigations. Rossiter retired earlier this year.

La Bruno said he was sorry to leave the Hoboken force after 16 years "so suddenly," but added that he will be working closely with the Hoboken police, as well as other police departments throughout the

county, in his new position.

Crimmins said La Bruno "was an excellent cop, and I'm sorry to see him go but I know he'll do a good job."

"I hope that if he ever

comes back to Hoboken, it will be as the new chief," Crimmins added. He said he has no plans to replace La Bruno and will assume La Bruno's duties himself.

Hoboken

Continued from Page 1.

thy to receive school aid," Wilson said.

Roberts said the city must receive "up-front" money from the Port Authority of New York and New Jersey upon signing an agreement to develop the southern portion of Hoboken's waterfront.

The Port Authority has proposed a massive commercial and residential plan.

"The Port Authority project can do for Hoboken what the Meadowlands complex did for East Rutherford," Roberts said. "We are in dire need of the ratables."

"The city needs to propose a counter-offer to the Port Authority that will provide big bucks now," Wilson said. "This will provide incentive for them to finish the project and for us to have the ratables on-line," he said.

Roberts and Wilson said large real estate development projects would provide long-range solutions to the city's fiscal problems.

TRANSCONTINENTAL Dispatch 9/13/86
Stevens alum re-enacts aviation history

By TOM GISSEN
 Staff Writer
HOBOKEN—As trumpets blared, drums beat and a nervous teary-eyed mother cringed, a 38-year-old IBM engineer raced his experimental biplane down Frank Sinatra Drive, swooped over the Hudson River yesterday and began the re-enactment of one aviation's greatest epics.

embarked on the first transcontinental flight. That flight, from Sheepshead Bay, Brooklyn, to Long Beach, Calif., took 49 days, covered 4,300 miles and resulted in 20 crashes. One of those crashes left Rodgers hospitalized for a month with two broken legs, a broken collar bone, several cracked ribs, gasoline burns and a concussion.

re-create as much of Rodgers' original flight as possible. He will wear 1911 period clothing, fly in an open cockpit biplane, use most of the same railroad tracks for navigation and land at many of the same 75 spots Rodgers did.

89-7/26/86
Consulting firm wants pay for sewer work

By Bill Campbell
 A sewerage consultant who some Hoboken officials said they believed would give a free review of a proposed secondary sewage treatment plan said yesterday that he expects to be paid for his services.

charge of our services," Gans said. "We would gladly continue to give our advice for free, but the project is beyond the state of 'advice,'" he said.

"He recommended that the city needs someone to oversee the progress of design plans for the plant," Roberts said.

Manfred Gans, president of Technology Evaluation and Development Associates, said his firm, which in the past has volunteered cost estimates for the sewage plan, submitted a contract proposal to the city Sept. 18 offering services as a project manager.

"We had a 45-minute meeting on Monday and Mr. Gans made no mention of a possible contract with the city," Roberts said. "I haven't spoken to Mr. Gans since that meeting."

He said the concerns included: Evaluation of the proposed technologies; Monitoring of the schedule of the engineering design; Evaluating the correctness, adequacy and economic effect of the engineering design; Evaluating the adequacy of the construction and the equipment bid packages to ensure that all contractors and all vendors submit uniformly based bids.

99-7/29/86
Zoners vote tonight on disputed Plaza project

By Jim DeRogatis
 The Hoboken Zoning Board of Adjustment is expected to vote tonight on a \$70 million residential and retail development planned for the site of the ShopRite Supermarket.

The luxury condominium units will be offered "at market prices," the developers said. In an interview with The Jersey Journal several weeks ago, Gans and Vallone said the project would not have been feasible if they were required to provide a number of "affordable" units.

The Hoboken Environment Committee has also criticized the development. Members said approval of a project of its magnitude should be withheld until the city is better prepared to cope with the resulting strain on its infrastructure.

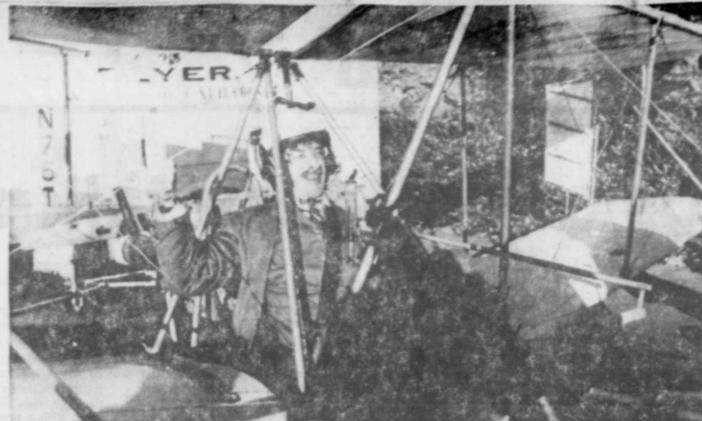
The Community Development Agency had announced plans to apply for a \$5 million Urban Development Action Grant for Court Street Plaza, but Gans and Vallone withdrew from the application process after CDA Director Michael Coleman asked that a number of the proposed 388 units be set aside for low- or moderate-income housing.

Gans and Vallone boasted that the building will preserve the history quality of the neighborhood. A row of five-story brick townhouses will be built on Newark Street, and the 18-story spires will rise on Observer Highway.

The Planning Board is currently considering rezoning the Observer Highway industrial sector to allow highrise housing projects. If the West Bank and Applied Development plans are approved, there will be a row of 18-story buildings along Observer Highway stretching from Hudson Street to Willow Avenue.

AVIATION

Continued from Page 1



AP Laserphoto
JAMES R. LLOYD JR., of Fishkill, N.Y., give a thumbs-up before taking off for a transcontinental flight from Frank Sinatra Drive in Hoboken yesterday morning.

'Lindbergh's biggest problem was staying awake. Cal Rodgers' biggest problem was staying in the air.'

last year, that Lloyd says he suddenly decided to re-create the first transcontinental flight.

Lloyd's plane, The Vin Fiz, is on display at the museum. Lloyd says he wants to draw attention to the pilot's heroic voyage.

named the Vin Fiz, "looks similar to the original, a lot of things that make the plane a lot safer" have been incorporated into the new plane.

99-7/5/86
Hoboken tax rate may fall next year

By Bill Campbell
 Elected Hoboken officials, responding to Wednesday's tax protest, agreed yesterday to consider plans aimed at lowering the 1987 property tax rate.

Officials respond to protest rally

to October 1. The measure, which was requested by Third Ward Councilman Steve Cappiello, is expected to be approved next week during a special session of the council, he said.

Hoboken tax rate may fall next year

Continued from Page 1.
 signed to reduce taxes, generate rates and reorganize municipal government.

\$27 million budget on April 10, was criticized by the council majority for overestimating anticipated revenue in the spending plan.

The council and the administration were at loggerheads for nearly four months before the budget was adopted in August.

city government will be run," she said. "Every issue sits on the burner until it becomes a crisis issue and that's not the way to run a city."

Vezzetti, who presented the

Warren said the HHH rally "went better than I ever dreamed" and "will not be the last."

Warren said the HHH rally "went better than I ever dreamed" and "will not be the last."

Warren said, "Because in 1987 we are looking at another \$30 tax increase."

Demarest school may be closed

Continued from Page 1.

Rafter said that, after touring each school building and reviewing financial and enrollment figures, the committee has decided to recommend closing a school, but the group will not specify which school until after hearing comments from the public tomorrow.

However, figures compiled by Rafter's committee indicate that Demarest will be the school the board will shut. Located at Fourth and Garden streets, it is just one block away from the Rue School.

Demarest has a maximum capacity of 975 students, according to Superintendent of Schools Walter Fine. But the current enrollment is only 274, or 28 percent of capacity.

The school has become increasingly expensive for the board to maintain because of its size and age. One board source said that heating bills alone are "astronomical."

Seven of the school's 43 classrooms are vacant, and an additional eight rooms are not in use because they are in sub-standard conditions.

The committee states that it costs the Board of Education \$1,366,884 annually to operate Demarest. The building has a

staff of 32 teachers, a principal and vice principal, two clerks, a nurse, an attendance officer, and eight maintenance workers.

According to the report, the board could save \$350,480 annually by closing the school and laying off non-educational personnel. The board would save \$119,975 by closing the school but retaining the employees.

Sources said the board anticipates that other city schools will absorb Demarest's students and teachers. The Rue School at Third and Garden streets has a maximum capacity of 503 but an enrollment of 233.

The Calabro School, which is also nearby at 6th Street and Park Avenue, has a capacity of 476 and an enrollment of 354.

Several board members have said they favor selling a school building and using the revenue to lower the school board budget. Two years ago, the board sold the Leinkauf School for \$2 million at a public auction to a real estate developer who converted the building to condominiums.

But Rafter said he is opposed to selling a school building and favors an arrangement that will allow the board

to reclaim the school if it is needed in the future.

"We can't just keep selling schools to raise money for the board," he said. "It's not realistic."

Peggy Thomas, a spokeswoman for the Hoboken Community Development Agency, said CDA Director Michael Coleman will attend tomorrow's hearing and ask that the board "take no action to sell a school until CDA explores any joint public and private financing option."

Sources said the CDA is preparing a plan that would allow high-technology or white-collar industries to rent office space in a school building. Demarest would be ideally suited for several types of offices because of its size and location at the heart of town, sources said.

The CDA plan will also set aside space in the school for artists' studios, rehearsal space, and other public uses, according to sources. The Hoboken Chamber Orchestra rehearses and performs in Demarest.

One obstacle to the board selling Demarest would be its inability to find a deed to the building. Board officials are unsure if a deed even exists.

SCHOOLS	Current Enrollment	Teachers	Non-Educational Personnel	Annual Operating Cost	Savings with Layoffs Excluding Teachers	Savings with No Layoffs
WALLACE	511	50	16	\$2,029,122	\$436,621	\$160,998
CONNORS	491	46	13	\$1,671,726	\$321,987	\$107,552
KEALY	490	42	16	\$1,393,428	\$424,211	\$124,603
BRANDT	412	41	13	\$1,719,313	\$371,501	\$128,305
CALABRO	354	25	9	\$ 999,875	\$233,931	\$ 96,969
DEMAREST	274	32	12	\$1,366,884	\$350,480	\$119,975
RUE	233	31	10	\$1,271,685	\$271,485	\$113,726

Demarest was built in 1910 to serve as the city high school after the city seized property from several homeowners by exercising its right of eminent domain. The board fought a bitter, ten-year battle with residents in order to obtain the land.

Several board members

have lobbied for another vote on closing a school before the end of the academic year. He said it would be "unfair" to disrupt students in the middle of a school term.

Tomorrow's public hearing is scheduled for 8 p.m. in the auditorium of Hoboken High School.

fight any move by the board to close a school before the end of the academic year. He said it would be "unfair" to disrupt students in the middle of a school term.

Tomorrow's public hearing is scheduled for 8 p.m. in the auditorium of Hoboken High School.



Demarest School on Fourth and Garden street may be closed

Demarest School may be closed

By Jim DeRogatis

The Hoboken Board of Education may close the Demarest School because of increasing costs and declining enrollment.

According to a report by a special board committee, only 28 percent of the 76-year-old building is in use. Although Demarest is the largest of the city's seven grammar schools, the enrollment is one of the lowest.

The board will hold a public hearing tomorrow night to discuss closing a grammar school. Most board members have said they are in favor of closing a school, but they have not said which one.

A move to close Demarest was defeated by one vote at the board's Aug. 12 meeting. Board member Joseph Rafter was appointed to chair a special parent's committee to investigate the status of each grammar school.

Enrollment in Hoboken's public schools has steadily declined over the last five years because of the city's changing population. Many families have been forced to leave Hoboken because of gentrification, and new families moving into town have favored sending their children to private schools.

Hoboken's school system has been heavily criticized by many parents and educators because its standardized test scores in reading, writing, and arithmetic are consistently among the lowest in the state.

Grammar school enrollment sharply decreased from 2,936 in June to 2,765 in September, and school officials predict that the decline in enrollment will continue.

"Hoboken is never going to need all of these schools again, the population has changed," Rafter said.

See DEMAREST — Page 10.

GRAMMAR SCHOOLS	Capacity	Enrollment June '86	Current Enrollment	Total Classrooms	Vacant Classrooms
WALLACE School, Willow Avenue and 11th Street, built 1972	1215	536	511	37	5
CONNORS School, Madison and Second Streets, built 1908	750	541	491	28	0
KEALY School, Adams and 5th Streets, built 1913	798	502	490	34	0
BRANDT School, 9th and Garden Streets, built 1922	962	443	412	44	9
CALABRO SCHOOL, 6th Street and Park Avenue, built 1976	476	355	354	17	0
DEMAREST School, 4th and Garden Streets, built 1910	975	309	274	43	7
RUE School, 3rd and Garden Streets, built 1913	503	250	233	28	1

SRO for H.S. football in Hoboken tonight

By Jim De Rogatis

Hoboken school officials ordered a West New York company to remove temporary bleachers at the high school football field yesterday because of what they called "unsafe conditions."

The bleachers, for which the Board of Education agreed to pay \$15,400, were supposed to be made primarily of steel and serve for the length of the football season, until a new, permanent structure could be built.

But what the Hoffmann Chair and Tent Company of West New York actually built was wooden bleachers that were "tied together with string," school officials said. Superintendent of Schools

'Unsafe' bleachers ordered removed

Walter Fine and four members of the Board of Education inspected the bleachers yesterday afternoon and ordered the company to remove them before tonight's game between Hoboken High School and Shabazz of Newark, the first home game of the season.

The old bleachers at John F. Kennedy football field, Tenth and Jefferson streets, were removed last spring because board members thought they were no longer safe. Board Secretary Anthony Romano

tripped and injured his back during an inspection of the bleachers.

The board asked for bids to build temporary steel-and-wood bleachers for the 1986 football season several months ago. A contract was awarded to Hoffmann.

The board agreed to pay the company \$15,400, \$7,500 of which would be provided as a donation by the Maxwell House Coffee Company, according to Acting Board Secretary Anthony Curko.

Curko said that when he inspected the bleachers yesterday morning, he found that Hoffmann had not followed the specifications of the contract and had erected bleachers with wooden frames and seats that were not bolted in place but were secured by thin cord.

Fine also inspected the bleachers and said he thought "they were neither sturdy nor safe. I'm not an expert, but the whole thing just didn't look safe."

Board members Zelma Lugo, James Monaco, Lourdes Arroyo and Joseph Rafter looked at the bleachers and agreed.

"I'm furious," Rafter said.

See SRO — Page 4.

SRO for football game

Continued from Page 1.

"Those bleachers were unsafe. We paid for steel and they put up wood."

"They didn't meet the specs they bid on," Monaco said. "They were supposed to put up steel frames with steel supports and two-inch thick wooden seats and what they put up were wooden frames and wooden supports with one-inch thick wooden seats fastened by cord."

"It looked like poor quality work and it was a little too risky to have 2,500 people jumping up and down on it."

Charles Hoffmann, president of the company hired to build the bleachers, insisted that the structure was safe but agreed to tear it down, Fine said. There was no answer at Hoffmann's office.

Spectators at tonight's game will have to stand on the sidelines, but they will not be charged the usual \$2 admission, Fine said.

"We could have relocated

the game, but I think Hoboken people would rather stand on the sidelines in their own home town than go somewhere else and sit," Monaco said.

Fine said the board would "make every effort" to set up new bleachers in time for next Friday's home game, but Monaco said that will not be easy.

He said the process of attracting new bids would take too long and the football season would "be over before a new bidder was chosen."

Hoffmann had originally been the only company to bid on the job, Monaco added.

Rafter said he would insist that the board withhold payment from Hoffmann because the company did not abide by its contract.

Rafter also strongly criticized the board's engineering firm, Mayo Lynch & Associates, for not supervising the construction of the bleachers and seeing that Hoffmann adhered to its contract.

Skeptical Newman cops top ballot spot

By Jim DeRogatis

Thomas Newman will occupy the first position on the ballot in Hoboken's Nov. 4 special election for the First Ward City Council seat.

Newman's name was the first drawn yesterday afternoon by Hudson County Clerk Frank Rodgers. Newman did not attend the drawing at the County Administration Building, and his name was placed in the revolving canister by candidate Joseph Lisa.

Ironically, Lisa drew the last of the five ballot positions. Newman and Lisa are considered to be the front-runners in the race, which is expected to be hotly contested.

The positions on the ballot will be: Column C, Number 11, Thomas Newman; C-12, Bob Meyers; C-13, Aaron Miranda-Forman; C-14, James Giani, and C-15, Joseph Lisa.

The candidates are vying for the seat vacated by Anthony Romano in March. A four-term councilman, Romano was forced to resign after it was revealed that he no longer lived in the First Ward.

The winner of the election will serve for only six months. All six ward council seats are up in the May municipal election.

Candidates often hope for the first position on the ballot in the belief that it is worth a number of extra votes from voters who have not reached a decision and simply pull the first lever on the machines.

Newman, who said he was unaware that the first position held any significance, was in Manhattan at the time of the drawing.

"I'm happy that I'm first, for whatever good it does me, but I don't know that it's an advantage," he said.

Lisa was undaunted by the results of the drawing. "I don't think it matters," he said.

All of the candidates said they have begun door-to-door campaigning in the ward, which is a mixture of homeowners, tenants, and condominium dwellers. Political posters have also begun to appear on many street poles and in windows throughout the ward.

Development is expected to be a major issue in the campaign. The First Ward would be the location for the major portion of the Port Authority's proposed waterfront development, and several massive high-rise developments are planned along Observer Highway.

Newman, 47, is an alternate member of the Zoning Board of Adjustment and served as pres-

ident of the First Ward Block Association for 10 years. He owns a cabinet-making shop near his home in the ward.

Lisa, 30, is a certified public accountant and partner in the Hoboken firm of Gerald Lisa & Company. He has served as municipal budget auditor and is a member of the tenants committee at Marine View Towers.

Meyers, 35, has been a teacher in the Hoboken public schools system for 15 years and is also a resident of Marine View.

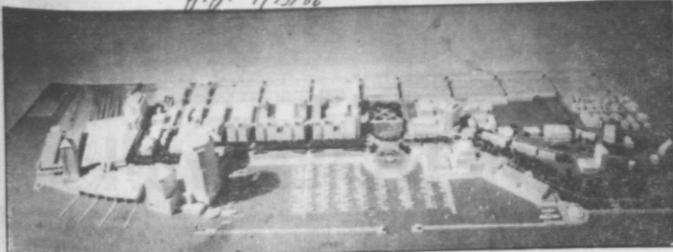
Miranda-Forman, 23, works at his father's skating rink in Jersey City, and Giani, 55, was a member of the Hoboken Fire Department for 25 years before retiring.

Each of the candidates has stressed that he is running as an independent, although Newman has been endorsed by Mayor Thomas Vezetti. Vezetti said he plans to campaign for Newman and support him "in any way he asks me."

Miranda-Forman has issued a press release saying that he has been endorsed by the county Republican party, but county Chairman Lee Lichtenberger said the party made no formal endorsement.

P.A. shrugs off 'defection' of Stevens

A.A. 9/15/86



Stevens Institute of Technology has joined with Hartz Mountain Industries to develop its portion of the Hoboken waterfront, located near Castle Point, at right on the model of the proposed development by the Port Authority.

By Jim DeRogatis

Port Authority officials on Friday said that the loss of Stevens Institute of Technology as a partner in the massive Hudson Center development will not dramatically alter their plans for the Hoboken waterfront.

Stevens announced on Friday that the institute has entered a partnership with Hartz Mountain Industries to develop its portion of the waterfront, pulling out of the P.A.'s \$600 million development.

The P.A. has proposed a massive project on the waterfront that includes millions of

square feet of office and retail space, 1,200 units of housing, a marina, and a hotel. Stevens had been a part of the P.A.'s plan until Friday.

The agency had planned to build 750,000 square feet of office space in a research and development center on the Stevens property at Seventh and Eighth streets. But Robert Hand, vice president for external affairs at Stevens, said the institute chose Hartz over P.A. as a developer "because of two basic issues: bucks and time."

Hand said Hartz offered Stevens "a more favorable economic package" and would develop the property sooner than

the P.A., which had scheduled the Stevens portion for Phase Two of the development, sometime after 1994.

Hartz has proposed to build two 300,000-square-foot office buildings, commercial facilities, and parking on the waterfront at the Seventh and Eighth street piers owned by Stevens. Hand has estimated that the project will cost \$120 million.

P.A. officials, who were meeting with Hoboken city officials for a question-and-answer session on the development at the time of the announcement by Stevens, said they viewed

See P.A. — Page 8.

P.A. shrugs off 'defection' by Stevens Institute

Continued from Page 1.

Stevens' plans "as a positive thing" and added that they will continue negotiating with the city for the remainder of the project.

The city is currently negotiating with the P.A. for a restated lease to the city-owned piers that will be the home of the development. The lease is the key document that will determine the amount of revenue the city will realize from the development and the amount of control it will be able to exercise.

"We have been aware of the fact that Stevens Institute of Technology has been in discussions regarding its Hoboken waterfront property and understand that Stevens has now announced its intentions to work with Hartz Mountain Industries," said John Donovan, manager of community relations for the P.A.

"The overall P.A. and city planning efforts to date have generally contemplated a use of that type in that area and we are encouraged by this evidence of continued interest in Hoboken's waterfront revitalization."

L. Michael Kreiger, manager of Hoboken waterfront development for the P.A., said that Stevens owns approximately three-and-a-half acres of dry land and 10½ acres of underwater land that had been included in the P.A.'s plan.

A portion of the research and development center would have been built on city-owned land, Kreiger said. That land may now be utilized to build additional housing, he said. Kreiger said the loss of Stevens as a partner will not dramatically alter the look or scope of the project. He said that the P.A. included Stevens in their plans because the institute had requested to be a part of the development.

Kreiger made the comments at a meeting between P.A. and Hoboken city officials in the P.A. offices at 5 Marineview Plaza. The meeting was requested by the Mayor's Waterfront Advisory Committee, who submitted a list of questions about the development to the P.A.

Kreiger, Stanley Eckstut, principal planner of the P.A. development, and Walter Kraft, who will prepare an environmental impact study for the development, answered the questions for city officials, including Laurie Fabiano, executive secretary to Mayor Thomas Vezetti, city Business Administrator Edwin Chius, Community Development Agency Director Michael Coleman, Council members Robert Ranieri and Helen Cunnning, and members of the WAC.

Many of the questions were related to an increase in traffic expected to result from the construction of a new transportation center and bus terminal at the site of the PATH station. The CDA is the process of applying for a \$10 million Urban Development Action Grant for the 16-story center.

The transportation center is included in Phase One of the development and will be built on land owned by NJ Transit. Sources have said that the P.A. will go ahead with the transportation center even if negotiations for the rest of the Hudson Center development remain stalled or collapse.

WAC is concerned that the transportation center will dramatically increase bus traffic in Hoboken. Kreiger said the city can expect 44 buses an hour at peak times after Phase One of the development, and an addi-

tional 30 or 40 buses an hour at peak times when the full development is completed.

He said, however, that only five of these buses will actually be generated by the waterfront development, and the city could expect the increase in bus traffic even without Hudson Center. "This is consistent with Hoboken's history as a transportation center," he said.

"If the waterfront was never built, these buses would still be coming into Hoboken."

Kreiger claimed that the buses will not affect street traffic in Hoboken. He said they will travel east and west along a widened and improved Observer Highway and will come north and south via a new highway proposed for the back of Hoboken along the Palisades.

But WAC (chairman Mayme Jurkat pointed out that plans for the new highway "are at least eight years away," according to estimates by the state Department of Transportation.

The amount of open public space in the development was also discussed. The P.A. has frequently boasted that a total of 11 acres of open space will be included in the development. But approximately three-and-a-half acres will be lost without Stevens as a partner.

Helen Manogue, chairman of the Hoboken Environment Committee, promised to "be out there with a ruler" to hold the P.A. to its promise of public access to the waterfront.

Kreiger said that the development will contain 1,200 housing units, all offered "at market rate," in response to a question of whether affordable housing would be included in the development. He noted that the P.A. will not actually construct the housing but will try to attract developers to build the structures included in the P.A. plan.

Coleman said that city officials will meet in private this week to discuss the P.A.'s responses to their questions. Sources have said that the city is close to completing a counter-offer to the P.A.'s proposed restated lease.

Once the city presents the P.A. with its counter-offer, both sides are expected to work towards a compromise somewhere between the city's lease offer and the P.A.'s lease offer. City officials were enthusiastic about Stevens' announcement and said the loss of Stevens as a partner in the project will improve the city's bargaining position with the P.A.

A Hartz spokesman, meanwhile, said that the details of Hartz' plans for Stevens will be presented "sometime in the near future."

The agreement between Hartz and Stevens must still be approved by the Stevens Board of Trustees, and a Stevens spokesman said that "concrete details" of the partnership must still be negotiated.

3 more hopefuls enter race for Hoboken special election

A.A. 9/17/86

By Jim DeRogatis

Two Hoboken residents filed nominating petitions yesterday for the Nov. 4 special election for the First Ward City Council seat, bringing the total number of candidates to five.

Joseph Lisa and Thomas Newman filed petitions with Hudson County Clerk Frank Rodgers just hours before the deadline. They join Aaron Miranda-Forman, James Giani and Robert Meyers as candidates in the race, which is expected to be hotly contested.

The five candidates are vying for the seat vacated by Anthony Romano in March. A four-term councilman, Romano was forced to resign after it was revealed that he no longer lived in the First Ward.

The winner of the election will only serve six months. All six ward council seats are up in the May municipal election.

Lisa, 30, is a certified public accountant and a partner in the Hoboken accounting firm of Gerald Lisa & Company. He served as municipal budget auditor for the city council from May 1984 to August 1985.

A lifelong Hoboken resident, Lisa and his wife, Nancy, reside in Marine View Towers, where Lisa serves on the tenants committee. Lisa stressed that he is an independent candidate who neither supports Mayor Thomas Vezetti's administration nor a group moving to recall the mayor.

Lisa promised to address the issues of the 1987 municipal budget, development, recreation, reevaluation, ethics, and parking and to release plans offering "real solutions" during his campaign.

"The city of Hoboken is in desperate shape and the conditions will worsen unless the patterns of financial and fiscal abuse are reversed," he said.

"I feel I can lend expertise to the city in an area where it is lacking — municipal and governmental finance," Lisa said. Lisa said that, if elected, he would see that "the city is run like a business."

Newman, 47, owns a cabinet-making and furniture-restoring shop near his home. He is an alternate member of the Zoning Board of Adjustment, where he has been a vocal zoning activist, and has been president of the First Ward Block Association since its formation 10 years ago.

Newman resigned as president of the block association Tuesday because he said it has always been separate from politics. He added that he will resign from the Zoning Board if elected to the City Council.

Newman and his wife, Suelen, director of the Hudson School, have lived in Hoboken since 1968. They have five children and own a home on Garden Street.

Although Vezetti has endorsed Newman and promised to work for his election, the candidate said he is "an independent reform candidate. I'm not running because Tom Vezetti asked me to run; if he wants to support me, that's his business," he said.

According to Newman, development is the main issue facing the First Ward, and one he is well-equipped to deal with.

Much of the massive waterfront development proposed by the Port Authority would be built in the First Ward, and several highrise projects are planned along Observer Highway.

"These are times of change in our city," Newman said. "With change comes the opportunity to seize the moment and shape the future. I am eager to participate in shaping a brighter future for Hoboken."

Giani, 55, filed petitions Monday. He was a member of the Hoboken Fire Department for 25 years before retiring and served as an elected member of the Board of Education for two years in the 1970s.

Born and raised in Hoboken, Giani has lived in the First Ward for 45 years. He and his wife, Tomasin, have two daughters and two granddaughters.

Giani said he was prompted to run for the council because of what he described as "the constant personality clashes" between pro- and anti-administration council members.

"What we witness on the council now are just constant personality clashes. They don't have the interest of the city at heart," he said.

A homeowner, Giani said he thought the increase in the tax rate is the biggest problem facing the First Ward. He also promised to address the issues of parking and development.

Meyers, 35, has been a teacher in the Hoboken public school system for 15 years and has served as music coordinator for the past four years. A resident of Marine View Towers, he has lived in Hoboken seven years.

Meyers is allied with anti-administration forces and served as treasurer for the two anti-administration slates in the last two Board of Education elections.

"I feel I can do a lot of good for the city as councilman," Meyers said. He said he would address development as one of the major issues in the campaign and would fight to get developers to contribute more park and recreation space to the First Ward.

Miranda-Forman, 23, was the first candidate in the race, having filed petitions on July 31. He lives in a house owned by

his father in the First Ward and works at his father's skating rink in Jersey City.

Miranda-Forman was an unsuccessful at-large candidate on the ticket headed by Thomas Kennedy in last June's mayoral election. After his defeat, Miranda-Forman endorsed Vezetti, but he is not considered an anti-administration.

"There are serious issues

in the First Ward," Forman said several weeks ago. "The ward is going through great changes, and it is vital that the people have a spokesman who is prepared to address those changes."

Miranda-Forman promised to discuss parking, sewers, condominium conversions, and the accessibility and accountability of city officials during his campaign.

ANTI-WAREHOUSING LAW

Dispatch 9/22/86

Hoboken's court fight gets boost

By JEFFREY HOFF Staff Writer

HOBOKEN—Concern that the city will not adequately defend an ordinance prohibiting a landlord from leaving apartments vacant has prompted a tenant group and four citizens to seek to join its legal defense.

The law, known as an anti-warehousing ordinance, has been challenged in federal court on constitutional grounds.

The Campaign for Housing Justice asked to be involved in the case, because "there is at least a perception that the city Law Department is weighed toward the developers," explained the campaign chairman, the Rev. Paul A. Hagedorn of St. Matthew's Trinity Lutheran Church.

The city has been prohibited from enforcing the ordinance since Aug. 4, when a group of developers and contractors won a temporary restraining order in U.S. District Court in Newark.

The case is being watched closely in four other Hudson County municipalities that have passed similar laws in attempts to curb the declining supply of low- and moderate-income rental housing. Landlords sometimes keep apartments vacant in order to make it easier for them to meet restrictions for profitable conversion of rental property.

Thomas Calligy, assistant city attorney, said Friday he would be pleased to have the new defendants added to the case.

Law Director Sal D'Amelio, responding to charges leveled by City Councilwoman Helen Cunnning last month, said, "I will defend the ordinance to the highest level of state and federal courts. I pursue

whatever comes in here with the utmost."

Attorneys for the tenants asking to be named defendants in the suit, on which a hearing is scheduled in Newark Wednesday before Judge Herbert J. Stern, argued that the city "has interests and considerations which may impair its representation."

The ordinance, which provides for fines of up to \$250 for each day an apartment is left vacant more than 60 days if someone seeks to sign a lease for the unit, was passed by the council June 18.

The law exempts buildings that are being converted legally to condominiums, buildings with less than four apartments and other cases concerning renovation and occupancy by a landlord's family.

A similar law in West New York is the subject of a suit yet to be heard in Hudson County Superior Court in Jersey City.

Before the law was passed here, tenant groups estimated there were some 300 to 600 vacant apartments, while more than 1,000 people were seeking units in affordable housing.

The Campaign for Housing Justice assists people with housing problems, and it strongly supports passage of the anti-warehousing ordinance, Hagedorn said.

Three of the tenants requesting to be named defendants, Sonia Burgos, Carmen-Marti and Hilda Ramos, live in buildings at least partially owned by Murray M. Connell, who filed an affidavit in support of the suit against the city.

The fourth, Margarita Sanabria, says she sought to rent an apartment she believed to be vacant in a building owned by Connell, but

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BOOST

Continued from Page 1

was turned away. She has been looking for an apartment since May 1985, when her apartment was damaged in a fire.

In an affidavit filed by attorneys representing the tenants, Maureen Schweitzer and Claudette St. Romaine of Hudson County Legal Services, Sanabria, who has five young children, says she has not been able to find a home within her price range — less than \$350.

Wednesday's hearing is to determine whether the parties will be permitted to join the suit as co-defendants. Another hearing is scheduled Oct. 27, to determine if the city will continue to be prevented from enforcing the ordinance as the developers' group, Help Hoboken Housing, requested in its Aug. 4 lawsuit.

On Thursday, Schweitzer, St. Romaine and Ira Karsick and George Aviles who represent the Campaign for Legal Justice, jointly filed papers in federal court arguing that the city may not "fight for the ordinance with the same enthusiasm" as their clients. The brief emphasized that the city also represents constituents with interests that may conflict with those of the tenants.

In addition, the attorneys pointed out that a city attorney "has already conceded the illegality of the ordinance."

Before the anti-warehousing ordinance was passed, Assistant City Attorney Michael Mongiello submitted a letter to the council arguing that the law "runs afoul of property rights protected by the 14th Amendment to the United States Constitution... and conflicts directly with New Jersey law."

While these arguments were supported at first by members of the council, the law was adopted unanimously.

The points are similar to those raised in the suit brought by Help Hoboken Housing.

Schweitzer explained Friday that if their clients are allowed to become defendants, the attorneys will argue that the federal court should not hear the case until a state court reviews an anti-warehousing ordinance.

The Legal Services attorney explained that she and her colleagues also will defend the constitutionality of the ordinance. Schweitzer, St. Romaine and Aviles have considerable experience in housing law. Karsick is well-versed in constitutional law.

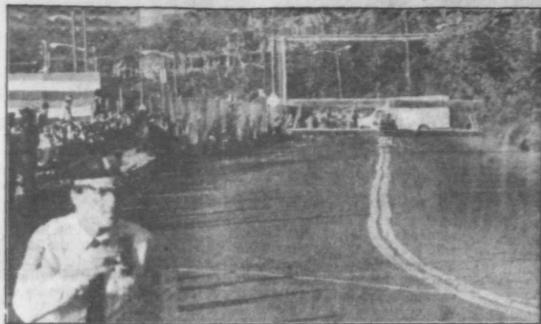
The suit charges that the ordinance is a violation of the Fifth Amendment, which prohibits the confiscation of private property for public use without just compensation.

Aviles, however, explained they will argue that the ordinance does not call for the confiscation of private property and does not prevent buildings from being rented or being converted to condominiums.

While the suit charges that the ordinance "constitutes an excessive use of (Hoboken's) police powers," the attorney for the tenants will argue that the law is not excessive if the city can prove it has a "legitimate interest in preserving the availability of affordable, safe, sanitary rental housing."

They argue that this interest already has been determined in a number of court cases, including those heard by the state Supreme Court concerning the availability of affordable housing, known as the Mount Laurel decisions.

Up, up
and
away



A daring young man in a flying machine soars from Hoboken

By Jim DeRogatis

A replica of a 1911 biplane successfully took off from Frank Sinatra Drive in Hoboken yesterday morning in an attempt to recreate the first transcontinental flight.

James Lloyd, 38, of Fishkill, N.Y., sped down Frank Sinatra Drive for several hundred feet before taking off shortly before 8 a.m. Lloyd flew just a short distance over the heads of the approximately 150 spectators who braved the crisp, early-morning air and filled the Seventh Street pier.

Lloyd's plane, the Vin Fiz, banked out over the Hudson River and circled once as hundreds of colorful balloons were released. Lloyd then flew north over the river on the first leg of his 4,300-mile journey.

Yesterday's events marked the 75th anniversary of the first transcontinental flight. Calbraith Rodgers, piloting a wood and fabric biplane built by the Wright Brothers, lifted off from a field in Brooklyn on Sept. 17, 1911.

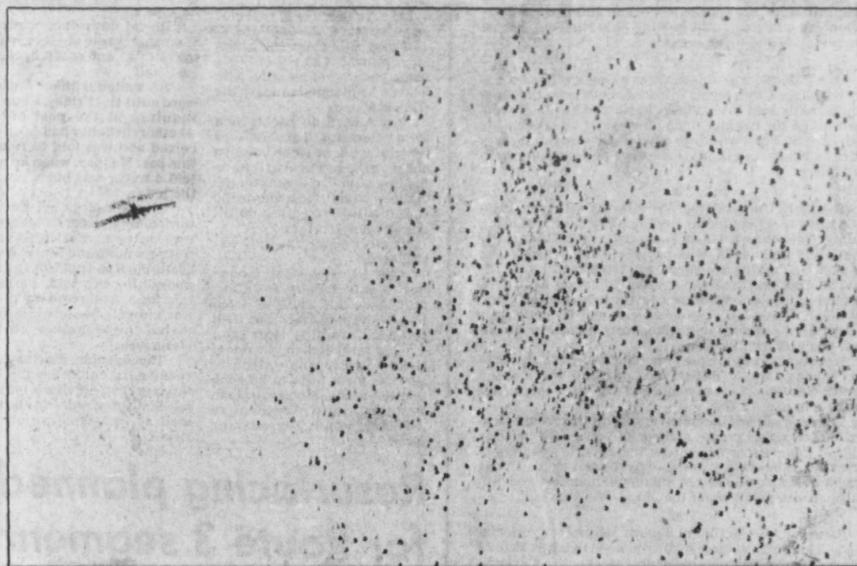
After 49 days, 76 stops, 15 crashes, and two broken legs, Rodgers set down in Long Beach, Calif., and became the first man to cross the United States by air.

Asked why he is attempting to recreate Rodgers' dangerous flight, Lloyd said, "For the fun, what else?" A graduate of Stevens Institute of Technology with a doctorate in metallurgy, Lloyd said he wanted to take off from Hoboken because it is the home of his alma mater and he spent 13 years here studying.

Lloyd is trying to duplicate Rodgers' flight as accurately as possible. Like Rodgers, he plans to cover the distance between coasts in 82 flight hours over a 49-day period, navigating by following highways, rivers, and railroad tracks.

Lloyd will set down in the same cities where Rodgers set down. He was scheduled to make two stops yesterday in Middletown and Hancock, N.Y.

"Reproducing the Vin Fiz



With a Hoboken cop clearing the way, top left, James Lloyd taxis for takeoff on Hoboken's Frank Sinatra Drive. Moments later, top right, his replica of a 1911 Wright brothers' biplane is airborne over a crowd of well-wishers and quickly audistances the congratulatory balloons, bottom, as he begins the first leg of his recreation of the first transcontinental flight. (More pictures on Pages 11 and 14.)

See DARING — Page 14.

Daring young man in 1911 machine

Continued from Page 1.

flight on its 75th anniversary is an excellent way to commemorate Rodgers' courageous act," Lloyd said. "Reenacting that romantic, exciting time in aviation history can help us learn more about the era and experience something similar to what he must have felt along his journey."

Lloyd's wife, Susan, will follow her husband's flight in a truck equipped with spare airplane parts. She and Mike Sullivan, a friend of Lloyd's, will record the journey on film.

Susan Lloyd described her husband, a researcher employed by IBM, as an "aviation fanatic." She said he got the idea of recreating Rodgers' flight while looking at a poster in their home.

"He knew about Rodgers' for a long time, but he was just looking at the poster and realized that the 75th anniversary was coming up," she said. "He thought it would be nice if someone recreated the flight to celebrate the anniversary, then he thought it would be nice if he did it."

"So he just went about doing it."

Lloyd convinced the Armour Food Company of Nebraska to sponsor the flight as a

public relations gesture. Armour sponsored Rodgers' flight in 1911 to promote a grape-flavored soft drink they had just released called "Vin Fiz."

Vin Fiz was phased out of production a long time ago, but Lloyd successfully convinced Armour President Thomas Smith to cover the expenses of recreating Rodgers' flight.

Lloyd's quest for authenticity is so great that he took off yesterday dressed in the costume of Rodgers' era, but the similarities end there.

Lloyd is a trained pilot with 300 flight hours' experience, where Rodgers had only an hour and a half of flight instruction before making his cross-country trip.

Rodgers broke both legs, his collarbone, and several ribs during one of his 15 crashes en route to California, and he finished his trip by tying his crutches to the wings of his battered plane. Lloyd said he does not intend to recreate Rodgers' numerous accidents.

And while Lloyd's plane looks amazingly similar to Rodgers', it is equipped with several modern-day conveniences that would have made the aviation pioneer's journey much safer, including a radio,



James Lloyd prepares for takeoff.

Photo by Wally Hennig

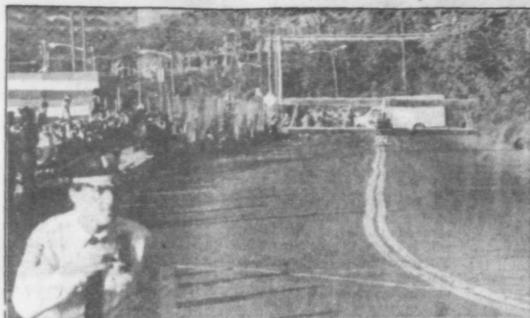
an air speed indicator, and an altimeter.

But like Rodgers, Lloyd will be flying in an open cockpit, exposed to the elements, at heights of 1,000 feet or less and at speeds no greater than 55 miles per hour.

Among those who watched Lloyd take off yesterday morn-

ing were Mayor Thomas Vezetti and Dr. Kenneth Rogers, president of Stevens. Both were scheduled to speak, along with Armour executives, before Lloyd took off, but because of time considerations for the live television coverage by Good Morning America, Lloyd took off promptly at 7:58 a.m.

Up, up
and
away



A daring young man in a flying machine soars from Hoboken

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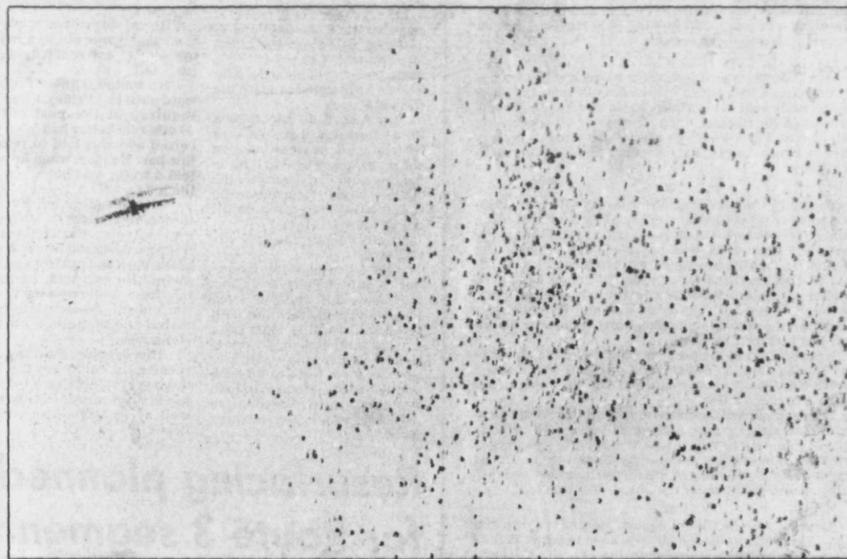
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