

'Power' has double meaning for tenant

Novel program in Hoboken could lead to a better life

This is a follow-up to a March 3 story describing the demolition of the Hispanic population in Hoboken due to gentrification. The two families profiled in that story could be among the first, if their landlord is willing, to benefit from a new program designed to keep lower and middle-income tenants, many of them Puerto Rican, in Hoboken and in their homes.

By JANET WILSON
Staff Writer

HOBOKEN—"Power!" exults Sonia Almenas, raising her tiny fist toward the light beaming down from the overhead fixture in her living room.

For eight weeks this year, Almenas and her two children lived in semi-darkness at 70 Park Ave., their electricity cut off after a January snowstorm soaked their electrical wires. The landlord, who freely admit they want Almenas and three other families out of the building to put it and convert it to a condominium, refused to have a \$300 rewiring job done.

Through the long dark nights of January, Almenas and her children cooked and dressed by candlelight. Through February and March, she and a tenant advocate tried to force housing inspectors, building code officials, and the Municipal Court to make her unwilling landlords provide her with basic services.

Spring has come.

Almenas and her two children finally have the lights back on again, thanks to the stern order of Municipal Court Judge Ross London to landlord Phillip DeAngelo last week.

There are still major problems in the apartment, including a permanently running faucet in the bathroom that is turning the hardwood floor under the linoleum into rotting mush.

But the Almenases and the other three families in the rundown building at 70 Park Ave. could be among the first in this city to benefit from a new program designed to keep poor tenants in existing housing, and make those homes livable. The vital key is the landlord.

The Community Development Agency, a city office formed to deal with housing issues, is conducting negotiations now with dozens of landlords that could affect tenants in 300 apartments, many of them, like Almenas', riddled with a multi-

trule of state building code violations. Faced with the virtual elimination of federal funds to build new subsidized housing for low-income families, CDA staffers have become experts at gathering grant money piecemeal from both state and federal agencies.

They already have amassed \$300,000 and are applying for another \$2 million to be used for both renovations and long-term rent subsidies. The money is used in a two-step process: to fix up existing housing, and to pay landlords "fair market rent" subsidies while keeping the tenant's rents low.

"We have calculated that it is cheaper to keep low-income tenants where they are than to build new affordable housing — (it costs) about half as much, in fact," CDA Executive Director Michael Coleman said.

Hounded by city and state inspectors, and faced with unwelcome publicity about his record as Almenas' landlord, DeAngelo approached the CDA three weeks ago and told the agency he wanted to sign up. Again, the unfolding story of the touch-and-go negotiations between this landlord and the city serves as a guide of what other families can expect to undergo as the program kicks off.

The day before he was due in Municipal Court, DeAngelo met with Peggy Thomas of the CDA, and told her he had another building at 114 Monroe St. that he could have the families from 70 Park Ave. moved into by April. He told her two of the four families already had agreed to move, and that the building was basically livable.

Thomas said she thought the April moving date was "highly optimistic," but she agreed that the CDA could offer \$5,000 per unit to defray some of DeAngelo's repair costs for the building and provide 10-year rent subsidies for Almenas and Lydia Santos, another Hispanic tenant with children, who lives on the fourth floor.

"Have you SEEN that building?" Santos said this week as she sat in Almenas' living room. "No way do I move to that building, no way. Not unless they do a real lot."

The vestibule at 114 Monroe St. is drenched in urine. Another woman, Nereada Roman, has been living alone with her 5-year-old son in the building — without any running wa-

ter — since before Christmas. The pipes burst after freezing, and never have been replaced. She and her son travel to a friend's house two blocks away every day to shower and wash clothes.

Garbage is piled high inside the building and out. Most of the seven apartments look like they were abandoned at the last minute, with a child's jacket here, an empty ripped suitcase there. Walls and plaster are cracked, and the floors covered with decades of grime.

Like 70 Park Ave., the history of tenancy here is a history of the recent Puerto Rican experience in the city. The names on the empty, broken mailboxes include Robles, Mercado, Diaz, Gonzales, and Torres. Neighbors on the street said they have no idea where they went.

More important in terms of successful and timely negotiations for the Park Avenue tenants, DeAngelo does not own the building, although he told the CDA he did. It is listed as belonging to a David Seltzer.

DeAngelo told The Dispatch a month ago that he has contracted to buy the building, but refused to give the price or any other details. He refused to answer any questions last week.

Thomas said she learned last week that DeAngelo does not own the building. She said the CDA is still very interested in negotiating with DeAngelo. The building, is structurally sound, the front door is solid, and, most important, there are seven vacant apartments and the funds are there for renovation.

"He's going to have to give us full cost estimates, though, and those estimates are going to go through a thorough review procedure on this end," Thomas said.

Almenas and Santos are extremely wary, but not dead-set against moving, if extensive repairs are made and help with the rent can be provided.

"That's what depends most of all, the rent," Santos said, twisting her hands nervously. "I can't afford \$350. I can't."

Santos said she receives \$442 each month from welfare checks and food stamps. She currently pays \$137 rent, leaving about \$300 for food, clothing, gas, electricity, medicine and all other expenses.

The funds are there. But DeAngelo, who said he came to this city to make a business out



Photo by Don McCoy

SONIA ALMENAS, left, and Lydia Santos chat in front of 114 Monroe St. in Hoboken, which may soon be their new home, if their landlord has his way.

'We have calculated that it is cheaper to keep low-income tenants where they are than to build new affordable housing'

— CDA Executive Director Michael Coleman

of converting deteriorating real estate into condominiums, is going to have to decide if he is willing to put time and money into something else: keeping the low-income residents who are already living in his property a part of the city.

Lenore LaSpina just got back from Puerto Rico Monday. Yesterday, with four of her five children in tow, she went looking for an

apartment in her old neighborhood.

"It's bad here. Nobody wants to give a woman with five children a place to live. But Puerto Rico is worse. The baby got sick, there was no medicine, no help at all."

She wheeled her stroller to a halt at 114 Monroe St., went up the steps, and tried the locked door. "Nope, no luck," she smiled, and continued down the street.

SCHOOL

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McGorty, assistant superintendent of schools.

"Our teachers have had to raise their expectations, not lower them," Duroy said. "They have to have 15 kids who can read above state levels, so they have to work hard with those kids to push them to do their best."

"Academic professionals in any system plagued by chronic urban problems get into a cycle of despair," McGorty said. "The kids come in so badly prepared for school you think they can't learn, so they don't. Now we're being forced to break that cycle — to say they have to learn."

In some respects, Connors is like any school. Art fills the walls, and laughing children bound down the imposing front steps.

"I think I've got the apples and bananas under control," Duroy said after a tumultuous lunch hour last week. "I'm not so sure about the raisins."

But in other respects, Connors is anything but average. Duroy feeds 450 students in the dimly-lit "cafeteria" at once, and 80 percent of the students qualify for federal breakfast and lunch programs.

The fights are not just food free-for-alls at lunch. They turn into full-scale brawls after school.

"Fights, not drugs, are our main problem," Duroy said. "Our kids have a lot of hostility inside them."

MILE SQUARE MEMOIRS

Bill Quinlan



PHOTO BY KEN CLARE

YEARS IN HOBOKEN

59

JOB

Senior Building Maintenance Worker, Hoboken Public Library. Beginning 39th year as city employee.

ROOTS

Born in Vermont. Moved to Hoboken two weeks later. Wife Joyce has worked at Hoboken library for 23 years. Bill, Jr. owns the Blimpie base on Washington Street. Daughter Susan of North Bergen has one child and another on the way.

BEST THING ABOUT HOBOKEN

"Everything is very convenient."

WORST THING

"The parking."

IF I WERE MAYOR...

"I'd make more parking and clean up the streets."

FUTURE PLANS

"I'll retire in about a year. We have a place at the shore in Belmar, so I'll spend more time there."

BIGGEST ACCOMPLISHMENT

"Just keeping the building in shape."

Students love their rundown school

By JANET WILSON
Staff Writer



Photo by Don McCoy

A CRYING BOY who has just been punched by another student at Connors School in Hoboken is comforted yesterday by Principal Edwin Duroy, who admits fighting is his major problem there.

HOBOKEN—Don Clifford, an eighth-grade student, loves school. "I like my art," said the Thomas G. Connors School student, proudly wearing his hand-painted hat. Don said he wants to be a commercial artist or an art teacher when he grows up.

Don was left back in school this year. In fact, most of his classmates in the eighth grade of the city's largest elementary school were reading at late-fourth-grade level in September 1985.

According to the state, Connors is the worst school in a city where the entire system is failing. It is a crowded, ancient building at the corner of Second and Monroe streets in a poverty-ridden section of the city. But even here there is hope, and a sense of urgency. The school boasts the city's best choral program and a championship basketball team.

As the six candidates in next Tuesday's Board of Education election battle over long-term solutions, the city's schools are fighting a

different opponent: a possible state takeover. Less than half of the city's ninth graders can read or compute mathematical problems at their grade level. Only a third of them passed the state writing test. The students are fourth from the bottom on the state's reading proficiency lists.

If three of the city's schools do not pull up their reading scores this year, so that at least 75 percent of the system's students can pass their grade level, the state could take over the entire system come summer.

Nowhere is the pressure more intense than it is at Connors. On all of the charts, Connors is at rock bottom, yet the school of 515 students sends more eighth graders to Hoboken High School than do any of the other six elementary schools.

"We're playing a numbers game," said Edwin Duroy, principal of Connors. "We've got to get the scores up by June."

But the pressure may be having a uniquely positive effect at Connors and in all the other schools, one noticed by both Duroy and Francis

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graders were reading, in English, at a minimum level of proficiency last year. The scores were 30 percentage points lower than those of any other school.

Other factors are a lack of space and modern facilities.

"They say the schools are empty," said Superintendent of Schools William Fine. "At Connors, I fit them in with a shoehorn." There are classes with as many as 26 students in the school, while at Demarest they average between 15 and 18 per classroom.

Connors, built in 1908, is the oldest school in the system, and despite a recent paint job, the age shows. There is cracked and peeling plaster in the lower hallways, a single bathroom in the basement for girls, a small concrete yard instead of a gymnasium, and several children have to sit in seats partially obstructed by huge pillars in the "auditorium," which is the cafeteria converted into a performance space.

But there is life. Connors' choral program excels even though it has no auditorium, and a championship basketball team although it has no gym, and its second graders have made up for lost ground since they entered in kindergarten already half a year behind in state skills tests.

Duroy said he believes the keys, in addition to greater parent involvement, are longer school hours, in-school suspension programs and summer school.

The language and vocabulary barrier is especially hard. As it is for most of the city's school population, Spanish is the first language for 75 percent of the students at Connors. Only 44 percent of the school's sixth

Mayor's office presents plan for better management

But there's no shortage of critics for City Hall re-organization plan

By Wendy Hester

A 30-page document prepared by the mayor's office calling for the reorganization of city government is being received with mixed reactions.

The need to lower costs and avoid "crisis-management" are the objectives of the plan, according to the report's introduction. Five managerial positions are suggested, along with the restructuring of some governmental functions, and the privatization of others.

"This is the first organizational chart this city has ever had," claims mayoral assistant Laurie Fabiano, who worked on the plan for six months with Mayor Tom Vezzetti and his directors. "This is a draft — we did it this way so we at least have a starting off point. It's meant to have input from the City Council."

More and better management is needed to run the city efficiently, she says, noting that in the long run, the cost of the additional positions pay for themselves if the ci-

"This is what some people thought was a professional and business-like approach to reorganizing city government," Councilman Joe Della Fave said.

ty is able to provide better government and lower costs.

No cuts in personnel are called for in the proposal. All five positions would be non-civil service jobs appointed by the Mayor and approved by the City Council.

The plan is criticized

"There was no input at all from anyone

in the labor unions on this...no input from the City Council...I don't know who to go to about it," Municipal Employees Union President James Fisher said of the plan at the February 18 council meeting.

"All we know about it is what we read in the papers," Council President E. Norman Wilson also commented at the meeting. (Fabiano later explained that Council members had been sent copies five days earlier and she had checked to make sure they received them.)

"What you have on the table is something to get the ball rolling. With the budget, people said, 'We can't do anything without something to look at.' Now you have something and you say 'We weren't consulted,'" noted Councilman Joseph Della Fave, after several Council members complained the council should have been in on the planning stages. "This is what some people thought was a professional and business-like approach to reorganizing city government."

The cost of government

Several council members seem unconvinced whether the suggested measures will achieve the goals of the administration.

"The city could probably use one or two people as professional people and planners, but I don't agree with the numbers of upper and middle management positions," said Councilman Pat Pasculli. "The entire plan is not a streamlining plan, but a plan to expand city government. We have to ad-

dress ourselves to providing more basic services, and not more upper management positions."

Councilman Robert Ranieri remarked, "The problem is not streamlining our government or revamping it...our problem is that the cost of government has gone beyond the ability of the local populace to pay for it." Ranieri claims the solution is to encourage waterfront development to in-

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The reorganization plan at a glance

The mayor's proposed reorganization plan includes:

- Upgrading the \$23,000 a year position of administrative assistant to the mayor to a \$38,000 a year Executive Assistant post.

- Establishing a Department of Finance and a Director of Finance, and computerizing all finance operations.

- Forming a Department of Engineering with a Director of Engineering. Engineering work is now contracted out.

- Creating a division of Physical Operations and a Manager of Physical Operations, under the Department of Public Works.

- Establishing purchasing and personnel divisions to centralize

those functions.

- Restructuring the Community Development Agency into a city department, which would include an Affordable Housing Corporation.

- Having studies done and recommendations made for the Tax Assessor and Construction Code Official's office, as well as for the Municipal Garage, the Health Division and the Public Safety Divisions.

- Enacting staggered terms for all municipal boards. Appointments for the Rent Levelling Board and Board of Health are currently concurrent with the mayor's term.

Mayor's plans

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crease revenues to cover the cost of services and city employees.

Time for mayor-bashing

A proposed \$38,000 a year Executive Assistant to the Mayor position is being singled out for criticism. Fabiano, whose salary is currently about \$23,000 a year, is expected to fill the position created by the reorganization plan.

"I think you need somebody in there coordinating the office. But I don't know if it's to be at \$40,000 a year," says Dave Roberts.

"I can understand an organizational person," Pasculli remarks, "...but to hire a person who is basically going to run the day-to-day affairs of that office...that's the

mayor's job."

The criticisms, particularly regarding her position "were fully expected," says Fabiano, because "Nobody around here does anything this openly."

"It has nothing to do with who's mayor. If Bob Ranieri became mayor tomorrow, he'd need someone, too," she states.

"I realize the timing's not good," Fabiano adds, "It's an election year and they're going to say whatever'll help their campaign. If it seems like good politics to go mayor-bashing, they'll do it...It's hard to do anything professional in this environment with everybody trying to politicize it."

A target date of July 1, 1987 is suggested for enactment of the changes. Each alteration requires a separate ordinance, explains Law Director Bill Graves, and enactment of the entire reorganization plan could require more than a dozen legislative actions. □

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Mayor expects tax rate will drop

By Bill Campbell

Hoboken's tax rate may drop by \$3 this year, according to the proposed 1987 municipal budget released yesterday by Mayor Thomas Vezzetti.

The \$28 million spending plan and the projected 1987 tax rate of \$213 per \$1,000 of assessed valuation is contingent on heavy cuts in the school bud-

get, increased Distressed Cities Aid and the anticipation of funds from the Port Authority.

Vezzetti's budget reflects a 16 percent decrease in the city's portion of the tax rate, a drop the administration hopes will offset increases in school spending. The spending plan also assumes that the county budget, which has not yet been released, stays at the 1986

level. The budget, which does not anticipate any federal aid, advocates a reorganization of municipal government.

"For the first time in Hoboken's history we have a budget which stabilizes taxes coupled with a plan to establish a growth process that can be used for the benefit of the city," Vezzetti said.

The budget is to be pre-

sented to the City Council tonight and is expected to generate much debate in the weeks preceding the May 12 municipal election, when six of the nine council seats are up.

The council will review the budget and conduct public hearings before taking action to ratify a spending plan.

City Business Administrator Edwin Chius and mayoral

assistant Laurie Fabiano prepared the 61-page spending plan and the mayor's budget message. Both were released in a news conference yesterday.

Administration officials have been hoping to stabilize the tax rate despite a 31 percent this year in the school budget, reductions in state aid and the elimination of federal aid. Last year's spending plan,

the first under the Vezzetti administration, resulted in a 40 percent increase as property taxes soared from \$162 to \$216.

The budget anticipates \$3 million from the Port Authority stemming from a proposed settlement to a lawsuit over insurance proceeds from a 1980 fire on Pier B. The funds, part of a

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Tax rate may fall

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\$9.5 million package, will be earmarked for immediate tax relief.

Although the P.A. has not approved the city's plan to disperse the insurance proceeds, Barry Skokowski, the state director of Local Government Services, has linked the \$3 million appropriation to Hoboken's financial recovery plan.

Chius said the payment would serve as a financial "bridge" until next year when the city will realize revenue from the bankruptcy sale of the old Hoboken Shipyards and the sale of municipal assets.

While the insurance settlement is expected to account for 12.4 percent of municipal revenues, the bulk of the city's funding comes from state aid, 23.2 percent; property taxes, 21.2 percent; and business taxes, 14.4 percent.

Fabiano said she does not anticipate layoffs resulting from the 1987 spending plan, saying the payroll has already been reduced through attrition.

However, the spending plan allows for the creation of departments of finance and engineering and divisions of purchasing and personnel. The measures, requested by the mayor's office in February, call for the hiring of two directors

while the other positions will be filled by existing personnel, Fabiano said.

Skokowski recommended that the city create a department of finance to monitor fiscal recovery, but he did not comment on the other portions of the plan. The council can establish the new positions by ordinance.

Other funds in the proposed budget with Skokowski's consent include: Distressed Cities Aid, \$1.1 million; Municipal Public Safety Act, \$342,138; reimbursement for Port Authority consulting fees, \$250,000; and reserve for Medicare, \$150,000.

The Distressed Cities Aid amounts to a \$400,000 increase over last year.

Public Safety accounts for 42.4 percent of municipal appropriations, followed by employee benefits, 17 percent, and Public Works, 15.5 percent.

According to the 1987 budget, the city's share of the tax rate will drop from \$85.22 in 1986 to \$71 this year while the schools' share will jump from \$73.93 to \$88.58.

Administration officials estimate that the county share will be \$53.97.

Ratables, the total value of taxable property, have jumped \$7 million this year, from \$110.5 million to \$117.5 million.

Two problems in the budget

By Jim DeRogatis

Mayor Thomas Vezzetti's 1987 budget presents two major problems to the Hoboken City Council: settling a controversial lawsuit with the Port Authority and cutting \$2.6 million from the school board budget.

The mayor's 1987 spending plan, presented yesterday, would result in a small property tax decrease if adopted as is. But the \$26 million budget leaves several questions unanswered and could jump by nearly \$6 million if the council does not follow Vezzetti's recommendations.

Included in the budget is \$3 million in revenue the city could receive from the P.A.

The money would be provided if the city settles a law-

suit to recover about \$9.5 million the P.A. collected after one of three piers it leases from the city was destroyed by fire in 1980.

Members of the council and administration worked out a settlement with the P.A. several weeks ago that would provide the city with \$3 million in cash and an additional \$4 million for capital improvements. The plan is being reviewed by the P.A. pending final approval.

One provision of the settlement added by the Hoboken council would force the P.A. to relinquish their leasehold on the city's waterfront if Hoboken and the authority cannot reach a final agreement on a development. The city and the P.A. have been negotiating a

restarted lease to the piers for several years that would allow the authority to build a massive \$600 million project.

Sources in the P.A. have said the authority will likely oppose the settlement unless the provision is removed. Several council members have said they will not support the settlement unless the provision remains.

Council members Patrick Pasculli and E. Norman Wilson have been especially critical of the settlement and contend the P.A. has placed several "strings" to the agreement that would bind the city to developing with the authority.

The mayor's plan also calls for sharp cuts in the school board budget, and his budget message urges voters to reject the schools budget in Tuesday's referendum. The \$28 million school budget represents an increase of \$2.5 million from last year. Voters are traditionally reject school budgets.

Vezzetti asks the council to cut \$2.6 million from the schools, but he has not provided a plan for the cuts. Anti-

administration members of the school board contend the budget has already been cut to the "bare bones."

However, pro-Vezzetti school trustees Joseph Rafter and Lourdes Arroyo say there is \$3 million worth of "fat" that their fellow board members refused to trim.

"I think the council should sit down with Joe Rafter and cut the school budget as much as possible," Vezzetti said yesterday. "If the council doesn't politicize this, they will approve the settlement and cut the schools, then pass this budget."

Vezzetti said he will ask the council to consider cutting line items outlined in a yet-to-be-released report from the Committee for Quality Education, a pro-administration coalition backing a slate of three Board of Education candidates in Tuesday's school board election.

Mayoral assistant Laurie Fabiano said the report will focus on reducing school administrators and eliminating personnel through attrition.

'RANIERI FOR SENATE'

Hoboken races shaping up

HOBOKEN—It was a grand afternoon for politics in City Hall yesterday.

In one corner, City Councilman Robert A. Ranieri announced that he would run after all for state Senate in the 33rd District, on Hudson County Executive Edward F. Clark Jr.'s ticket.

Ranieri had been angling to be the Assembly candidate from the district, but said yesterday, "The opportunity to run for Senate is a unique and exciting one."

Last week, Ranieri had said, "Nothing happens in the Senate. All the senators come over to the Assembly to see what's going on. That's where all the action is, where all the deals take place."

Ranieri said he still believes that is true, but said he feels honored to be selected to run for the Senate.

Ranieri spoke as a hubbub of

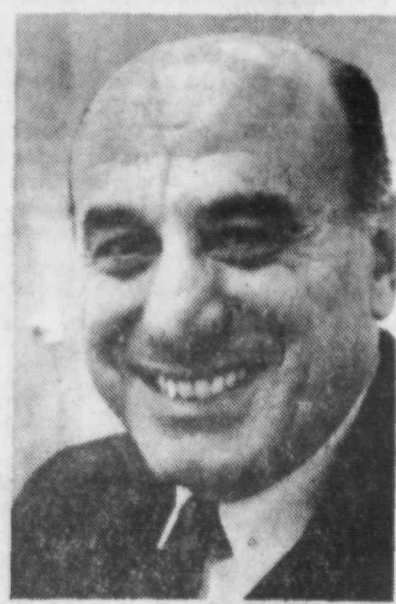
another kind swirled around him. At 3 p.m. yesterday, City Clerk James Farina held the lottery to draw positions on the ballot for May's council race, and many of the 18 candidates for the 6th Ward seat were on hand. All were happy with their spots.

"All my people are on Column B," Frank Turso, president of Citizens Organized for Good Government, said gleefully. "Vote the 'B' Team if you want the best!"

"C is perfect," said Orlando Addeo, who is running in the crowded 4th Ward race, where much of the city's Hispanic population lives. "C" means "Yes" in Spanish.

"I'm just glad I got a number and a letter," said one of his opponents, Edwin Duray, whose name will be in Column A.

— Janet Wilson



Robert A. Ranieri
Running in 33rd District

Visiting editorial

Hoboken should sue if P.A. resists its offer

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

Today's guest editorial consists of an analysis by the Hoboken Mayor's Waterfront Advisory Committee of the controversy involving fire insurance proceeds held by the Port Authority in connection with city-owned property. WAC has endorsed a new settlement offer proposed by the City of Hoboken to the P.A.

The opinions of WAC are not necessarily the opinions of this newspaper.

In August, 1986, the Port Authority of New York and New Jersey (P.A.) was supposed to turn over to the city of Hoboken insurance claim proceeds that the P.A. collected as a result of the fire which destroyed Hoboken's Pier B in 1980. The insurance proceeds were to have been held in trust for two years by the P.A. and then turned over to the city under the terms of the 1952 lease to operate a marine terminal in Hoboken. The amount of money involved is currently estimated to be \$9.5 million.

On Nov. 5, 1986, the Hoboken City Council passed a resolution recommended by the Mayor's Waterfront Advisory Committee (WAC) which demanded that an accounting be made of the insurance funds by the P.A. and that the funds be

turned over to the city. Also in November, 1986, a group called People Advocating Sane Solutions (PASS) filed a class action taxpayers' lawsuit to recover the insurance money from the P.A. In answer to the suit, the city agreed with PASS that the money belongs to the city.

Events leading up to the current settlement offer.

On Feb. 17 there was a meeting between the P.A. and the mayor and city council of the city of Hoboken in the mayor's office to attempt a settlement of the dispute. Out of this meeting came a tentatively proposed settlement which was commemorated by a memorandum written by City Law Director William Graves.

This memorandum was circulated to city officials for comment and a distorted description of it was leaked to the press. The proposed settlement was the topic of a closed city council session held on Feb. 25.

The proposed settlement as outlined in the Graves memorandum was judged unacceptable by unanimous vote of WAC at its meeting of Feb. 23. WAC objected to the fact that the P.A. would get between \$2.6 million and \$5.4 million of Hoboken taxpayers' money, none of which the city has any current obligation to pay. In addition, strings were attached to the doling out of the city's share of the funds by the P.A. which tied the city into continuing negotiations with the

P.A. over a waterfront development project and which penalized the city to the tune of \$2.8 million if the city failed to agree to the project by Dec. 31, 1987.

Control over release of a substantial portion of the funds to the city was left in the hands of the P.A. under the terms of this proposed settlement.

It is an abuse of the P.A.'s authority as trustee of the city's money, to extort both substantial amounts of cash and concessions in waterfront negotiations from the city; the city would receive nothing for its concessions in the initial version of the proposed settlement.

At the city council meeting, Graves explained the benefits of trying to settle the claim out of court; otherwise, the P.A. might drag the city through a lengthy and costly lawsuit for

the city to recover its funds. Graves further explained that, in the event that the project is not agreed to by the end of the year, the P.A. wants to recover its costs of planning and promoting its proposed waterfront development project.

Though the city never agreed to cover the P.A.'s costs and the P.A. never before asked to recover these costs from the city, the P.A. feels that it has been led on by the city under false pretenses to expend funds on this project.

The current settlement offer endorsed by WAC

On Feb. 25, 1987, after lengthy discussions in closed session among the council, WAC, Law Director Graves, and CDA Director Michael Coleman, the city council adopted a new settlement offer which

WAC wholeheartedly endorses. The points of the new city council proposal are:

- The P.A. will provide a full and detailed financial accounting of the insurance proceeds.

- The P.A. will provide a full and detailed accounting of the costs which they hope to recover in the settlement.

- All of the insurance claim funds will be transferred to an escrow or trust and released in such a manner that the P.A. no longer has control over the funds.

- No reference to the repair of tide gates and regulators (now in the process of being undertaken by the city) is to appear in the settlement offer.
- In the event that the city and the P.A. fail to reach an agreement on a waterfront development project by Dec. 31, 1987, the P.A. will recover

agreed upon costs and the P.A. will, in turn, immediately give up its leasehold on the Hoboken pier property.

WAC finds that this new settlement proposal is equitable to the P.A. and to Hoboken in that, in the event that both fail to reach an agreement on a new lease for the project, the P.A. will have recovered its costs and wiped the slate clean on the project, and the city will have received a portion of its money and will have its land free and clear to use at it chooses.

On the other hand, the city and the P.A. have 10 months to attempt to reach an agreement on the project.

Should the P.A. persist in its demand to make millions of dollars of city money without giving up its leasehold, WAC recommends that the city pursue the matter by litigation.

EMPTY

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brick buildings where renovation has often been done," according to Tom Olivieri of the Community Development Agency.

Olivieri has been handing out the list this week to people who have been looking for homes for months, most of them Hispanic women with children. He has been telling the women not to get their hopes up, however. The landlords still may be approved for condominium conversion exemptions or other waivers that would let them get around the new anti-warehousing law.

But the city began enforcement of its anti-warehousing ordinance 35 days ago and, as of yesterday, the first group of landlords notified by Manasevit who have not filed the proper paperwork are in violation of that law.

Maureen Schweitzer of the Law Department said she and Manasevit will sit down next week to review the evidence they have gathered against the landlords, and decide which cases will be prosecuted.

"We could file suit as early as Monday," Schweitzer said.

The apartments include:

Two units at 705 Park Ave. Landlord: Tom Byrnes, Box 323, Princeton Junction 08550.

One unit at 211 Jefferson St. Landlord: Mary Alice Salvetti, 37 Spring St., Garfield 07026.

Five units at 625 Willow Ave. Landlord: Don and Lisa Harmon, 35 Peppermill Road, Chatham 07925.

Two units at 529 Jefferson St. Landlord: Lena Biancamano, 504 Jefferson St., Hoboken 07030.

Three units at 1017 Willow Ave. Landlord: LKL Co. 324 Grand St., Hoboken 07030.

Three units at 1019 Willow Ave. Landlord: LKL Co.

Two units at 305 Madison St. Landlord: John Sacchi, 269 Englewood Ave., Teaneck 07666.

One unit at 307 Madison St. Landlord: John Sacchi.

Three units at 708 Willow Ave. Landlord: Willow Associates R. Seltzer, 591 Summit Ave., Jersey City 07306.

Two units at 322 Hudson St. Landlord: Mark Conboy, 4405 Smith Ave., North Bergen 07047.

One unit at 56 Hudson St. Landlord: Carl Schaefer, 96 Hudson St., Hoboken 07030.

Ranieri a Clark Senate hopeful

By Jim DeRogatis

Hoboken Councilman Robert Ranieri ended weeks of speculation yesterday when he announced his candidacy for the 33rd District state Senate position.

Ranieri is seeking election on the slate headed by Hudson County Executive Edward Clark and backed by county Democratic Chairman Dennis Collins.

He will challenge incumbent Chris Jackman, who is seeking the primary nod June 2 on the rival Democratic slate supported by Jersey City Mayor Anthony Cucci and West New York Mayor Anthony DeFino.

Ranieri and Jackman are former colleagues in the state Assembly. Ranieri served one term in the Assembly but was defeated for reelection by Republicans Jose Arango and Ronald Dario in 1985, the same year Jackman won his seat in

PRIMARY
ELECTION
'87

the Senate.

A former furniture store owner, Ranieri, 58, is a four-term at-large councilman. He was the lone survivor of Steve Cappiello's ticket in the 1985 mayoral election and has been an outspoken opponent of Mayor Thomas Vezzetti.

Ranieri originally sought the "Hoboken" Assembly position on the Cucci/DeFino ticket. He was rejected in favor of Hoboken attorney Bernard

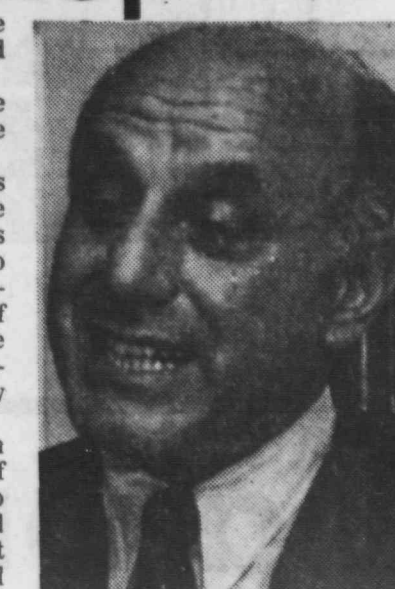
Kenny, forces Ranieri said he was approached by Collins and Clark to run on their ticket.

"I am a firm believer in the position seeking the man," he said.

"Running for the Senate is a golden opportunity and the sort of thing that only comes around once, so you have to grab the brass ring. The Assembly is really the City Council of the state, a rough and tumble place. I think every assemblyman secretly hopes to one day get into the Senate."

Ranieri said he will run on his record as assemblyman of fighting for state assistance to municipalities. He refrained from criticizing Jackman but said, "Times have changed and there is a need for a senator who is going to fight for more federal and state aid to the cities."

He added that he believes he has "strong support from all over the county. The challenge



Robert Ranieri
Running for state Senate

will be in proving that I have the support of the Hoboken populace."

Mayor blames budget defeat on election

By Bill Campbell

Hoboken Mayor Thomas Vezzetti and members of his administration yesterday attributed the City Council's rejection of his proposed 1987 municipal budget on pre-election politics.

"This all boils down to May 12," Vezzetti said, referring to the date when six of the nine council seats will be on the election ballot. "But I did my job, I fulfilled my obligation. Now it's up to them to do their job."

"The council members checked their spines at the door," said mayoral aide Laurie Fabiano. "For the next six weeks the council will be a non-entity."

The council, pointing to \$3 million in anticipated revenue from a proposed insurance settlement with the

Port Authority, rejected the proposed \$28-million budget in a 4-to-3 vote Wednesday, sending it back to the mayor for revisions. Critics of the proposal said it was unwise to anticipate the funds before an agreement with the P.A. has been hammered out.

The council debated three hours on whether to introduce the budget before voting. The measure was shot down shortly before midnight when Councilmen Dave Roberts and Pat Pasculli, members of Vezzetti's "fragile coalition," voted against introduction.

Vezzetti yesterday said he was disappointed with the council's action but vowed not to amend the budget. The mayor's budget projects a municipal tax rate of \$213 per \$1,000 of assessed valuation, a \$3 decrease from last year, but is based on the P.A.

settlement proceeds, heavy cuts in the school budget and increased Distressed Cities Aid.

The council's decision to reject the budget will delay the public hearing on the measure until after the municipal elections. Fabiano said the mayor will not call the council into special session "because the council won't accomplish a thing until after the election."

The budget will likely become a political issue in the municipal elections. A stabilized tax rate would be advantageous to the five incumbents supported by Vezzetti, while administration foes maintain that the mayor's estimate is artificially low.

City Business Administrator Edwin Chius, the architect of the budget, cancelled plans yesterday to deliver copies of the certified budget to Barry

Skokowski, the state director of Local Government Services. Chius said he would assist the council in writing a new budget, but warned that elimination of anticipated revenue would result in a tax rate of \$325 per \$1,000 of assessed valuation.

"The mayor has fulfilled his legal responsibilities," he said. "Tom Vezzetti delivered the budget to the council and if they don't support tax relief, then fine."

Opponents of the budget were especially angered by a report from Skokowski which linked acceptance of the P.A. insurance proceeds to the city's financial recovery plan. He recommended that a third of the \$8.3-million settlement be used for immediate tax relief, but critics maintain the move would commit the city to choosing the P.A. to develop the city-

owned piers.

Richard Harpster, a spokesman for Local Government Services, said, "We don't comment on this kind of thing. We're just here to help municipalities prepare their budgets," he said.

Councilman Robert Ranieri said the vote to reject the budget means "Vezzetti's honeymoon is over and that the fragile coalition has been shattered." He said he voted to introduce the budget "because the sooner we deal with it the better."

However, Roberts disagreed.

"This does not signal the end of the coalition," he said. "I just wanted to postpone the budget until we see if the P.A. accepts our recommendations for the settlement. It simply makes good sense to be sure of what we have before anticipating it in the budget."

\$28 MILLION

Hoboken budget is proposed

By JANET WILSON
Staff Writer

HOBOKEN—Mayor Thomas F. Vezzetti introduced a \$28 million municipal budget yesterday that calls for a slight reduction in taxes, if \$5.6 million in tentative revenues and reductions can be mustered by June.

The tax rate would decrease \$3, from \$216.50 to \$213.55 per \$1,000 of property valuation, if:

□The City Council accepts an insurance settlement offer including \$3 million negotiated between the Mayor's Office and the Port

Authority of New York and New Jersey.

□A total of \$2.6 million is cut from the proposed school budget, which is part of the overall budget.

□The expected Hudson County budget contribution does not increase.

Vezzetti and the architects of the budget came down hard on the Board of Education yesterday for its budget, and said acceptance of the authority settlement was crucial to the city's long-term financial well-being.

"The Board of Education has

proposed an astonishing tax rate increase of 31 percent," Vezzetti said. "I am confident the voters will vote 'no' on the proposed school board budget on April 7, and I will recommend to the City Council that they cut a minimum of \$2.6 million."

Business Administrator Edwin Chius said the challenge to the administration is not cutting the school budget, but mustering council votes for the agreement with the Port Authority. Chius said the \$3 million would serve as "a bridge to next year and implementation of

See BUDGET, Page 21

Hoboken apts. boast unique design

HOBOKEN—Columbus Park Condominiums, an innovative new project here, is being marketed by Weichert New Homes and Land Division.

Designed and developed by Clinton Street Associates, Columbus Park Condominiums offer unique contemporary residences that complement the tradition of the city's century-old neighborhoods.

"The Columbus Park Condominiums are our showpiece," said Eli Dresler, president of Clinton Street Associates.

Originally a factory built in the late 1800s, this new development retains the extraordinary detail that was commonplace in the buildings of that era while adding to it the eclectic style of Dresler and his associate, Marsha Powell, who are both architects. While Dresler has spent several years designing

projects for other local developers, Columbus Park Condominiums is the first project on which he and Powell have served as architects, designers and developers.

One of the most striking features of this new development is the building's exterior — an unusual combination of traditional turn-of-the-century-style brick, post-modern tile plus contemporary glass.

"The building's exterior reflects the special care and thought that we put into the design of the interior," Powell said.

"We decided to design each of these units as if we were designing our own home," Dresler said.

Of the 36 units, 20 feature design elements not found in any of the others.

"Owning one of these units is the closest thing a person can get to

having a home custom-designed by an architect without actually hiring an architect."

One thing all the Columbus Park units have in common is quality. Each residence comes equipped with oak floors and oversize Pella thermal break windows, and many have 15-foot-high ceilings. The kitchens come with a full line of designer cabinets and energy-efficient appliances, and the bathrooms come with American Standard fixtures and imported ceramic tile floors. The loft residences also come with a terrace which, at the owner's request, can be converted into a ternal glass greenhouse.

Additional features include a main lobby with a 15-foot rotunda centered over an imported tile floor, and a solarium on the rooftop which is open to all residents. On-site garage parking also is available at an additional cost.

BUDGET

Continued from Page 1
our fiscal recovery plan."

Mayoral aide Laurie Fabiano agreed.

"We don't consider \$3 million tenuous," Fabiano said. "The budget is the spine of the city, and we need that money."

Several council members were angered last week when the state Division of Local Government Services told the city to accept the authority offer or else risk losing state aid next year under the Distressed Cities Program.

The city fared well in Trenton this year, with at least \$700,000 and possibly up to \$1.1 million in Distressed Cities funds. Unlike other Hudson County municipalities, the city did not lose any state funding.

But federal aid dropped to zero, from \$342,000 last year.

Other specifics in the proposed budget include:

□Elimination of funding for the Industrial School, an adult vocational facility that has operated in a building donated to the city by Stevens Tech nearly 100 years ago.

□Adding a Department of Engineering, including professional directors for each. The budget includes half-year salaries with a total cost of about \$40,000. A Department of Personnel also would be created, but existing staff in other departments will be utilized.

□Hiring a deputy tax assessor and eliminating a field representative from the same office.

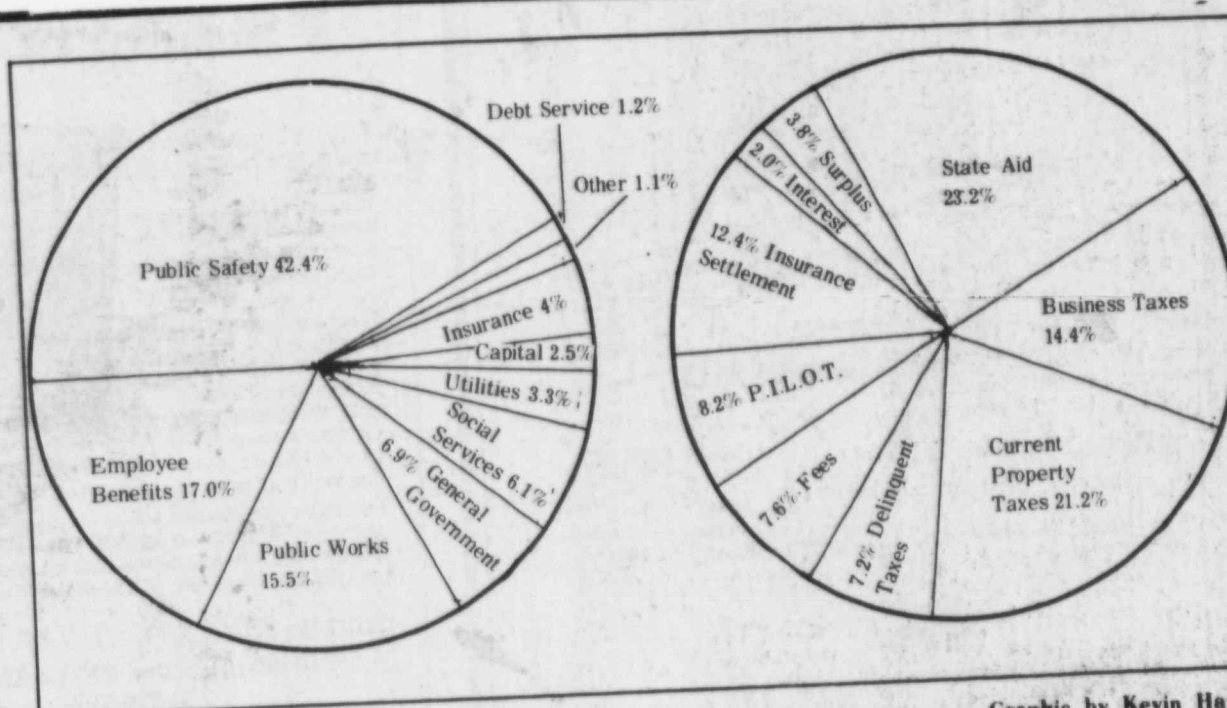
Total city government costs will decrease 16 percent, due mostly to the retirement of senior officers in the Police and Fire departments who will not be replaced.

This year's budget was crafted with next year in mind. The completion of a tax revaluation of all

properties is expected in 1988, significantly altering the distribution of the tax burden. Some homes here are assessed at just 5 percent of their value, according to other sales in the area.

The city also hopes to realize at least \$5 million from the sale of property on Observer Highway next year, continued ratables from new construction, and at least \$2 million in delinquent taxes from the sale of Hoboken Shipyards, formerly the Bethlehem Steel piers, to local developer Anthony Dellagilla. The sale is on hold because of bankruptcy proceedings, and the city must hold the anticipated money in reserve.

Chius said the authority's \$3 million cash payment to the city this year could serve as a bridge to keep the budget stable until the anticipated revenues from all the large projects next year begin to roll in.



Graphic by Kevin Hays

HOBOKEN'S 1987 OPERATING BUDGET is \$28,059,351, a slight increase over last year's. These pie charts do not include approximately \$4 million in reserve — for uncollected taxes in revenues and school district debts in appropriations.

Hoboken Council rejects Vezzetti's \$28 M budget

By Bill Campbell

The Hoboken City Council, in a surprise move, last night voted to reject Mayor Thomas Vezzetti's proposed \$28 million 1987 municipal budget.

The spending plan received sharp criticism from both pro- and anti-administration council members and representatives of the mayor's Budget Advisory Committee and the Waterfront Advisory Committee.

The council's vote sends the spending measure back to Vezzetti who is expected to return the 61-page budget to the council in two weeks.

Last night's vote split Vezzetti's "fragile coalition" on the council as council members Pat Pasculli and Dave Roberts, who had been supportive of the mayor's policies, voted with Steve Cappiello and Council President E. Norman Wilson to reject the measure.

Councilman Robert Ranieri, who said he opposed the spending plan, allied himself with pro-administration council members Joe Della Fave and Helen Cunningham to receive the budget.

The council debated acceptance of the budget for several hours before rejecting the document at 11:30 p.m. Objectors to the budget pointed to the administration's plan to anticipate \$3 million in revenue from the Port Authority stemming from a lawsuit over insurance insurance claims.

The controversial revenue, which was earmarked for immediate tax relief, has yet to be received from the P.A.

The budget was also attacked because the administration assumed that voters would reject the school budget, a component of the municipal spending plan, and the council would cut \$2.6 million from the Board of Education request.

"I'd love to reject this budget, but it won't serve any purpose," said Ranieri explaining his vote. "This will only delay the inevitable."

The administration had hoped to "depoliticize" the budget in light of the May 12 municipal elections when six of the nine council seats are up. Rejection of the spending plan last night means that the council will not have to hold its public hearing on the budget until after the election.

"This seems to me that this is the same scenario as last year where we are anticipating certain revenue which we are not certain to receive," said Wilson. "We have an obligation not to kid the public."

He said he opposed the spending plan because the P.A. suit has not been settled and acceptance of the funds may "force" the city into choosing the bi-state agency to develop the city-owned pier property.

"This is simply not a responsible plan for government," he said.

Pasculli, a critic of the P.A. development plan, agreed. "We can't in good conscience accept this budget because of the \$3 million," he said. "We should read the P.A.'s accounting of

See HOBOKEN COUNCIL — Page 6.

School chief a main issue in Hoboken school election

By JANET WILSON
Staff Writer

HOBOKEN—The main target in Tuesday's Board of Education election may be a man who is not even a candidate.

Walter Fine, superintendent of the city's failing schools for 15 months, is under fire from several directions.

The superintendent, a calm, bespectacled man, refuses to acknowledge being wounded. "I'll be glad when the election is over and we can get back to educating the kids," he said this week.

But Fine could be the first to lose his job after the election.

Steve Block, Michael Rossano

and Carlos Perez, candidates of the Committee for Quality Education, have made replacing Fine after a nationwide search their Number 1 priority. Opposition candidate Mario Mercado also thinks Fine might have to go, although he thinks there might be a qualified replacement within the system.

Here too, Fine is philosophical. "I put in 35 years; if I go, it's their loss," he said.

Fine, a product of the schools here, graduated from the old A.J. Demarest High School in 1944. He taught at the Thomas G. Connors School from 1953 to 1962, was vice principal at his old high school for

See ISSUE, Page 12

Hoboken Council rejects budget

Continued from Page 1
the insurance proceeds) before anticipating the money in the budget."

Roberts said the council should wait to hear from the P.A. on their reply to the settlement "instead of trying to pull a rabbit out of a hat."

Ranieri called the spending plan "an April Fool's budget brought to you by Hoboken's April Fool's man," alluding to Vezzetti who read the budget message.

"You just can't be realistic about this when you can't substantiate the source of the funding," he said. "This is a commendable gesture, but we'll wind up with a \$260 tax

rate. The mayor's proposed spending plan anticipates a tax rate of \$213 per \$1,000 of assessed valuation, a drop of \$3 over last year."

Kenneth Lenz, a member of the mayor's Budget Advisory Committee, said he was speaking for the committee in calling the budget "a comedy of errors" and "a farce."

Dan Tumpson, a member of the Waterfront Advisory Committee, said he was opposed to the budget because of the anticipation of \$3 million from the P.A.

The budget was defended by Cunningham who called the document "a realistic approach to government." She noted that

Barry Skokowski, the state director of Local Government Services, linked the settlement funds to the city's financial recovery plan.

Cunningham added that the administration was justified in anticipating cuts to the school budget because voters, traditionally reject such plans.

Della Fave urged the council to accept the budget immediately to avoid a repeat of last year when, after much finger-pointing, the measure was not adopted until August.

"This should not be made a political issue where people are made to be heroes and villains, good guys and bad guys," he said.

ISSUE

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seven years, was principal of the Wallace School in 1969 and then headed the newer Hoboken High School from 1972 to 1978. Appointed assistant superintendent of the eight-school system in 1978, he took over as superintendent in January 1986.

In many respects, Fine is the quintessential example of most of Hoboken's 346 teachers. White, middle-class, a lifelong resident, he worked his way up through the system with a diligence and patience that are still his trademarks today, and for which even his strongest critics give him due.

"Walter is an honest, decent, hard-working guy," said Joe Rafter, first elected on the CQE ticket last year. "Being superintendent is the crowning culmination of his career, and he is trying hard."

"But he is a company guy," said Rafter. "And we're not talking about business as usual in the Hoboken schools, we're talking about revolution."

Fine was on the firing line from the moment he took over. The city's ninth graders failed the new state high school performance tests miserably, with less than half reading

at their grade level, and little more than a third passing the writing and math portions. The school system, already at Level 2, slipped to the first stage of Level 3 monitoring by June, and now faces possible state takeover by the summer.

Fine and other administrators in the school system believe the dismal test scores, the fourth worst in the state, are not his fault, and that to expect anyone to turn around an urban school district with a 75 percent Spanish-speaking school population in one year is unrealistic.

He and Francis McGorty, the assistant superintendent, point to five-year improvements on minimum basic skills tests, the standardized exams for third, sixth and ninth graders which preceded the HSPTs. On those tests, less than half of all ninth graders passed the math portion in 1980, while 83 percent passed in 1986. There were similar marked improvements in reading and writing, although they were still far behind.

But the state declared those tests were not sufficient, yardsticks for the skills needed by high schoolers who would be looking for jobs and taking college tests, and introduced the HSPTs three years ago. Hoboken's administrators believe

they were thrown an unfair challenge.

"Just as we were getting so that we could pass that hurdle, the state raised the bar on us," said McGorty.

"I've only been in charge a year," said Fine. "Even the CQE candidates say it will take several years to turn the system around." "That's a half truth at best," said CQE candidate Steve Block. "He was part of the troika that ran the system from 1978 on. Walter has had as much input as anyone in Hoboken about the schools for nine years, and his impact has been negligible."

Fine's relationship with the CQE has been strained in the last two months especially, as he garnered a raise to \$73,000 and refused to offer help in attempting to slash the proposed budget.

"They expect a Houdini, who on the one hand can reduce the budget singlehandedly by \$3 million, and on the other can improve the scores overnight," said Fine. "I'd be pretty suspicious of any system that could make a jump that far that fast."

"What we need is someone with imagination who can envision that jump," replied Rafter.

Sinatra singing buddy 'Tambi' dead at 74

By RENE M. LYNCH
Staff Writer 4-6-87

HOBOKEN—Singer Fred "Tambi" Tamburro, local entertainer and leader of The Hoboken Four, Frank Sinatra's first singing group, died Saturday at St. Mary Hospital here. He was 74.

Tamburro was born and raised here and is known to area residents as leader of The State Trio, a performing group that played local nightclubs throughout Hudson County in the late 1930s. The trio hooked up with Frank Sinatra in 1936 and became known as The Hoboken Four, with Ol' Blue Eyes as the lead singer.

The group broke up four years later in 1940, but Tamburro continued to perform, most recently playing at The Village Dugout in North Bergen. He recently had moved to Fairview and was considered a regular at the Fairview Nutrition Center where he would sing and play the piano each week for senior citizens.

See TAMBI, Page 8



THE HOBOKEN FOUR, from left: Jimmy Skelly, Patty Prince, Fred "Tambi" Tamburro and Frank Sinatra, played the nightclub circuit for about four years during the late 1930s. Tamburro, who died Saturday, continued to perform regularly. The man in the dark suit could not be identified.

Special counsel wants more \$\$\$\$ from Hoboken

By Bill Campbell

Hoboken may lose the services of special counsel Irwin Kimmelman unless the City Council adopts a resolution granting him a \$75,000 contract. Kimmelman, the former state attorney general who is representing the city in three sewerage suits, has warned the council that his \$100,000 contract has run out and "it would be improper for us to continue any further unless the legal contract is renewed."

A partner in the Roseland law firm of Kimmelman, Wolff and Samson, Kimmelman represents Hoboken in litigation

with Mayo Lynch & Associates, the engineering firm which lost its contract to design the city's proposed secondary sewage treatment plant, and suits with the federal Environmental Protection Agency and the state Department of Environmental Protection.

Officials in the administration of Mayor Thomas Vezetti have praised Kimmelman for his ability to "open doors" and make headway in the three suits.

The city faces daily fines from the EPA and DEP for violations to the Clean Water Act.

Mayo Lynch is suing Hoboken for \$2 million for design

work it completed on the treatment plant before October, when a court found its contract with the city invalid. Motions on the Mayo Lynch suit will be heard in Superior Court next Friday.

However, critics have charged that Kimmelman's pricey rates will eventually result in more than \$250,000 in legal fees before all the suits are litigated. Kimmelman, whose personnel fees are \$225 an hour, warned the council in January that his legal fees would be "far in excess" of the original \$50,000 contract ap-

See KIMMELMAN — Page 10.

TAMBI

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Tamburro was a truckdriver for Local 560 in Jersey City. He also belonged to the Hoboken Council of the Knights of Columbus and the Hoboken Senior Citizens Club.

Tamburro grew up in the neighborhood of Sixth and Monroe streets where he met his fellow trio singers Jimmy Skelly and Patty Prince. The group got their first big break in 1935 when they were booked for a gig at The Rustic Cabin in Englewood, one of the biggest nightclubs in the state. It was then that the group met up with Frank Sinatra.

Years later, Tamburro would relate that this connection — which gave the trio their claim to fame — started out as a marriage of convenience.

"(The Trio) knew Frank as a local guy who had his own act singing and we knew he owned a car, so we made him a deal," Tamburro said during an interview from a hospital bed at St. Mary Hospital where he was recovering from major surgery in 1984. "We asked him to drive us and we told him he could sing in exchange."

Thus the Hoboken Four was born. It was uphill from there and the band was approached to try out for a spot on the famous radio show, The Major Bowes Show. The group then was asked to cut an audio recording of its most popular hit,

"Swing," which was Frank Sinatra's first recording. The single got airplay on radio shows and theaters.

The band toured the country through 1940 until Sinatra was picked up by trumpeter Harry James. At this time, Prince and Skelly had no continued interest in performing. Tamburro was left on his own, but kept in close touch with the original Trio members. Prince died in 1975, followed by the death of Skelly in 1982.

Sinatra apparently never kept contact with his old cronies, and although there never were any hard feelings between them, Tamburro always thought of his group as being The Trio — with just the addition of Sinatra. This was attested to at Skelly's wake where Tamburro discussed the trio's breakup and the termination of their long friendship. It was then that he jokingly dubbed himself "The Last of the Mohicans."

Surviving are his wife, Rose (nee Molica); two daughters, Roseann Nardini and Maria Manganiotis; his sister, Mary Viggiano; and his grandson.

Area residents, friends, fans and admirers can pay their respects to Tamburro during funeral services Wednesday at 9 p.m. at St. Anne's Church here. Interment will be at Holy Cross Cemetery in North Arlington. The Failla Funeral Home here is handling the arrangements.

Kimmelman

Continued from Page 1

proved in December. Kimmelman received a \$50,000 extension in January and a month later requested another \$50,000. The council held action on the last request after Hudson County Assignment Judge Burrell lives Humphreys warned that taxpayers would face "substantial expenses" in defending the suits.

On Wednesday, the council tabled the request for the \$75,000 extension. Kimmelman will be invited to next Wednesday's council caucus to discuss the contract and the status of litigation.

Hoboken cop busted after a cocaine party

Continued from Page 1

The claim was unsubstantiated. Skelly and McGurk have returned to active duty but a departmental hearing before Public Safety Director William Graves is pending.

The Fire Department has not been without its share of scandals.

• Off-duty firefighter Kevin Toomey, 31, was arrested Thursday and charged with driving while intoxicated and leaving the scene of an accident. He has been suspended pending a departmental hearing.

• Another firefighter resigned last summer after he was arrested on drug charges in Newark.

• "Obviously, drug use is a crime and to the extent that it is brought to attention of the Police Department, appropriate actions are taken," Graves said yesterday.

Both he and Crimmins said the city is prohibited from instituting a drug-testing pro-

gram in the Fire and Police departments because of a recent court ruling barring drug testing in the Plainfield Police Department.

"Public officials have the same rights that ordinary citizens have," Graves said. The city "can't ask police and firemen to submit to urinalysis simply because they hold jobs in the Public Safety Department."

"Maybe we can ask the officers involved in narcotics investigations to share some of their knowledge with other members of the force in terms of how to detect the symptoms of substance abuse and also perhaps emphasize that if someone has a problem, there is help available."

Crimmins was more emphatic.

"If there is any policeman involved in drugs, I don't want him on the force," he said. "He certainly can't carry a gun and I'm not about to have a bow-and-arrow squad."

Hoboken cop busted after a cocaine party

By Bill Campbell and Jim DeRogatis

An evening of partying ended early Saturday when an off-duty Hoboken cop, allegedly high on cocaine, accidentally shot a 21-year-old woman, police said.

Kenneth Markey, 25, a two-year veteran of the force, was arrested Saturday on a series of drug charges, including possession and use of cocaine and possession of drug paraphernalia, police said. Two other party-goers were arrested on drug charges, including the shooting victim, who suffered a superficial wound in the left shoulder, police said.

Markey resigned from the police force yesterday. Hoboken police termed the shooting "accidental," but the Hudson County prosecutor is still investigating and further criminal charges could be pending, police said.

Markey was one of five people involved in cocaine use at a party at the Clock Towers apartment complex at 303 Jef-

Police say he shot woman while high

erson St. Friday night, said Police Chief George Crimmins. At about 5 a.m. Saturday, Markey pulled his service revolver and shot Jean Marie Melillo, 21, of Hoboken, Crimmins said.

Crimmins refused to elaborate on the shooting but said Capt. Paul Tewes, Hoboken's internal affairs officer, and Sgt. Eldimar Garcia, the city's ballistics specialist, determined that the shooting was an accident.

Melillo was taken to St. Mary Hospital where she was treated for the gunshot wound and signed herself out an hour later, hospital officials said. She and her boyfriend, James O'Connor, 22, of Hoboken, who also attended the party, were subsequently arrested and charged with possession and

use of cocaine and possession of drug paraphernalia, police said.

Police are searching for another couple who attended the party and further arrests are expected, Crimmins said.

Crimmins said police were summoned to Clock Towers after the shooting when Markey phoned the desk officer, Capt. Anthony Romano, to report the incident.

The incident is the latest in a series of scandals to hit the Hoboken police force. Since last summer, several officers have resigned or been suspended in connection with investigations into improper or criminal actions, including:

• Patrolman Leonard Serrano, who was arrested by the FBI in August and charged

with illegal wiretapping after he allegedly made some 20 tapes of conversations by Hoboken residents, including political figures.

The U.S. Attorney's Office in Newark later dropped the charges without prejudice to reinstating them and the investigation is continuing, sources said. Serrano, who is also a real estate developer, has been suspended without pay.

• Patrolman George Fierro, who resigned from the force in September in the midst of a police investigation into phone threats he allegedly made against the lives of two state police officers.

• Lts. Edward Skelly and Kenneth McGurk, suspended last summer as part of an investigation into the arrest of a drunken driver. Skelly and McGurk allegedly altered police records of the arrest because the driver claimed to be a relative of New York developer Donald Trump, police said.

See HOBOKEN — Page 6.

AGAIN

Landlord's dues overdue

By JANET WILSON
Staff Writer

HOBOKEN—One of the city's largest landlords, with a history of making delinquent payments in lieu of taxes, is behind again.

April 1 has come and gone, and the owners of Grogan Marineview Plaza have not paid more than \$70,000 owed to the city for the first quarter of 1987, according to Law Director William Graves.

Graves said he would "send the owners a nasty letter first," and then take more extreme measures if necessary.

The 432 apartments in the Marineview Plaza towers on Hudson Street are owned by both the state Housing Mortgage and Fi-

nance Agency and a limited private partnership set up by Integrated Resources Corp., a Manhattan real estate firm. No one at either entity could be reached for comment last night.

The owners do not pay taxes to the city because they were granted an abatement when the buildings were built in the early 1970s. They make a payment in lieu of taxes that is 15 percent of the rents collected. For the last three years, that has amounted to about \$280,000 annually.

The semi-public, semi-private owners were months behind on their 1986 installments, and did not finish paying for that year until July 1986. Interest penalties they accrued for

those late payments were not paid off until July. In the past, the HMFA has tried to pass along the cost of interest payments to the tenants by raising rents, but the tenants successfully appealed the hikes three times in the appellate division.

Graves said if the landlords do not pay within six months, there could be a tax sale, or "we could get very nasty and revoke their abatement." Graves said the latter was an extreme measure that would probably not be imposed, but it was an available option.

The buildings, which also were financed by the HMFA, were required to offer units at affordable market rents, rents that prevail today.

School board election today

Continued from Page 1

College. The independent candidates are Felix Rivera, 39, a Port Authority police officer, and Orlando Esposito, 22, a trust administrator with Bankers Trust.

The campaign has been hotly contested as candidates have traded charges of political interference and a lack of concern for the system's 4,000 students.

The election comes at a critical time for the Hoboken school system. It is one of five statewide that has lost its certification, and the state Board of Education is conducting Level 3 monitoring, a process which could result in a state takeover if the schools do not improve in the next year.

The CQE candidates consider themselves "political reformers" and have asked voters

to reject the PME slate, which they claim is a remnant of the "political machine." They have pledged to cut the skyrocketing school budget by \$3 million, eliminate political patronage in the system, conduct a nationwide search for a new superintendent of schools and institute programs to raise students' test scores.

The PME slate has charged that CQE is "simply a new political machine" that will institute its own brand of patronage. The candidates have pointed to a rising trend in test scores and have pledged to work with members of the system to improve educational conditions. They have downplayed CQE's charges of political patronage and blamed many of the budget problems on dwindling state aid.

Even voting hours were

subject to controversy during the campaign. CQE charged that the anti-administration majority on the board was attempting to hold down voter turnout by limiting polling hours from 2 to 9 p.m.

England said board members chose the hours to prevent voters from disrupting the school day. Many of the city's polling places are located in the public schools.

Returns will be taken in the board secretary's office at 11th and Clinton streets tonight. Residents with questions or complaints concerning the election today can contact the board secretary's office or the offices of Hudson County Superintendent of Schools Louis Accocella.

Share blame for schools

In Hudson County, public school administrators and teachers and school board members take a lot of heat for the poor performance of pupils, as measured by statewide standards.

A lot of it is deserved, but they didn't do it alone. That was made painfully evident by two recent reports.

Political whirl

By Peter Weiss



In Hoboken, only one of the seven candidates in next week's Board of Education election with school-age children sends a child to public school.

In Jersey City, only a small percentage of eligible pupils are taking advantage of voluntary instruction designed to prepare them for the statewide High School Proficiency Test, which they must eventually pass to graduate.

The Hoboken situation is revealing not so much for what it says about the candidates or the state of the public schools, but for what it says about the parents of public school students.

Among the Hoboken school board candidates who send their children to private or parochial schools, the general sentiment was that the public schools can't and/or don't provide quality education.

The problem here isn't that most of the candidates for school boards don't send their children to public school. The problem is that parents who do send their kids to public school don't run for the school board.

In every municipality there are concerned parents, but not nearly enough of them. The typical turnout in a school board election is about 10 percent of eligible voters, and many of them are motivated to vote only so they can reject the annual school budget.

Until more parents take a greater interest in what goes on in the classrooms, and what doesn't, there isn't going to be enough pressure for improvement.

No question, it can be frustrating trying to deal with school officials and school boards. Attending a board of education meeting to discuss education can be an exercise in futility. But if that doesn't get results, parents can take their fight to the polls, either in school board elections or in municipal elections in those municipalities that don't have elected school boards.

It's their kids' future in the balance. The Jersey City HSPT situation makes the point that, at some point, students themselves have to share the blame if they aren't learning. By the time they're in high school, they should know the value of graduating.

If they don't think it matters or they don't care, then at some point maybe the school system should write them off. There was a television show this week about an urban high school in which one teacher invited anyone in his class who wasn't interested in learning to get up and leave. Only a few pupils remained, and the teacher began the lesson with that handful.

A relative handful of Jersey City students are taking advantage of the HSPT tutoring. Some will pass the test without it. A lot won't, and they'll have only themselves to blame.

Of course, politicians give the public plenty of reason to be skeptical about their motives concerning education.

Consider in Tuesday's Union City school board election. Two incumbents seeking reelection are Louis Marchesani and Carlos Perez. Is it just a coincidence that there's another Marchesani and another Perez in the race? Or that there are two Stacks, Brian and John?

Education board elections today

By Jim DeRogatis

The polls will be open from 2 to 9 p.m. today as Hoboken voters choose three candidates for the Board of Education.

Control of the nine-member board is at stake as anti-administration forces attempt to prevent the Committee for Quality Education, a group backed by Mayor Thomas Vezetti, from winning a majority.

Two full slates and two independent candidates are vying for the three three-year seats. The candidates on the CQE slate and anti-administration "PME" slate are expected to be frontrunners.

The candidates are competing for seats held by board President Richard England, James Monaco and Anthony DeBari. England, a member of the PME slate, is the only incumbent seeking reelection. Three candidates, including Monaco, dropped out of the race after filing nominating petitions when they could not secure a place on the PME slate.

sources said. England, 44, a manager with the Maxwell House Division of General Foods, is joined on the slate by Geraldine Pantoliano, a 43-year-old secretary with the Hoboken Organization against Poverty and Stress, and Mario Mercado Jr., 43, a Hoboken police lieutenant who serves as the superintendent of the municipal garage.

The CQE slate is led by Michael Rossano, 26, a foreign securities coordinator with a Wall Street firm. Rossano was narrowly defeated by James Farina in a bid for the board last April. His CQE running mates, Joseph Rafta and Lourdes Arroyo, were victorious in that election.

Other members of the CQE slate are Steve Block, 44, an urban specialist with the state Department of Education and a past board member, and Dr. Carlos Perez, 42, director of the educational opportunities program at William Paterson

See SCHOOL — Page 6.

Municipal union rejects Teamsters

By Bill Campbell

For the second time in three years, Hoboken municipal employees have resoundingly defeated a movement to join the Teamsters.

The 180-member Hoboken Municipal Employees Union, by an almost 3-1 margin, yesterday voted against joining the Teamsters Local 97 of New Jersey. The move opens the door for the union to negotiate a new contract with the city.

"The vote tells us that the rank and file believe that a large union doesn't belong in a

small municipality," said union President James Fisher, an opponent of the takeover.

The union, which represents all non-managerial employees other than public safety personnel and teachers, voted 112 to 41 against joining the Teamsters.

In 1984, the union rejected a similar effort by a 2-1 margin, according to Fisher.

Teamster representatives could not be reached for comment.

The municipal employees union's three-year contract with the city expired Dec. 31.

The state Public Employment Relations Commission last month issued a gag order preventing negotiations until yesterday's vote.

City Business Administrator Edwin Chius said he expects negotiations to begin next week.

"I wasn't as surprised with the outcome as I was encouraged with the support," Fisher said of the large turnout. "We must now take this strength to the city fathers when we sit down at the negotiating table."

According to Fisher, the union negotiations will center on job protection and salary increases. "The teachers were just given a three-year contract with a 25.5 percent raise and that's a good place to start our negotiations."

The Hoboken Municipal Employees Association is the only union whose members are required to live in the city. The union, citing skyrocketing property tax increases, wants the City Council to adopt an ordinance allowing members to live outside the city boundaries.

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Hoboken

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Fisher was a vocal critic of last year's municipal budget which resulted in the layoffs of about 20 municipal employees. He said job protection is important in assuring that a similar scenario does not occur this year.

The teachers association is the only union to have ratified a contract with the city. The police and fire unions are also seeking new three-year contracts.

Lawyer wants \$75,000 more from Hoboken

By Bill Campbell

The Hoboken City Council will meet in special session today to consider granting special counsel Irwin Kimmelman a \$75,000 contract extension and hiring a special tax counsel.

The meeting, called by Mayor Thomas Vezzetti, is scheduled to begin at 4 p.m. in the council chambers.

Kimmelman, a former state attorney general who was hired last year to represent the city in three lawsuits regarding sewage, told the council last week that Hoboken will lose his services unless he gets the \$75,000 extension.

His law firm, Kimmelman, Wolff and Samson, was previously awarded a \$100,000 municipal contract. Kimmelman, whose personal fees are \$225 per hour, warned that his current contract has run out.

He is representing the city in litigation with the federal Environmental Protection

Agency, the state Department of Environmental Protection and an engineering firm whose sewerage design contract with the city was found invalid.

The council will also consider hiring a tax counsel to represent Hoboken in the South Carolina bankruptcy procedures with Hoboken Shipyards, Inc.

The administration in February notified the council that it would terminate Herbert Fine, the city's tax counsel for the past 34 years, unless he provided a contract for his services.

Although Fine offered a contract, the administration plans to litigate most tax appeals through the municipal law department. Vezzetti has said he wants a new attorney to oversee the shipyard's bankruptcy proceedings.

The city is hoping to recover nearly \$2 million in back taxes and interest from the property at 14th and Hudson streets.

SCHOOL BOARD

Vezzetti slate KO'd in Hoboken

By JANET WILSON

HOBOKEN—Mario Mercado, Richard England and Geraldine Pantoliano unexpectedly defeated the Vezzetti-backed Committee for Quality Education slate in yesterday's Board of Education election, delivering a stinging mid-term defeat to the mayor and demonstrating that the old guard here is alive and well.

However, the school budget, against which CQE campaigned, was defeated.

With huge wins in former Mayor Steve Cappiello's 3rd Ward and in the heavily Hispanic 4th Ward, Mercado received a total of 3,097 votes. England, who is the incumbent board president, captured 2,797 votes, and Pantoliano netted 2,702.

CQE candidate Steve Block came in sixth with 2,219 votes, behind both of his running mates, and said he considered the results a personal

backlash against him. Cappiello and Block battled for years when Block was on the school board as an appointed member.

"It's also a sad day for the children of Hoboken," said Block. "But from a practical point of view, I have to say the machine did their homework."

Michael Rossano came in fourth with 2,605 votes, and Carlos A. Perez garnered 2,335 for fifth place. Independent candidates Felix R. Rivera and Orlando Esposito received 717 and 695 votes, respectively.

There was both jubilation and bitterness on Clinton Street outside the board offices last night as the overwhelming victory for the anti-Vezzetti candidates sank in. The board race had been viewed by politicians on both sides as a test of whether the old guard under Cappiello still exerts power, and

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HOBOKEN

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also whether Vezzetti has consolidated a power base.

"New Yorkers, get out of Hoboken," screamed a young woman gleefully, reflecting on the election, which was viewed by some voters as a battle between the born-and-raised city residents and the relative newcomers.

"The true people of Hoboken won today," said Joe Peluso. "And I'll tell you something, the handwriting is on the wall for the next mayoral election."

"The CQE does not have a strong base," said a Vezzetti supporter who did not want to be identified. "They had a lot of college degrees, but not enough truckdrivers, not enough Hispanic housewives. For all the good campaigning they did, they're amateur politicians. They didn't make the salt of the earth people feel like they were a part of the group."

"I have no idea what happened," said pro-Vezzetti Councilman Joseph DellaFave. "I think the pa-

tronage factors are as strong as ever, and job protection was a major factor. If an inflated budget and deplorable schools don't motivate people, I don't know what can."

The CQE slate won DellaFave's 2nd Ward, also Vezzetti's home base, and took the uptown 1st Ward as well. But they lost the 6th, and only tied in the 5th.

Both the winners and the losers campaigned especially hard in the 4th Ward yesterday afternoon. The ward encompasses the 2,500 units of public housing at the southwest edge of the city and much of the Hispanic and black population.

"I voted for Mario because he's Puerto Rican, and I'm proud to be a Puerto Rican too," said Al Colon, who was standing on Harrison Street yesterday afternoon, wearing a large orange-and-black Mercado campaign button.

"This is the ward that will bring 'em in," hollered Louis Franccone, as he stood at Second and Monroe streets, pressing cards bearing the Mercado-England-Pantoliano ballot numbers into passing palms. Fran-

cone said he had no doubt his team would win.

"They got the warhorse out here working for them," said Franccone, pointing to himself. Franccone was councilman from the 4th Ward for 28 years, and his wife Mary served on the City Council for four years. Neither is running for re-election this year.

"If the CQE had 200 Louie Franccones, they would've won," said an onlooker who said he was an impartial observer.

In front of the city Housing Authority office at 400 Harrison St., two blocks away, Block and his biggest fan, Vezzetti, spent hours passing out literature. Block checked the turnout shortly before 6 p.m., then ran to make more phone calls.

There were also numerous young men hired by both sides, sporting campaign buttons and electioneer-ing. Sigfredo Rosa said he would earn \$30 from the CQE, and had been asked by Frank "Pupi" Raia to work.

Rosa said he was backing the CQE slate "because the other guys have had their chance, and they didn't do nothing for the young people of Hoboken." He said he was willing to give the CQE candidates a chance, but that if they did not perform, he would work to oust them too.

Election may be an omen of contest for City Council

By Jim DeRogatis

For the members of Hoboken's Committee for Quality Education, the question last night was "why?"

Members of the administration-backed group raised the question again and again in the wake of a surprising defeat by the anti-Vezzetti "PME" slate in yesterday's election for three seats on the Board of Education.

Meanwhile, the victors were asking another question: "What does the upset mean for the mayor and his candidates in the May 12 election for six ward City Council seats?"

The slate of Geraldine Pantoliano, Mario Mercado Jr. and Richard England — PME — swept three seats on the board, securing control by anti-administration forces and defeating

the CQE slate of Steve Block, Carlos Perez and Michael Rossano and independent candidates Orlando Esposito and Felix Rivera.

CQE had been favored in the race. The group appeared to have built a strong following in recent months, registering hundreds of new voters, raising a \$16,000 war chest and campaigning door-to-door for several weeks.

The voting machine totals weren't all in until after 10 p.m. and the absentee count wasn't verified until after 11, but to many of the 200 people who filled the board's meeting room on 11th and Clinton streets, CQE's loss was evident shortly after the polls closed at 9 p.m.

"We just didn't bring out the voters, the numbers aren't with us," CQE worker Danny Altiglio said as he looked at re-

sults from the city's polling places at about 9:15.

"We got all of the oldtimers out, all of the school people out," a PME supporter told Schools Superintendent Walter Fine. The superintendent became an issue in the campaign because CQE pledged to conduct a "nationwide search" to replace him, and many PME supporters congratulated Fine on his "win" as if he had been a candidate himself.

As wave after wave of speculation and rumor swept the room, Block sat quietly with his son, Benjamin, while Perez and Rossano paced nervously, looking at the glum faces of their supporters and waiting for the results. Pantoliano, Mercado and England waited for the results at Sidekicks Bar on Sev-

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Ed board election may be an omen

Continued from Page 1

enth and Willow avenue. Mayor Thomas Vezzetti stood in the center of the meeting room, his famous bullhorn by his side, and admitted defeat at about 9:30 p.m.

"This isn't a loss for me or my people, it's a loss for the kids of Hoboken," he said.

Acting Board Secretary Anthony Curko finally read the totals from the voting machines at 10:10 p.m. Many of the CQE supporters wept and consoled each other, while several people in the crowd raced for the one pay telephone.

About 100 CQE members gathered at Maxwell's on 11th and Washington streets later, quietly sipping drinks and asking each other, "Why?" There were a number of theories.

Councilwoman Helen Cunnningham blamed the 2 to 9 p.m. voting hours, which she said "hurt the yuppie vote." Laurie Fabiano, Vezzetti's executive secretary, said the answer was "jobs — school employees were afraid they'd lose their jobs if CQE won."

Others cited over-confidence. Some targeted the political polarization caused by the choice of community activist Block as a candidate, including Block himself.

"I've got to admit that I think I hurt the ticket," said Block, a self-described "political reformer" with a long history as a vocal critic of the Hoboken school system. "I've got to hand it to the political machine because they really got their people out."

Standing on a chair in the back room of Maxwell's, Block apologized to the crowd, but many shouted back that the loss was "not your fault" and the group loudly applauded him.

Perez urged the group to continue fighting. "We've done something positive by raising the important issues," he said. "We can't see this as a defeat, we can't throw in the towel."

But for Rossano, the defeat was especially painful. He trailed Pantoliano by only 137 votes and lost by a similar narrow margin last April to James Farina.

"I'll still be involved and out there (at board meetings), but I really don't think I'll consider running again," he said. "The people got what they wanted. Now let's see what the outcome of the state (Level 3 monitoring) is."

The school board faces a

number of serious challenges in the next year, including the Level 3 process, which could result in a state takeover unless the system's basic skills test scores improve dramatically. But the winners concentrated on their victory last night and were optimistic about the future.

A loud crowd of more than 300 people filled Sidekicks, drinking bottled beer and congratulating the winners and each other. The bar is owned by anti-administration political leaders Salvatore D'Amelio Jr. and Michael Mulvaney.

A seemingly nonstop procession of cars passed the bar, honking horns in victory. Many later swung by Maxwell's and continued honking, jeering at the losers.

"I believe this was a vote of confidence," England said in the bar's smoke-filled second-floor meeting room. "The board started a pattern of growth in the last year. People chose to continue that growth instead of taking a chance on abolishing everything and starting over from scratch."

England, who has served as board president for the last year, was the only incumbent in the race. Anthony DeBari said he decided to retire from the board and James Monaco dropped out of the race. Both celebrated PME's victory at Sidekicks.

Surrounded by friends and members of her family, Pantoliano attributed the victory to the "strength of Hoboken's families. What happened here happened because the born-and-raised people of Hoboken came out to vote," she said.

Mercado, who finished with the highest number of votes, said he "always knew in my heart that I would win because of my support for the children of Hoboken."

A strong finisher as an independent candidate in last April's board race, Mercado was rejected by CQE in his bid for a place on that ticket, a move many CQE supporters said they regretted last night.

The crowd at Sidekicks was hoping for a "bigger and better party" next month. Joseph Lisa, Aldo DePinto and Edwin Duroy, candidates on the anti-administration slate in the May 12 City Council elections, basked in the victory and called it a "sign of things to come."

"This is just the start," Lisa said. "Wait until May."

HOBOKEN MONEY

City ready to fight PA

By JANET WILSON

HOBOKEN—Two days before a citizens group was scheduled to file a brief against the Port Authority on behalf of the city, the city has prepared its own case, using different tactics to try to win the same suit.

Law Director William Graves has prepared a motion for summary judgement in the case against the Port Authority of New York and New Jersey, asking for \$9 million worth of insurance money from a 1980 pier fire, minus \$1.5 million the authority lent the city to buy several piers. Graves said that he planned to deliver the brief yesterday to

Hudson County Superior Court in Jersey City. The summary judgement could be made as early as May 8.

The city had joined the case of a citizens' group called People Advocating Safe Solutions, or PASS, during the fall. The PASS brief is scheduled to be filed tomorrow in Superior Court. Graves said that while the PASS brief addresses numerous ethical issues, his brief simply looks at the contractual question involved.

"We've got a right to the money," he said, "and the Port Authority doesn't get to roll it over and keep the interest while Hoboken whistles for it. It's that simple."

The city has been negotiating with the authority for the money, and a settlement package of \$3 million in cash plus other trust fund and development money is on the table. Mayor Thomas F. Vezzetti's Office and Director Michael Coleman of the city Community Development Agency have come under fire from the City Council and from the Waterfront Advisory Committee, which first discovered the money was the city's under the 1964 sublease for the piers.

The two groups charge the Vezzetti administration with letting the authority put too many strings on the settlement, and also were angered by a recent order from the

state to take the offer or risk losing aid.

The City Council has refused to accept the administration's proposed budget for 1987, which includes \$3 million in anticipated funds from the authority for tax relief.

Mayoral aide Laurie Fabiano said negotiations on the settlement package will continue, but that the summary motion was another viable alternative to get the money into city coffers.

Neither Richard Seltzer of PASS nor Councilman Patrick Pasculli, who has opposed the settlement package with the authority vigorously, could be reached last night.

School hopefuls learn fate today

Voters will choose among a swarm of candidates and decide the fates of school budgets and capital projects in several Hudson County municipalities today. The races are as follows:

HOBOKEN

The race for three seats in Hoboken will pit a slate supported by Mayor Thomas F. Vezzetti against several candidates who claim political independence, but some of who acknowledge being friendly with former Mayor Steve Cappiello, now a councilman. If the Vezzetti-backed Committee for Quality Education wins, the balance of power on the eight-member board would shift away from Cappiello appointees for the first time in a decade.

The CQE slate consists of Steve

Block, who works for the state Department of Education and is a long-time school board critic, Carlos Perez and Michael Rossano. Incumbents Richard England, the board president, and Anthony DiBari are seeking re-election independently. But England and Gerri Pantoliano, an employee of the Head Start program, have been endorsed by Cappiello. Mario Mercado, a police lieutenant with past ties to Cappiello, also is running.

The other candidates are: Orlando Esposito, 22, an employee of Bankers Trust in Jersey City, and Felix Rivera, who works for the Port Authority of New York and New Jersey.

A \$12.4 million budget is also on the ballot. The polls will be open from 2 to 9 p.m.

NORTH BERGEN

Two incumbents and one newcomer supported by the current township administration will face a large field today in a race for three seats on the nine-member board.

The incumbents are Mary Calabria and Daniel Maresca, and the administration-backed newcomer is Linda Rucci.

The other candidates are: Richard Fried, Herbert Shaw, Bari Raffaele, Dennis Jaslow, Francis Pulles, Patricia Bertoli, Kathleen Martinelli and Richard Meli.

Housing Authority Director Ronald Jeffrey and Christina Boesch have asked to have their names removed from the ballot, but county officials had not granted permission as of yesterday.

Also on the ballot are a \$21.2 million school budget and a \$242,468 capital outlay. The polls are open from 2 to 9 p.m.

UNION CITY

Twelve candidates will vie for three seats, as the Alliance Civic Association seeks to maintain control of the Board of Education.

Alliance will field two incumbents, Adelaide Leone and Carlos A. Perez, the administrator of the city's Rent Control Board. A first-time candidate on the Alliance slate is retired Police Capt. Francis D. Mona.

The main challenge to Alliance comes from Concerned About Responsible Education, a coalition slate of anti-Alliance forces that includes: Louis F. Marchesani; Brian P. Stack, an aide to Com-

missioner Ronald A. Dario; and Helga Milan Vera, a professor at Boricua College in Manhattan.

The other candidates are: Carmine R. Varano, Domenick Marchesani, Maruchy Perez, John P. Stack, Albert P. Coviello and Edward Mesa.

Voters also will consider a \$7.3 million budget and a \$68,098 capital outlay. Polls are open from 7 a.m. to 9 p.m.

SECAUCUS

Three incumbents are running unopposed. They are board Vice President Eleanor Reim and Trustees Michael Grecco and Dennis Brown.

Also on the ballot are an \$8.1 million budget, a \$266,000 capital outlay and bond issues totaling \$350,000. The bond issues would finance repairs to the high school and

Clarendon School and computers for classrooms throughout the district. Polls will be open from 1 to 9 p.m.

WEEHAWKEN

Seven candidates are seeking three three-year terms and a one-year position to fill out the term of a trustee who resigned.

Incumbents Fred Lorenz, Joseph Rutigliano and Silvio Buria are running together for re-election, and Carmela Ehret is running with them to complete the term of Kevin McEllan.

The independent challengers are Roger Quintana and Michael Jennings for three-year terms, and Donna Macina for the one-year term.

Voters also will decide on a \$6.3 million budget and a \$282,000 capital outlay.

Vezzetti urges new safety post

By JANET WILSON

Staff Writer
HOBOKEN—Stung by charges of cocaine-selling and other drug abuse by police here, Mayor Thomas F. Vezzetti is urging reorganization of the police chain of command.

Vezzetti said yesterday he will recommend that a separate director-of-public-safety position be created, taking the title off "an overburdened" law director's back.

The public safety director, now Law Director William Graves, handles all appointments and disciplinary actions involving police, firefighters and municipal garage workers.

The history of the post has been varied, depending on the will of the mayor and the City Council at different times. Most directors have been veteran police or fire officers. Administration aide Laurie Fabiano said yesterday someone from outside the departments, and possibly outside New Jersey, should be hired.

In practice, according to Business Administrator Edwin Chius, who held the public safety post two years ago, the daily business of running the Police Department is left to the police chief, which he said he believes works well.

Meanwhile, an embattled Chief

George Crimmins was in Sea Girt at the State Police Training Academy to welcome and warn two new officers of his department.

"I tell every single class the same thing," Crimmins said yesterday. "You use drugs, you're out. I expect my police officers to obey the public trust and the law they have chosen to uphold."

The two new officers, both from here, are Rafael Spadevecchia, 29, and Dennis Figueroa, 22. They are scheduled to start next week. Both had to complete a rigorous 16-week training program that included spot urine testing for drug use.

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SAFETY

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One of the new officers will be replacing Kenneth Markey, 24, who resigned Monday after shooting a woman while he was allegedly high on cocaine he had bought from a fellow police officer. The shooting is being handled as accidental.

Chius, who served as director of public safety from August 1985 until last August, contradicted a statement made by Crimmins earlier in the week.

Chius said that, according to federal law, any police officer a firefighter who came to the chief's

public safety director, admitted having a drug problem, and asked for help, has to be given paid sick leave. Crimmins had said Tuesday that, because narcotics such as cocaine are illegal, unlike alcohol, he would not give even one chance to the offending officer.

Chius said that if an officer who completed a rehabilitation program is later found to be abusing drugs, he could be suspended or fired instantly, or be ordered to submit to random testing for drug use.

Graves could not be reached for comment on the ongoing investigations by the Police Department and

the Hudson County Prosecutor's Office into possible widespread drug use in the department. He was overseeing three different legal cases involving the city that were being heard in the Hudson County Courthouse in Jersey City yesterday.

For the last two decades, the director position has rotated, depending on the political powers at the time. Under former Mayor Steve Cappelletto, the position was abolished in 1970, and Cappelletto, who had served in the Police Department 10 years before, handled disciplinary problems and hiring of

new officers himself.

In 1978, with the consent of the council, Cappelletto handed the reins over to James Giordano, a police sergeant. Giordano resigned two years later after he passed the lieutenant's test, then resumed the post a few years later. Carmen Gallo, a former fire captain, served in the interim years.

In June 1985, after Cappelletto lost his bid for re-election as mayor, the post was given to Chius, who said the dual appointment was supposed to be only temporary. A year later, the responsibilities were shifted to the Law Department.

2 cited in empty housing

DISPATCH 4-10-87

HOBOKEN—The city's anti-warehousing officer yesterday issued summonses against two landlords accused of deliberately not renting vacant units in a city starved for affordable housing.

The summonses are the city's first test of its new anti-warehousing ordinance.

The summonses were filed against Michael Sciarra, charged with keeping empty five apartments at 607 First St., and against George Kostopolous, accused of keeping vacant two apartments at 604 Jefferson St.

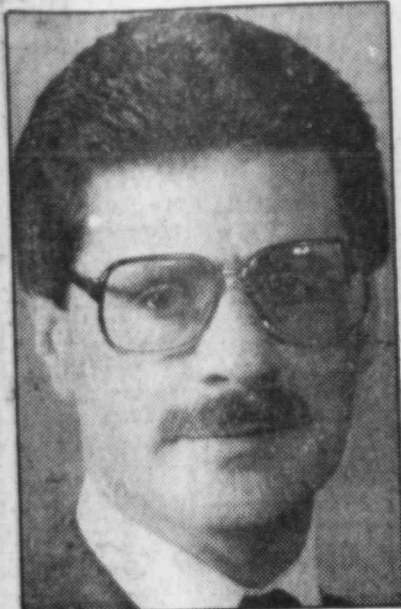
Neither man could be reached for comment. Both are ordered to appear in Municipal Court Wednesday at 9:30 a.m. and could face hefty fines.

The city began enforcing its anti-warehousing law on Feb. 26. Landlords who had empty units in their buildings were given 35 days to file for waivers showing why they were entitled to keep them empty, or to document approval from the state to convert the units to condominiums.

The ordinance still is being contested in the Appellate Division of Superior Court by a group of developers and residents called Help Hoboken Housing.

Jodie Manasevit, the anti-warehousing officer, has been gathering evidence by conducting weekly inspections based on complaints from tenants, and expects to bring more cases to court in coming weeks.

—Janet Wilson



George Crimmins Jr.
"Natural progression"

Crimmins named director of HCUA

By Peter Weiss

George Crimmins Jr. of Hoboken has been named executive director of the Hudson County Utilities Authority. Crimmins' appointment to the \$50,000-a-year position was approved 7-0 at last night's HCUA meeting.

The HCUA also named Anthony Russo of Hoboken as its unsalaried chairman. The vote was 4-3. Two members were absent.

The chairmanship has been vacant for one month,

since Commissioner Kenneth Blane was replaced as an HCUA member by Russo last month.

Crimmins has been the HCUA comptroller for the past five years. He will continue in that position until a replacement is found.

The agency's top spot had been vacant since the resignation of Joseph LeFante three months ago.

Crimmins, 37, said he views his promotion as a challenge.

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Anthony Russo
Chairman again

Crimmins named HCUA director

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but also felt that "it's a natural progression. I've been working on these things for five years."

The Crimmins and Russo appointments were specifically on the agenda prior to last night's meeting, but after some discussion on whether they could legally act on the matter, it was decided to go ahead. Their decision was spurred by a warning from the state Department of Environmental Protection.

Robert Koch, DEP section chief for construction grants, wrote to HCUA members that the continued absence of an executive director and a chairman was causing concern about the continued effective management of \$108 million in grants the county agency now administers and could jeopardize receipt of future grants. In his letter, received Tuesday, Koch urged that the positions be filled "as quickly as possible."

Crimmins was one of three people who submitted applications for the job after LeFante resigned. The others were Jersey City Public Works Director Ron Buono and Secaucus Municipal Court Administrator Frank Deven.

Crimmins said his priority will be to see that grant applications for sewage treatment projects in Hoboken and North Hudson are completed on time. He said he also hopes to resolve a conflict between Bayonne and Jersey City officials over pipeline connections.

The vote to make Russo chairman is seen as a continuation of political infighting going on for several months.

Russo was an HCUA member for four years, including several years as chairman, until he was replaced late last year by Michael Shaffer of Hoboken.

Earlier this year, after a new political rift developed between county Democratic lead-

ers, the county Board of Freeholders by a split vote replaced Shaffer with Russo. They were under the impression that Shaffer's term had already expired because Russo had been a holdover member at the time he was replaced by Shaffer.

Shaffer then argued in court that his term doesn't expire until next year. Superior Court Assignment Judge Burrell Ives Humphreys agreed and ordered Shaffer reinstated.

A few weeks later, after unraveling confusion about the length of each member's term to Humphreys' satisfaction, the Board of Freeholders again voted to put Russo on the HCUA. This time he replaced Blane, who was also on hold-over status because his term had expired.

Russo was nominated by County Executive Edward Clark, who is facing a stiff primary fight in his bid for reelection.

Russo conceded that his election as HCUA chairman will be perceived by some as a political victory for Clark. He said he supports Clark in the primary, but reiterated his vow to keep politics out of the HCUA.

"I will be a non-political commissioner, as I was in the past," he said. "I will continue the things I started without bias."

Russo, a 40-year-old public school teacher, is also a candidate for Hoboken City Council in next month's municipal election.

Voting for Russo last night were himself and Commissioners Cornelius Boyle and Walter Jones, both of Bayonne, and Commissioner Jeffrey Chansler of Jersey City. Opposed were Commissioners Katie Harris and Sal Leanza, both of Jersey City. Shaffer and Commissioner Nicholas Valillo of North Bergen were absent.

HOBOKEN COPS PROBED

By JANET WILSON

Staff Writer
HOBOKEN—A widespread investigation into drug use by city police officers is under way, stemming from the arrest of an officer on cocaine charges last weekend and his subsequent resignation.

Local investigators and Hudson County Prosecutor Paul M. DePascale are conducting separate but

cooperative probes.

Kenneth Markey, 25, arrested on charges of cocaine possession and use, bought the drug from another city policeman, said a high-ranking officer close to the local investigation.

The same source said Markey provided no information on his former colleagues to investigators, but said other city officers and

members of the public had approached the Police Department's Internal Affairs Office with additional information and names.

"The original incident has expanded to include a number of other officers about whom allegations have been made," confirmed Police Chief George Crimmins.

Crimmins said he was "deeply hurt" by recent events, and said he

"will make no deals with any officer found guilty of drug use. They come up dirty, they go to jail."

"I want to believe in my Police Department," Crimmins said. "They are good men, they are family men. If there are a couple of bad apples, I want them out."

Several department sources said there are at least three men under investigation, two of them veteran

officers on the force. Crimmins said there were more than that, but refused to give a number.

"If I have to, I'll do the whole department, including myself," he said.

Crimmins said he was "100 percent in favor of urinalysis testing for police officers," but recognized the law would not allow him to do it.

Local PBA President David Costello said he never would accept urine testing for the officers as a condition of employment, but thought a complete annual physical examination for officers and possibly a blood test might be acceptable to the union.

Agreeing to spot urine testing is a condition of training to be a police officer.

See COPS, Page 12

Hoboken lawyer runs for Assembly seat

By DOUGLAS LAVIN

Staff Writer
Hoboken lawyer Bernard Kenny yesterday joined Union City Mayor Robert Menendez in a bid for the Democratic nomination for the two 33rd District Assembly seats.

Menendez said he is running to close "the gap between manicured lawns of the suburbs and the pothole-filled streets of our cities." In a speech warmly received by a crowd of supporters and North Hudson Democratic leaders, Menendez pledged to be an "urban advocate" on the Assembly floor.

Menendez and Kenny are running on the Democrats '87 slate organized by former Assemblyman Robert C. Janiszewski of Jersey City, who is running for his party's nomination for Hudson County executive.

The two seats are held by Republicans Jose O. Arango of West New York and Ronald A. Dario of Union City.

Kenny, a former assistant county prosecutor who has worked on campaigns for Rep. Frank J. Guarini, D-Jersey City, and presidential candidate Gary Hart of Colorado, said he would to run under the banners

of fairness and the Democratic party's tradition.

Referring to the New Deal of the 1930s and the civil rights struggles of the 1960s, Kenny said he would fight for affordable housing, regional planning and better transportation, and combat state takeover of local schools.

"The state has already run Trenton and Newark schools, and it's been a dismal failure," Kenny said.

Kenny, a 40-year-old father of two, was born in Jersey City and graduated from the University of Pennsylvania in Philadelphia and the Fordham Law School in New York City, he said. He is a partner in a Hoboken law firm.

Hoboken Councilmen Patrick Pasculli and David Roberts, both members of the Young Democrats Club, which backs Kenny, attended the function at Cheval's restaurant on West Street in Union City.

Mayors Anthony R. Cucchi of Jersey City and Anthony M. DeFino of West New York also attended the function. Neither Hoboken Mayor Thomas F. Vezzetti nor Hudson County Councilman Steve Cappelletto, a leader of the Vezzetti opposition, attended. Kenny described himself as neutral in the battle between Vezzetti and his opposition.



Photo by Don Smith

UNION CITY MAYOR Robert Menendez, right, chats yesterday with Bernard Kenny of Hoboken, his Democratic running mate for the two 33rd District Assembly seats, at a Union City restaurant before Kenny announced his candidacy.

COPS

Continued from Page 1

officer. Three Hoboken rookies in 1984 were found to have traces of drugs in their urine.

Two of those officers resigned. The third, Michael DiVincent, appealed, and a hearing was held before then-Public Safety Director Edwin Chius, according to police. DiVincent was suspended and sentenced to three-year probationary urinalysis testing. He then resigned.

The internal investigation going on now is being handled by Capt. Paul Tewes, and Capt. Carmen LaBruno, who is on leave from the local Police Department, is in charge of the county probe.

In a related development, the fifth person who was at the party last Friday night that led to Markey's arrest has been arrested. Donna Huffman, 29, of 278 Kearney Ave. in Jersey City, was arrested by Sgt. Edelmira Garcia yesterday afternoon on charges of possession of cocaine and narcotics use paraphernalia.

'Druggie' police probed

Continued from Page 1

elaborate on the shooting, but sources said Melillo was hit by a ricocheting bullet after the gun accidentally discharged. Both the Hoboken police and the prosecutor have termed the shooting "accidental."

Melillo, whose mother rents the apartment in which the party was held, was treated for the gunshot wound at St. Mary Hospital and released. She was subsequently arrested along with Markey and partygoers James O'Connor, 22, of Hoboken, and Elliot Dumont, 24, of Hoboken. All four were charged with possession of cocaine and drug paraphernalia, police said.

Crimmins said yesterday that police are still searching for a woman believed to have been the fifth person attending the party, and a further arrest is expected.

Sources said police responding to the apartment after Markey called to report the shooting found an undisclosed amount of cocaine and drug paraphernalia in the toilet. The partygoers apparently believed they had disposed of the drugs, but the attempt to flush them down the toilet was unsuccessful, sources said.

Steve Cappelletto, chairman of the City Council's public safety committee, said the committee intends to investigate the drug charges once the police investigations are completed.

Public Safety Director William Graves, when asked about the drug investigation, said, "That's news to me."

Anti-Vezzetti candidates sweep

By Bill Campbell 4-9-87

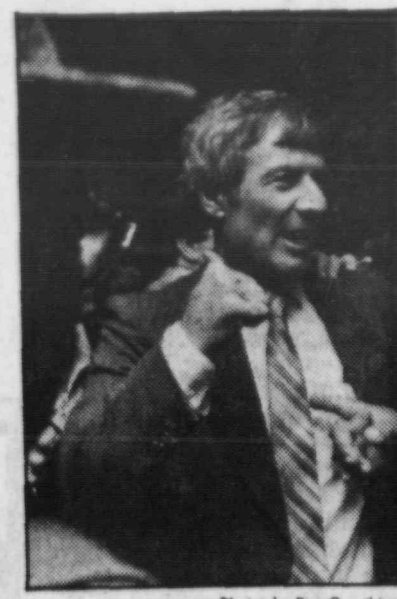
The anti-Vezzetti administration Pantoliano-Mercado-England — PME — school board slate scored a stunning victory last night over the Committee for Quality Education ticket supported by Mayor Thomas Vezzetti.



Top votegetter Mario Mercado Jr. leaps in exultation.



Geraldine Pantoliano gets a victory hug from her mom.



Richard England, board president, celebrates his victory.

of Education President Richard England, and Geraldine Pantoliano each won three-year terms on the school board. They were followed in the standings by CQE candidates Michael Rossano, Carlos Perez and Steve Block and independent candidates Felix Rivera and Orlando Esposito.

Voters also overwhelmingly rejected the 1987-1988 school budget. The \$26 million spending plan would have meant a tax increase of about \$25 per

\$1,000 assessed valuation, and it was rejected by a margin of nearly 6-to-1.

The PME victory was a major setback for the Vezzetti administration, which had hoped to gain control of the nine-member body. CQE's self-styled "reform" candidates had been expected by political observers to sweep the election, giving Vezzetti a majority on the school board for the first time in his two-year old administration.

Instead, the PME slate, which was heavily supported by groups trying to oust Vezzetti, won a surprising victory. Supporters say the victory will

affect the May 12 City Council election, when six of the nine seats are on the ballot.

PME candidates and supporters attributed the victory to a unified anti-Vezzetti coalition while CQE members blamed their loss on "overconfidence."

The unofficial tallies are: Mercado, 3,123; England, 2,891; Pantoliano, 2,788; Rossano, 2,651; Perez, 2,378; Block, 2,265; Rivera, 725; and Esposito, 705.

Election day passed without incident at the polls except for a bomb scare in the afternoon causing police to evacuate the Calabro School for about 20 minutes.

The PME ticket claimed its victory at approximately 9:30 p.m., a half hour after the polls closed. About 300 supporters jammed the two levels of Sidekicks, a local bar, to celebrate the victory.

"They're dead, they're really dead. We'll show them how to reform the reformers, those carpetbaggers," said Eugene Drayton, a board member who campaigned against the CQE ticket.

"We've just cut off the head of the snake," shouted Frank Turso, president of Citizens Committee for Good Government, which organized the PME ticket. "Come May we'll

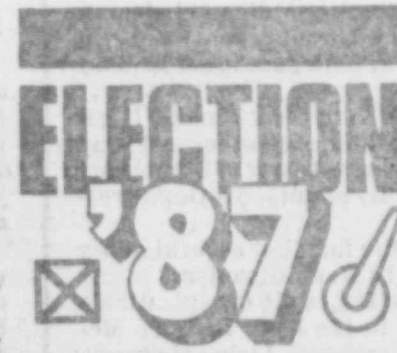
Voters reject school budget by an overwhelming margin

By Bill Campbell and Jim DeRogatis

Hoboken voters overwhelmingly rejected the school board's proposed \$26 million budget yesterday, sending it to the City Council for cuts.

A public question on yesterday's ballot garnered 2,271 "no" votes and 443 "yes" votes, a margin of almost 6-to-1.

The controversial budget, which was passed by the board in an 11th-hour meeting two weeks ago, would have caused a \$25 increase on last year's tax rate of \$216 per \$1,000 of assessed valuation, already the



highest in the state. The council adopted a resolution in February asking the board to trim the budget, but it was ignored.

The council cut \$1 million from last year's budget after it was also rejected by voters.

Mayor Thomas Vezzetti anticipated \$3 million in cuts from this year's school budget in his proposed 1987 municipal budget introduced last week. Vezzetti's budget was rejected by the City Council, however, and several members faulted the mayor for anticipating the cuts before the electorate had a chance to vote.

The anti-administration majority on the board has defended the budget and claimed

See VOTERS — Page 11.

\$9.2M INVOLVED

Critics of PA backed in court

DISPATCH 4-11-87
By JANET WILSON
Staff Writer

HOBOKEN—People Advocating Safe Solutions, the citizens' group suing the Port Authority to force it to hand over \$9.2 million in insurance money from a pier fire, won some points in court yesterday.

A summary motion by the city to have the money turned over within 40 days was denied, because Judge Robert E. Tarleton of Hudson County Superior Court in Jersey City said he believes the case addresses "significant policy issues, which need a complete factual record."

Tarleton also decided to turn the case over to the Law Division, but gave some interesting indications of what he thought the verdict should be.

"Why haven't you turned the money over to them?" he asked the attorney for the Port Authority of New York and New Jersey yesterday.

The attorney responded that the agency already has spent more than \$10 million on a proposed waterfront development project that includes the site of the burned pier, and the insurance money should be considered a repayment of the money.

But negotiations with the city for that project have been stalled, and that argument may not be enough to carry the day. City Law Director William Graves, who had been negotiating a settlement package with the authority for several weeks, filed the motion for summary judgment two days ago, indicating those negotiations might have turned sour.

Richard Seltzer, attorney for PASS who filed the original suit in November, expressed solid satisfaction with the day's events.

Seltzer was also given 14 days to correct what he called "minor technicalities" in the papers concerning the suit. Eleven individual property owners in the city will be listed as partners in the suit, rather than nine individuals and two partnerships. The two new individuals who will have their names added are Steven Weinberger and Michael Flanagan.

Anti-Vezzetti school candidates sweep

Continued from Page 1

have happened without each and every one of you."

Mercado, 43, and Pantoliano, 43, will fill the seats held by James Monaco and Anthony DeBari who did not seek reelection. Mercado is a Hoboken Police lieutenant and Pantoliano is a secretary for the Hoboken Organization Against Poverty and Stress and was the only candidate with a child enrolled in the public school system.

England, the only incumbent in the eight-candidate field, said the voters chose candidates "who could address the immediate needs of the school system." He said he would "gladly" work with incumbent CQE school board members Joseph Rafter and Lourdes Arroyo to improve the system.

England, 44, is a manager with the Maxwell House Division of General Foods.

The CQE candidates had charged that the current board showed a lack of concern for

the systems' 4,000 students. The Hoboken system is one of five in the state that has lost its certification and the state Board of Education is conducting Level 3 monitoring which could result in a takeover of the system.

Observers considered the CQE slate to be the frontrunner, coupled with its convincing victories last year and success in registering some 700 voters this year. CQE also placed great efforts on fundraising and aggressive advertising.

The organization drafted a four-page "blueprint" on how to improve the school system while its candidates were vocal in criticizing the current board. The group advocated trimming \$3 million from the 1987-1988 school budget, which England said contained "no fat."

But supporters last night said the organization was overconfident at reports that the

ticket would sweep. A tired and dejected Vezzetti said the PME victory "was a defeat for the children of Hoboken."

Voters turn down school budget

Continued from Page 1

that further cuts are impossible without hurting the quality of education. "There is not fat in the budget," Board President Richard England said when the plan was introduced.

However, Joseph Rafter and Lourdes Arroyo, two trustees elected last April on the Committee for Quality Education slate, have claimed that at least \$3 million can be cut, claiming there are unnecessary personnel on the payroll. The three CQE candidates in yesterday's

Block, a controversial former school board member and vocal Vezzetti supporter, said the difference in the two slates

was "the equivalent of day and night." A founding member of CQE, Block blamed himself for the defeat.

"I have got to face it, this was a clear rejection of Steve Block," said the outspoken candidate. "My vote was the lowest and I'm a realist. I just have to accept that. It was a motivating factor."

Block, 44, an urban specialist with the state Department of Education and a vocal critic of patronage, maintained "the bottom line was that they wanted it more than us."

About 100 supporters attended the CQE reception which at Maxwell's restaurant, Rossano, 26, a foreign securities coordinator with a Wall Street firm, and Perez, 42, an educator, termed the loss "difficult, but nothing to be ashamed of."

"The next time around, we just have to work a hell of a lot harder," said Perez.

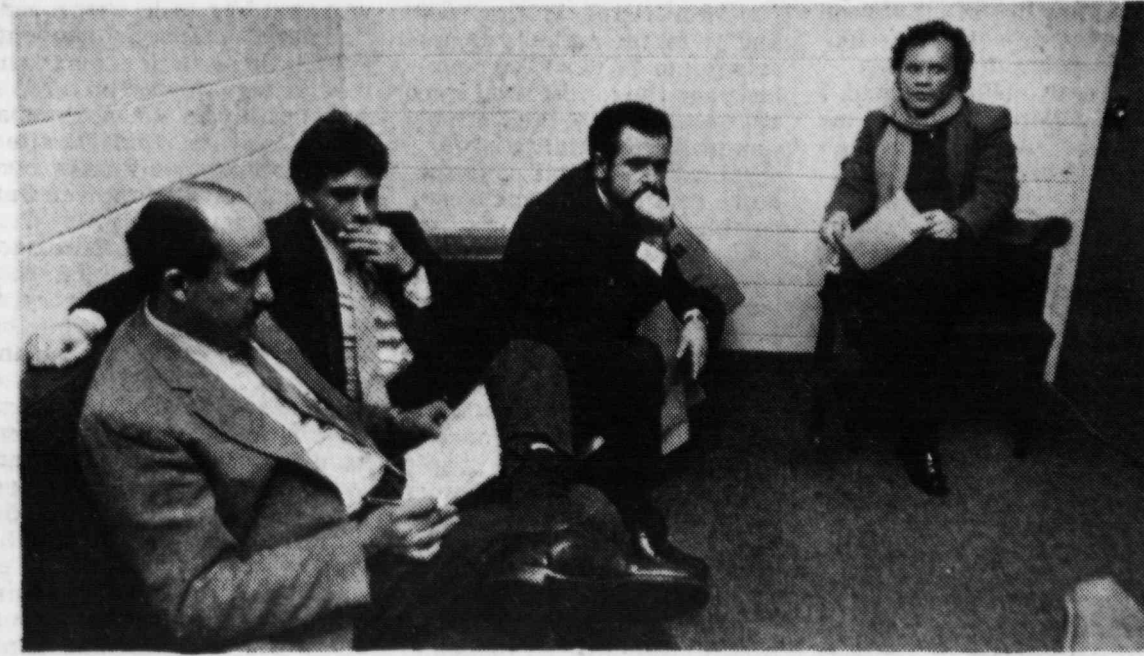
Both Rivera, 39, and Esposito, 22, said they would consider running for the board again.

The anti-administration board majority approved 25 percent pay increases for the Hoboken Teachers Association, the school custodians and school administrators earlier this year.

The victors were not surprised by the budget's defeat. "No one is going to approve something that raises their taxes," England said. "People just don't understand that education costs money."

HOBOKEN election results

Steve Block	2,265
Richard England	2,891
Orlando Esposito	705
Mario Mercado Jr.	3,123
Geraldine Pantoliano	2,788
Carlos Perez	2,378
Felix Rivera	725
Michael Rossano	2,651



Losing candidates Felix Rivera, left, Michael Rossano, Orlando Esposito and Carlos Perez await results at the Hoboken Board of Education.



Steve Block reacts to the news that his slate has lost.



Mayor Thomas Vezzetti receives news that his team has lost the Hoboken school board race.

ABUSE

Continued from Page 1

city.

The charges include these:

□ Three Department of Public Works employees took 49, 43, and seven extra sick days in 1986, yet received full pay, a perfect attendance bonus in one case, and a raise in another.

□ Extra vacation and sick days for employees in the Municipal Court, the Housing Department, the Board of Health, the Public Library and the Welfare Office. The report said there are indications that time cards of Municipal Court employees were altered months after being filled out so perfect attendance bonuses could be awarded.

□ A Fire Department employee who received a "perfect attendance bonus" of \$400 in 1986 never punched a time card from the day he was hired in 1982.

The report by the BAC said the names and charges listed are "just a sampling" of the employee records reviewed, and recommended a "thorough investigation of the attendance records of all Hoboken employees, preferably by an outside auditor previously unaffiliated with the city."

A reorganization plan prepared by the Vezzetti administration two months ago recommended the creation of a separate Department of Personnel. Vezzetti said yesterday that every allegation by the committee will be investigated thoroughly.

Group cautions on May 12 fraud

By JANET WILSON 4-20-87
Staff Writer

HOBOKEN—Major mishandling of local voter registration books by the Hudson County Board of Elections could lead to a fraudulent City Council election here next month, according to a group of concerned citizens which is checking the books.

Up to 3,000 pages containing signatures of voters that are supposed to be verified at the polling place have been removed, and sometimes replaced with blank pages, according to the checkers.

There's a technical process occurring that could subvert the democratic process," Annette Illing charged. "It doesn't matter if it's stupidity or it's deliberate—the net result is an election could be overturned."

Illing and three other residents have been reviewing the books, which are kept at the county Administration Building on Newark Avenue in Jersey City, since last week. Their original purpose was to verify that signatures of voters in the Board of Education election less than two weeks ago matched the

identification signatures in the registration books, but since so many of the identification pages are missing, they have not been able to do that.

Since the five-day deadline for citizens to request an investigation into questionable school board election procedures has expired, the workers now are concentrating on guaranteeing an "honest, properly run" municipal election May 12.

Every time a voter comes to a polling place to cast a vote, the person signs on the front of his or her page, or in a separate notebook,

to make sure he or she only votes once. That signature is supposed to be checked against an original signature on the back of the page, to guarantee that the right person is voting.

There is space for 26 years worth of signatures on the fronts of the pages, yet Illing said an election official had told her most of the pages being replaced were from 1971, only 16 years ago.

No one from the county office could be reached yesterday for comment.

Hoboken payroll abuse charged

DISPATCH 4-16-87
By JANET WILSON
Staff Writer

HOBOKEN—A confidential memo by the Mayor's Budget Advisory Committee charges "widespread abuses and possible fraud" in payroll and attendance records of city employees.

The memo, prepared by the committee as a response to the proposed budget, names 16 workers in seven departments, and accuses one high-ranking employee of campaigning for an elected official in his office during working hours.

The memo charged that "the city has no management controls over the attendance of its employees."

Copies of the memo, one of which was obtained by The Dispatch, circulated throughout City Hall yesterday. The permanent committee, appointed by Mayor Thomas F. Vezzetti to investigate and make recommendations on all financial matters affecting the tax rate, had met the night before. Its findings were denounced angrily.

"It's completely inappropriate," Vezzetti said. "It's unfair."

Business Administrator Edwin

Chius, who is responsible for overseeing all City Hall employees, said in a written response to BAC Chairman Joseph Scordato that the allegation of the high-ranking official campaigning during business hours are "hearsay" and "a cheap political shot."

"I strongly object to the release of ... the report until each employee and supervisor is allowed to respond to the allegations," Chius said. "Some of these employees happen to be among the most productive and efficient employees in the

See ABUSE, Page 13

Hoboken OKs \$100,000 for two attorneys

By Bill Campbell

The Hoboken City Council yesterday awarded special attorneys nearly \$100,000 in municipal contracts.

Meeting in special session, the council granted Irwin Kimmelman a \$50,000 extension to his current contract to represent the city in litigation over secondary sewage, and awarded Philip Elberg a \$30,000 contract to serve as a special tax counsel.



Irwin Kimmelman

Kimmelman's contract was approved in an 8-to-0 vote, while Elberg's pact passed 4-to-3.

The council debated the contracts for nearly three hours before the final roll call. Few members of the public attended the 4 p.m. session in City Hall.

Councilman Robert Ranieri, who opposed the Elberg contract, said he would file a formal complaint with the city Law Department today in an attempt to overturn the award. After the meeting, Ranieri said he would take the action because five votes, a majority of the full board, are needed to ratify contracts.

City Attorney William Graves upheld the vote saying a simple majority was sufficient. Kimmelman, whose five-month-old \$100,000 municipal contract expired last week, was seeking a \$75,000 extension to represent the city in suits brought by Mayo Lynch & Associates, a Hoboken engineering firm; the federal Environmental Protection Agency, and the state Department of Environmental Protection.

The council unanimously amended the resolution to reduce the pact before ratifying the contract. "Tightening the amount will mean that we will have better control over Kimmelman," said Ranieri, who proposed the amendment.

Kimmelman, a former state attorney general and a partner in the law firm Kimmelman, Wolf and Samson, bills the city \$225 an hour for his personal fees, \$150 for work by associates and \$110 for paralegal service.

"People wait in line for my services," he told the council in January when justifying his rates. "If not the City of Hoboken, someone will retain the services of Irwin Kimmelman."

Kimmelman was subsequently awarded \$50,000 contracts in January and February.

Critics of the outspoken attorney have charged the city may no longer be able to afford Kimmelman's services, while Graves argued that his expertise is "critical" to the litigation.

Graves said the city is close to resolving EPA suits over non-compliance with the federal Clean Water Act. Motions for summary judgment in the Mayo Lynch litigation are returnable

in state Superior Court today. Elberg, a Newark-based attorney, was hired to replace Herbert Fine as special tax counsel. Besides Elberg and Fine, attorney Saul Wolf was also under consideration for the contract.

Elberg will represent the city in the bankruptcy proceedings of Hoboken Shipyards Inc., which owes the city about \$2.5 million in back taxes and interest. His services will be necessary in the event the bankruptcy court fails to uphold the city's claim and the case must be litigated.

Fine's services were terminated after the Law Department discovered he had never submitted a contract in his 34-year association with the city. Although Fine eventually offered a contract, Graves urged the council to hire either Elberg or Wolf.

"I don't know why, but Fine and I mix like oil and water," Graves said explaining his decision not to recommend Fine. "My request (for a contract) must have rubbed him the wrong way."

After lengthy debate over the three candidates, the council voted 4-to-3 to award the contract to Elberg. Councilman Thomas Newman abstained from the vote because he was represented by Elberg in another matter, and Councilwoman Mary Francone did not attend the session.

Elberg has been active in Hoboken issues. He was active in the 1984 movement to overturn the controversial revaluation done by Landmark Property Appraisers of Perth Amboy. And last fall he represented a citizens group opposed to property assessments.

School trustees to be sworn tonight

By Bill Campbell

Richard England, Mario Mercado Jr. and Geraldine Pantoliano will be sworn in tonight as trustees of the nine-member Hoboken Board of Education.

Meanwhile, the Committee for Quality Education, whose candidates finished in the fourth, fifth and sixth spots, will pursue allegations of "irregularities" in the April 7 election and may seek a court order to review voter registration books.

The board, meeting in its organization session, will elect a new school board president after the new members are in place.

England, the only incumbent to seek reelection earlier this month and the board's current president, is favored to keep the top spot, sources said.

The three winners ran on a slate supported by political foes of Mayor Thomas Vezzetti. "We've heard a lot of reports and complaints about irregularities and it's certainly worth investigating all the allegations," Gail Tuzman, CQE chairwoman, said.

Tuzman said CQE wants to compare voter signatures, logged in composition books now held by the Hudson County Superintendent of Elections, against signatures in the county Board of Election's book of registered voters.

The reported irregularities include charges that signatures of registered voters were forged by those casting illegal votes, she said. "We want to compare the signatures on both sets of books to see if they match up," Tuzman said.

Anthony Curko, interim school board secretary, said it was "virtually impossible" for anyone to vote twice or forge signatures. He acknowledged, however, that some people may have voted outside their home district.

"The entire city is considered an election district in school elections," he said. "However, the only ones allowed to vote outside home districts were commuters."

Curko said board workers were instructed to allow commuters leaving the PATH station 10 minutes before the polls closed to vote outside their home districts. He said the voter registration cards would be marked with a red "x" if that situation arose.

However, Tuzman said the CQE investigation would center on the Third and Fourth Wards, away from the PATH station, where voter turnout was high. In the two wards, CQE candidates were beaten by a 2-to-1 margin.

Many political observers had considered CQE's slate of Michael Rossano, Carlos Perez and Steve Block as frontrunners throughout the campaign. The committee spent about \$16,000 on mailings and other

AGREE ON \$10M

PA, city bury hatchet

By JANET WILSON

HOBOKEN—Cutting short months of fierce debate and lawsuits, a settlement has been signed between the Port Authority and Mayor Thomas F. Vezzetti concerning nearly \$10 million in insurance for a 1980 fire on Pier B.

If the City Council and the Port Authority of New York and New Jersey's Board of Commissioners approve the deal in the next 30 days, negotiations between the agency and the city will resume "in earnest" for a \$600 million waterfront development project, and a

suit by the city against the authority for the money will be dropped.

Vezzetti called the agreement a major victory for the city, and said, "The megalopolis known as the Port Authority has been forced to bend over to a small city."

But there are key paragraphs in the agreement that an anonymous authority source admitted were left "deliberately vague" that could lead to a battle over hundreds of millions of dollars, not just \$10 million, in coming years.

The package, signed by both sides Tuesday, is similar to an offer the city made two months ago, minus

a stipulation that the lease between the authority and the city be ripped up if no agreement on the waterfront project is reached. Instead, the authority reserves the right to separately negotiate for termination of its lease. The package also includes several payments by the authority to the city, including:

- \$3 million cash to be paid to Hoboken as early as mid-June.
- Repayment of a \$1.5 million loan from the authority to the city to buy the piers from the federal government in 1984.

See SETTLE, Page 10

SETTLE

Continued from Page 1

— \$400,000 to cover the city's share of demolishing the burned pier.

— \$1.7 million toward state-mandated repair of the city's tidesgates, regulators and pumping station.

— \$700,000 for consultants and studies to assess the impact of the authority's proposed development on the city's existing population.

— \$207 million and accrued interest to be placed in an interest-bearing escrow account, with the law firm and bank to handle the account to be agreed upon mutually.

It is after the specific financial terms are listed that the carefully crafted language of the agreement begins to appear. If no waterfront development deal is reached or "in sight" by Dec. 31, the city will be required to return \$2 million to the authority. In return, "this payment will cover all claims against Hoboken by the Port Authority for all costs associated with the waterfront development project."

Because the authority estimates it has spent about \$0.8 million on the project so far, that language sounds like a good deal for the city.

"It's the best sentence in the agreement," said Vezzetti aide Laurie Fabiano. "I can't believe they signed it." For about \$2 million, the city would appear to be released from any claims against it by the authority for the waterfront development project.

According to a loophole in a later

paragraph however, the authority could claim hundreds of millions of dollars of lost revenue from the unrealized profits, or unamortized interest on its lease, which runs through 2002.

The paragraph does not state that explicitly, but the stage is set for such a full-scale battle by language that says "the authority agrees to discuss separately the terms for relinquishing its leasehold on the city's pier property" if no agreement is reached or in sight by year's end.

In other words, the authority considers the development project and its lease as two completely separate entities, each with its own potential, enormous financial value. The city may have settled any claims in terms of the development project, but the authority may be able to push extremely hard for its selection as developer by holding the potential value of the lease over the city's head.

An authority spokesman yesterday acknowledged questions on the agreement, but refused to comment on the end paragraphs.

If no termination of the lease can be worked out, the city retains its right to pursue the issue in the courts.

A court suit is exactly what the insurance agreement was signed to settle, but the authority has approval from two governors and \$125 million set-aside for the development project.

Vezzetti wants tough cop boss

By Bill Campbell

Hoboken Mayor Thomas Vezzetti said he was "outraged" yesterday about allegations of drug use in the Police Department and called for appointment of a full-time, strong public safety director.

Currently, the public safety department is combined under the city law department. Director

wounded a 21-year-old woman at a cocaine party.

"I have instructed Bill Graves to conduct an investigation into charges of drug use in the department," Vezzetti said yesterday. But he added the city may need a new public safety director who can devote more time to overseeing the Police Department.

The Hoboken Police Department and the Hudson County Prosecutor's office are conducting separate investigations into Saturday's incident. Police said Jean Marie Melillo, 21, of Hoboken was hit by a bullet from the service revolver of Patrolman Kenneth Markey, 25, a two-year veteran of the force, during an early morning cocaine party at the Clock Towers apartment complex. Melillo suffered a superficial wound to the shoulder and was released from St. Mary Hospital after treatment.

Markey resigned from the force following the incident. The shooting was termed accidental, but five arrests

See VEZZETTI — Page 8.

Vezzetti wants tough cop boss

Continued from Page 1

have resulted. Markey, Melillo, James O'Connor, 22, of Hoboken, Donna Huffman, 29, of Jersey City, and Elliot Dumont, 24, of Hoboken, were all charged with possession of cocaine and drug paraphernalia.

Sources said Markey and other police officers have since come forward with allegations of drug use by at least three other members of the force. Police Chief George Crimmins has said that any police officer found to be using drugs will be dismissed.

However, Vezzetti said he is willing to give a second chance to cops who come forward to admit a drug problem.

"We want to give them a chance to come clean," the mayor said. "It's important to try and help these men because of their jobs. They're under a lot of tension, 24 hours a day."

Vezzetti has traditionally been an outspoken critic of the

Police Department. Yesterday, he called the force a "secret service" and the department a "political whorehouse."

However, he added, "Many of the cops are doing a good job."

Vezzetti blamed some of the problems on the lack of a strong public safety director.

The City Council moved the post from the business administrator's office to the office of the Law Director several months ago, when Salvatore D'Amelio Jr. headed the department. He later stepped

down. New Law Director Graves has said he does not believe the public safety position should be under the Law Department.

He has neither the time nor the energy needed to handle the day-to-day operations of the Police and Fire departments, he said.

"I am going to recommend that the council consider appointing a new public safety director," Vezzetti said. "We need someone who can rectify this situation. It's too much for the law director to handle."

Mayo Lynch granted hearing on HCUA bill

By Laurie Kalmanson

Embattled Hoboken engineering firm Mayo Lynch & Associates, Inc. won its request yesterday for a day in court, arguing that the Hudson County Utilities Authority owes the firm \$142,312.51.

According to court papers filed by former Hudson County Prosecutor Harold Ruvolet, the HCUA has owed the engineering firm the money since July, 1985.

Assignment Judge Burrell Ives Humphreys denied a request by Ruvolet that the HCUA be ordered to pay the disputed amount immediately. But he granted a motion for a hearing, setting a return date of April 28 for arguments.

A letter submitted by Ruvolet shows that HCUA Com-

troller George W. Crimmins Jr. signed an agreement acknowledging the debt on Aug. 29, 1985. A formal agreement dated July 18, 1985, and signed by acting HCUA Chairman Eugene Harz offers further detail.

According to the statement, the HCUA contracted with Mayo, Lynch on Nov. 18, 1980, for engineering services costing \$4,217,768. All but \$167,312.51 had been paid by July 1985. According to the Harz statement, a \$25,000 payment promised in the July 18 document left a balance of \$142,312.51.

Mayo Lynch is also engaged in other litigation involving the city of Hoboken. Humphreys last year set aside a \$2 million engineering contract awarded the firm by the Hoboken City Council.

City Hall stands still

By Bill Campbell

The wheels of Hoboken government have practically ground to a halt due to a political phenomenon called pre-election gridlock.

The 1987 municipal budget, various appointments, controversial City Council bills and a proposed reorganization of city government will likely be stalled until after the May 12 municipal ward elections when six of the nine council seats are to be contested.

Political observers, citing the council's rejection of the city budget two weeks ago and the crushing defeat of pro-administration candidates in last week's school board election, predict that little serious work will be accomplished in the council and mayor's office until after next month's election.

Mayor Thomas Vezzetti,

who until recently forged a majority on the council with his "fragile coalition," is supporting candidates in five of the six wards. The mayor and his opponents openly admit that the election may turn into a referendum on the popularity of Vezzetti.

The anti-administration Citizens Organization for Good Government, riding the momentum of the school board victories, is supporting its own candidates in the six wards.

"Pre-election flip-flopping on the issues will result in the council being a nonentity for the next month," said mayoral aide Laurie Fabiano. After the council voted not to accept the municipal budget, Fabiano said they "checked their spines at the door" before confronting the spending plan.

See CITY HALL — Page 11.

Vezzetti upbeat despite defeat

By JANET WILSON

a Board of Education president Tuesday.

HOBOKEN—Mayor Thomas F. Vezzetti walked into City Hall with his head down yesterday morning. But he walked out in the late afternoon with his head held high, singing an old Navy war song called "We Won Before and We'll Win Again."

The Vezzetti forces suffered a major loss Tuesday night, when the three Committee for Quality Education Candidates, who had been expected to win, were crushed under a last-minute steamroller effort by a surprisingly well-organized regular political organization.

The questions now are, "Will that organization hold together for the May 12 City Council election," and "Are the Vezzetti reformers prepared to practice politics Hudson County style?"

Thanks to an all-out effort for an anti-Vezzetti slate that was solidified less than a month ago, it is James Farina, Mario Mercado and Eugene Drayton — not Joseph Raftner and Steve Block — who hold the balance of power in the election of

And according to Farina, the heavy victories Tuesday, in the 3rd and 4th wards especially, were "a significant sign of what's to come next month."

But while Councilman Steve Capriello's star may be rising again out of the 3rd Ward as pro-Vezzetti developer Frank "Pupi" Riala's sets, the 4th Ward picture is a lot less clear. Both Louis Francone and Drayton declared themselves the reason for the CQE's defeat in the southwest edge of the city, and each is backing a different anti-Vezzetti candidate in the May race.

One thing all of the regulars agreed on was that Vezzetti should not have been in the 4th Ward campaigning for eight hours Tuesday, instead of taking the bull by the horns in his home 2nd Ward. Even one loyal supporter of the mayor said this tactic and other showed that the administration and the CQE supporters had campaigned like political amateurs.

See VEZZETTI, Page 10

City Hall stalls until votes are in

Continued from Page 1

Councilmen Pat Pasculli and Dave Roberts, critical members of the "fragile coalition," questioned the source of anticipated revenue and proposed cuts in the school spending plan before voting against the budget. Roberts, the Sixth Ward councilman, has been endorsed by Vezzetti.

Both Vezzetti and Fabiano

said they will hold important administrative initiatives until after the election.

The council, in turn, has blamed the mayor for presenting a budget with an "artificially low pre-election tax rate." The budget includes revenue from a yet to be settled insurance claim and projected cuts to the school budget.

"There's an election going

on and we all know what this budget is about," said anti-administration Councilman Robert Ranieri of the spending plan which may reduce taxes by about \$3 per \$1,000 of assessed valuation.

"It's a ploy, the projected tax rate should be \$260 per \$1,000, not \$213," he said.

Meanwhile, council members and administrators fear

that the pre-election maneuvering may stall the proposed reorganization of municipal government, a controversial affordable housing trust fund and appointments of a municipal magistrate and a Parking Authority commissioner.

The reorganization plan, an administrative initiative, proposes sweeping changes to municipal government. Vez-

thing, or jobs."

Asked what was wrong with the traditional Hudson County style of politics, where getting people jobs and housing guaranteed votes, Della Fave and mayoral aide Laurie Fabiano responded bitterly.

"Getting one person an apartment does not solve the problem for the 35 other people who still need housing — it does not solve the problems of the 12 people burned out of their homes due to arson, or the 15 displaced because of haphazard development," Della Fave said.

"We need public policy, not public relations or patronage politics," Fabiano said. "We need to build a new sewage system, not hire 300 streetsweepers right before elections to make the streets look clean."

But one of the losing candidates acknowledged Tuesday night that many voters in the city had high expectations when Vezzetti swept into office just less than two years

ago, and that there have been precious little visible results since then.

"The streets are still filthy. There are still severe housing shortages," he said. "We haven't been able to seize the high ground effectively."

Which leaves the May 12 election. The CQE candidates won the 1st, 2nd, and 5th Wards, and Della Fave, the incumbent in Vezzetti's old ward, said he does not think he will have a problem in May. But the turnout and the margin in that ward were lighter and smaller than in last year's Board of Education race.

Even while both sides discussed the reasons for the CQE slate's loss, there also was a sense of renewed vigor for both groups.

"We may have gotten the kick in the pants we needed," Fabiano said.

"You're going to see a lot of things resurrected around here," predicted Farina on the other side. "And people."

zetti needs at least five votes to ratify ordinances implementing components of the plan, a majority that he may no longer have.

"I simply don't have a choice but wait," Vezzetti said recently.

The housing trust fund, sponsored by Ranieri, is contingent on contributions by real estate developers George Vallone and Daniel Gans. The resolution to sanction either a

\$650,000 or \$2.2 million contribution by the developers has been tied up for more than a month.

The administration has been holding off the appointment of a magistrate for the municipal court, while the City Council has yet to appoint a new commissioner for the Parking Authority.

Sources say that both posts will remain vacant until after May 12.

Insurance suit is transferred to Humphreys

By Jim DeRogatis

A lawsuit over \$9.5 million in insurance funds the Port Authority may owe Hoboken is headed for a trial in Hudson County Superior Court.

Hudson County Superior Court Judge Robert Tarleton denied a motion Friday for summary judgment of a Hoboken taxpayers' lawsuit to recover \$9.5 million the Port Authority collected after the city-owned Pier B was destroyed by fire in 1980.

In denying the motion, Tarleton transferred the case to Hudson County's top judge, Burrell Ives Humphreys, and suggested the matter be decided in a "quick and expeditious public hearing."

Hoboken and the P.A. have been negotiating for three years on a restated lease to the city-owned piers that would allow the authority to build a massive, \$600 million mixed-use development. Negotiations stalled several months ago in the wake of a controversy over the insurance funds, however.

People Advocating Safe Solutions, an anti-P.A. citizens group, is arguing in court that the authority should return the full amount of money to the city. The P.A. has said it was authorized by the city to hold the money for use in the Hudson Center development.

The city joined the lawsuit on the side of PASS, but administration officials have been working with the P.A. on a settlement that would provide the city with \$3 million and approximately \$4.5 million for infrastructure improvements. Sources said the settlement is close to being completed, but it would still face final approval by the Hoboken City Council and the P.A.'s Board of Commissioners.

City Attorney William Graves filed a motion Friday to dismiss the group. "The matter is strictly between the city and the P.A. at this point," he said.

The city's motion argues that PASS did not follow the proper procedures for filing a taxpayers' lawsuit. A second lawsuit by the group attempt-

ing to evict the P.A. from the waterfront was dismissed several weeks ago for similar reasons.

Tarleton gave PASS until April 24 to amend their lawsuit or the group could be dropped from the case. "These are simply technical changes that have to be made in our papers, and we look forward to cooperating with the Law Department in fighting this case," said PASS attorney Richard Seltzer.

A trial could be bypassed if the city and the P.A. reach final agreement on the settlement. Administration sources said Friday the settlement could be signed by Mayor Thomas Vezetti and Phil LaRocco, the P.A.'s director of economic development, sometime next week.

Graves also filed a motion by the city for summary judgment of the case, a move he called "insurance" in the event a settlement is not reached. He added he is "not holding my breath" that the motion will be granted because "the judge recommended a full hearing on the matter."

P.A. officials seemed surprised by the city's legal actions, however.

"We (had) not received any formal notification from any city official of such an action," said John Donovan, manager of government and community relations for the authority's economic development department. "As far as the P.A. is concerned, that settlement offer still stands."

"The city's actions are inconsistent and, if the city now chooses to pursue this matter through a lawsuit rather than through the settlement, the P.A. is fully and well prepared to address this matter in court."

P.A. officials have said the authority has a strong case for claiming the insurance funds, including minutes from former Mayor Steve Cappelletto's Waterfront Advisory Committee indicating the city knew and approved of the P.A. using the money for waterfront development.

Housing deal is approved for Hoboken

By Earl Morgan

4-16-87

The Hoboken City Council last night approved an agreement with West Bank Construction that will give the city \$673,000 for affordable housing as part of a package approving the firm's plan for a \$70 million redevelopment project on the site of the ShopRite at Washington Street and Observer Highway.

In other business the council shot down a resolution sponsored by Councilman Robert Ranieri for a non-binding referendum on whether the city should continue to negotiate with the Port Authority as the prime developer of the city's waterfront.

The council also voted to hold a closed meeting with the Board of Education Tuesday, at 10 a.m., in the board headquarters, to discuss possible cuts in the school budget. The council approved ordinances, establishing several positions in the city's law department, allowing for the establishment of sidewalk cafes and repealing two handicap parking spaces.

Before taking a vote on the ShopRite agreement the council debated for nearly an hour to determine exactly what it is the city is supposed to receive from the contractor.

The agreement contains a provision for the city's parking authority to participate financially in the construction of two decks of underground parking on the proposed condominium and commercial development. The parking could mean several million dollars to the city for affordable housing. But the agreement is contingent on the city developing an affordable housing policy in six months that will not be challenged in court.

Councilwoman Helen Cunningham objected to the plan claiming that since the parking authority has not yet agreed to be a partner in developing the two underground decks all the city can really count on is the \$673,000 and then only if an affordable housing policy can be developed by the city.

Daniel Ganz and George Vallone, owners of West Bank, who attended the meeting, were asked to explain the agreement.

Vallone said a suggestion that Councilman George Della Fave, made that the \$673,000 be guaranteed as part of the agreement would be illegal since it would be considered a tax and subject to legal challenge.

"Hoboken can develop a legal, affordable housing plan that cannot be successfully challenged in court," Vallone said. "Several other states have already done it. I am working with the state now to develop a model plan and I would like to work with the city to develop ours."

Ranieri's resolution for a referendum on the P.A. waterfront negotiations met with resistance from the public and other council members with the exception of Councilwoman Mary Franccone.

Cunningham said she wanted to know who was supposed to educate the voters on the issue. She also said the voters expected the council to make a decision on the matter. "That's why we were elected," she said.

Councilman Steve Cappelletto, a former Hoboken mayor, said when he first began negotiations with the P.A. in the early 1980s, over the waterfront, a number of the costs the agency officials currently bring up in talks, were never mentioned. "I would like to tell the Port Authority that we don't want them to develop our waterfront," Cappelletto said.

A number of the council members mentioned litigation currently making its way through the courts, suing the Port Authority for \$9 million in insurance money the plaintiffs, the Mayor's Waterfront Advisory Commission, claims the agency owes the city. They said the suit is a factor and has to be taken into account in any decision the council makes. Several people in the audience also rose to object to Ranieri's resolution during the meeting.

Ranieri defended the resolution, that would be on the ballot for the Nov 3rd general election, in a prepared statement in which he said "... earnest negotiations should continue. The November referendum, in effect, would be a sunset date for negotiations."

"Should table discussions continue ineffectively into the fall, it would be the logical time for the grass roots voters of our city to make a decision. Three years of talking has resolved little or nothing. It would be time to fish or cut bait."

The resolution lost by a 7-2 vote.

The council tabled a vote on a resolution authorizing a grant of \$129,000 for the organization "Hoboken Advantage" for loans to rehabilitate businesses along a portion of Washington Street after Cappelletto objected that the grant excluded businesses in his ward and other parts of the city.

It was decided to have the grant proposal brought to the next council meeting to determine what portion of the city will be served by the grant.

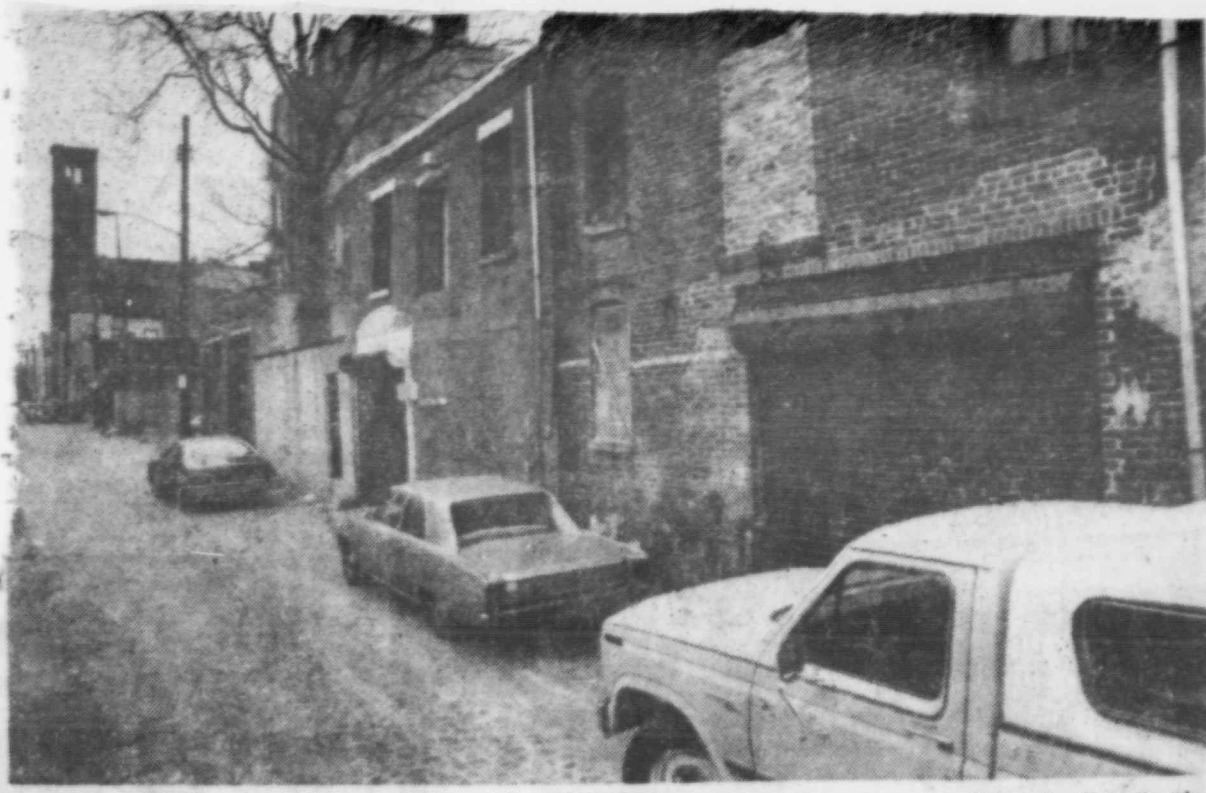


Photo by Don Smith

THE QUIET NEIGHBORHOOD of Court Street between Third and Fourth streets in Hoboken may change. The City Council voted last night to approve the construction of a five-story building.

HISTORIC DISTRICT Dispatch 4-16-87

Building OK'd for Court St.

By JANET WILSON
Staff Writer

HOBOKEN—For only the second time in the history of the Historic District Commission, one of its decisions has been overturned by the City Council.

The council voted, 6-2, with one abstention last night, to allow construction of a controversial five-story brickfront building at 315 Court St.

The HDC had voted in December not to allow Raymond Testa and John Angelone to build at No. 315 because their project was too high, and out of character with the rest of the block. Court Street is a tiny cobblestoned alley, mostly made up of garages and former stables, between bustling Washington Street and residential Hudson Street.

But the council decided that, because the developers already had been before the Zoning Board of Adjustment and because local zon-

ing ordinances for Court Street allow structures as high as six stories, the project should be allowed. They also denied a recommendation by Assistant City Attorney Fred Bado that the project be returned to the HDC for consideration on whether the facade is appropriate.

In other business, the council defeated, 7-2, a resolution by Councilman Robert A. Ranieri to place a non-binding referendum on the November ballot asking voters whether the city should be negotiating only with the Port Authority of New York and New Jersey for development of the city-owned piers.

Most of the members present, several of them up for re-election on May 12, gave a little speech about how important it was to stand up to the powerful authority, but most said a non-binding referendum is not the way to do it. Perhaps most unexpected was the testimony of Steve Cappelletto, who as mayor in

1984 had begun negotiations with the authority, and also ceded them the proceeds from the insurance settlement from a fire on Pier B.

That insurance, now up to \$9.2 million with interest, has been the subject of litigation, negotiation and fierce dispute. The money is not in an escrow account, but has gone to the Port Authority.

"I was led by the nose by a lot of people," Cappelletto said. "I must apologize that I was misled. I would say to the PA today, 'Go to hell and get out,' but I would also say, 'What do you want to leave?' I would give them the whole \$9 million, as long as they would give us back the freedom to do what we want with our piers."

Meanwhile, administration sources said yesterday and last night that there is a 90 percent chance an agreement over the insurance will be reached today.

Budget report rankles

By Bill Campbell

4-16-87

Hoboken should privatize municipal services, cut salaries and eliminate a city-operated bus line for senior citizens, according to a draft of the Mayor's Budget Advisory Committee's 1987 spending report.

The controversial six-page draft was obtained by The Jersey Journal yesterday along with a "confidential" appendix which outlined allegations of "a widespread pattern of abuse" with employee payroll records.

The report brought a mixed response from Mayor Thomas Vezetti and members of his administration, who praised the financial recommendations but called the appendix "inappropriate."

Joseph Scordato, chairman of the BAC, said the draft was an "unauthorized report" that was "unofficially passed out" by a committee member. The final draft, which will not include the appendix, is due to be released today, he said.

"There is a lot of good stuff in their report," said mayoral aide Laurie Fabiano. "Unfortunately, a lot of people will focus on the appendix."

The report, the first by the six-month-old committee, recommends line item savings for

the 1987 municipal budget and suggestions for long-range cost savings.

The report urges that many of the services now performed by the Department of Public Works be done by private contractors. It also urges 20 percent salary cuts in the mayor's office, the City Council and the Municipal Court, and the elimination of the Cross Town Bus Line, which serves senior citizens, particularly those needing to reach the ShopRite on Washington and Newark streets.

The confidential appendix, which was attached to copies of the report, named at least 16 municipal employees who allegedly abused vacation and sick days. The appendix, based on a random review of payroll records, also charged that one employee was "assisting in the campaign of an elected worker while in the employ of the city and during working hours."

"I think that was totally uncalled for and inappropriate," Vezetti said. "I think the committee should have used some discretion before attaching that list."

City Business Administrator Edwin Chiusi, in a letter to Scordato, said: "I strongly ob-

Budget report rankles in Hoboken

Continued from Page 1

ject to the release of Appendix A of the report until each employee and supervisor (is) allowed to respond to the allegations."

The reference to the employee who was allegedly campaigning on city time was "a cheap political shot," he said.

Chiusi, who said he has attended 22 of the BAC's 23 meetings, said he had no previous knowledge of the appendix or the allegations.

"I'm really upset about this," Scordato said. "We discussed the appendix at our meeting last night and it was given to the committee with the understanding that it not be released."

The committee opted to level the charges in an appendix, he said, to protect the committee from libel and slander charges.

"All it says is that we looked into employee records and this is what we found," he said. "We will refer our information to the mayor to justify claims that we need greater personnel supervision."

Other BAC members referred questions to Scordato. "I'm really not at liberty to discuss the report," said member Bill Perry.

"The report was supposed to be kept confidential until the council had a chance to review it."

Department of Public Works Director Roy Haack, some of whose employees were cited in the appendix, said he was upset by the preliminary

recommendations. "Either the mayor, council and directors should resign so we can let the BAC run the city," he said, or the mayor should ask for the resignation of each committee member."

Vezetti, who appointed the 18-member committee last October, and members of his administration had been meeting with the committee weekly on the financial report.

Vezetti said he would study most of the long-range initiatives and implement certain recommendations in his 1987 spending plan. The BAC agreed with the administration's proposals for a Department of Finance, a division of personnel and computerization of departments.

The City Council two weeks

ago refused to accept Vezetti's budget, citing the heavy reliance on funds from a proposed settlement of a lawsuit with the Port Authority and anticipated \$2.5 million in cuts from the school board budget.

The BAC's draft report agrees with the council, stating, "banking on Port Authority settlements or sales of city property is no substitute for solid analysis of costs and hard decision-making."

Scordato said the final report, which will differ slightly from the draft, will include a cover letter specifically addressing the proposed P.A. settlement.

"In regard to the mayor's budget, all I can say is that you don't spend money that you don't already have," he said.

Vezetti aides exult over a \$9.3M accord

By JANET WILSON
Staff Writer

HOBOKEN—The settlement agreement crafted by the city with the Port Authority concerning \$9.3 million worth of insurance money for a burned pier is a "fantastic" win for the city, according to administration members.

But opponents disagreed with that enthusiastic assessment, and continued to raise questions about the language of the settlement document.

The two-page document, signed by Mayor Thomas F. Vezetti and Phil LaRocco, world trade and economic development director for the Port Authority of New York and New Jersey, was hammered out by a team of city negotiators that included Law Director William Graves, Director Michael Coleman of the Community Development Agency, mayoral aide Laurie Fabiano and CDA staffer Peggy Thomas.

The city would receive \$3 million in cash, would pay off loans it took from the Port Authority, and would cover major capital construction and demolition costs. The papers were signed Tuesday after a six-day waiting period described by one member of the team as "incredibly tense."

When word came that the deal had been agreed to by the authority, Fabiano said, "We were jubilant."

"This is such a fantastic deal for the city," she said. "There's no strings, no obligations, there is nothing in the letter that ties the city to anything."

But members of the Waterfront Advisory Committee, the citizens' group that first pointed out during the fall that the authority owed the city the money, were less enthralled.

"She's mistaken to say there are no strings," said WAC member Thomas Illing. "I was very disappointed."

Illing pointed out that more than \$2 million would be placed in an escrow account, with the authority to receive half of it if waterfront negotiations fizzle before Dec. 31.

"There's no mention of what happens to the other half. Is it released to the city? Who gets it?" Illing asked.

Illing said the WAC also had wanted the "so-called 'drop-dead' clause or a substantial amount of cash included."

WAC members consistently have stated that the authority—either should hand over the \$9.3 million as cash, with no stipulations, or be

willing to include a stipulation that it will rip up its lease with the city for the piers if no agreement is reached by a certain deadline on whether the authority will be the developer of the lucrative waterfront property.

Fabiano said the authority had refused flatly to consider any proposal to rip-up its lease, and that it is the city administration, not the authority, that had split up the money package into different components.

"Quite frankly, we didn't want them to just hand over \$9.3 million, because we didn't want to have to go through all the political arguing about where the money should go."

Illing said the biggest misconception is that the city had been released from all legal claims the port agency could make concerning losses if it is not selected to be the waterfront developer. Fabiano said the city knew the authority still could sue separately on the lease issue, but that winning \$10 million from the bistate agency still is a major accomplishment, and that one legal leg had been cut out from under the authority.

The City Council still must approve the settlement before it becomes effective.

VIADUCT REPAIR

Hudson drivers to face new woe

Dispatch 4-16-87

By JANET WILSON

Staff Writer

HOBOKEN—Happy motoring, Hudson County.

With massive repair projects under way on several key roads, the state Department of Transportation yesterday announced that two lanes of the 14th Street Viaduct will be closed for up to two years, starting May 1.

'It will be an inconvenience for everybody'

The DOT plans to rebuild the roadway and its sidewalks and railings, all constructed in 1898, one piece at a time. One lane each on the east and west sides will be shut at all times. The four-lane roadway, which runs down from Palisades and connects Union City, Jersey City and 14th Street here, is a heavily used route between the three cities. Because it intersects with Willow Avenue here, the viaduct is also an alternate Lincoln Tunnel approach route.

Four other major road construction projects — on entrance ramps to and pieces of Routes 149, the Holland Tunnel, the New Jersey Turnpike and Route 495 — already have clogged Hudson County traffic in the last few weeks.

"It will be an inconvenience for everybody," said Roy Haack, the Hoboken public works director. "But the viaduct is in dire need of repair."

The city originally asked the state to repair the viaduct nearly five years ago. The project, which is estimated to cost an estimated \$3 million, is to be performed by private contractors hired by the DOT after an open bidding process.

Haack said the work is to begin in May, to allow the New Jersey Waterfront Marathon to take place April 26. The marathon's route includes the viaduct.

If You're Thinking of Living in:

By RACHELLE GARBARINE

FROM a grimy industrial port that went into a decline decades ago, Hoboken has sprung back to life as a residential community where development and restoration are commonplace.

Along the narrow streets that slice through this New Jersey city are rows of restored town houses with gleaming hardwood floors and sturdy brick facades refashioned into condominium apartments.

Yet behind its new cosmopolitan facade there is something distinctly anachronistic about this community nestled along the west bank of the Hudson River. For within its one square mile are many imposing historical structures, such as the copper-clad Erie Lackawanna Railway Terminal on Hudson Place, near River Street, built in 1907. The ambience of the community, with its blocks of row houses, corner groceries and street peddlers selling fresh fruits and vegetables also suggests a different era, as do the desolate piers — once a thriving workplace for generations of longshoremen.

It is the city's diverse nature, residents say, that makes it one of Hudson County's most desirable places to live. There are more than 20 churches and several ethnic festivals have become yearly traditions. More than one-third of its 42,460 residents



The New York Times/Frank C. Dougherty

are Hispanic, but there are over a half-dozen other sizable ethnic groups and some — German, Irish and Italian — have deep roots in the community.

Many of the newest arrivals are young professionals lured out of Manhattan. When Joseph Scordato and his wife, Karen, moved to Hoboken from California two years ago, they first looked in Manhattan, Brooklyn and Jersey City. "We liked the small-town atmosphere and the prices for condos were reasonable," said Mr. Scordato, adding that they now are looking to buy a house in Hoboken.

Recently, however, long-time residents have become worried over the increasing number of Manhattan expatriates, fearful that old life styles will give way to an even greater concentration of gourmet delicatessens and condominiums.

Florence Iapicca, who has lived all of her 72 years in Hoboken, said, "The town isn't as friendly now." But, she added, "I love it anyway. I couldn't — wouldn't — live anywhere else."

Hoboken's prime amenity for the new people may be its ease of commuting. Mayor Thomas F. Vezetti calls his city a geographic wonder spot, "for it is sandwiched between the Lincoln Tunnel on the north and the Holland Tunnel on the south and it is served by the N.J. Transit and PATH trains."

But even the most ardent Hoboken supporters concede that it is not immune from urban ills. Taxes, at \$216 per \$1,000 of assessed valuation — are among the highest in the state, and drugs and street crime are present, though not in hefty doses, according to Police Lieut. John R. Howe.

Hoboken's education system, plagued by poor basic skills test scores and poli-

Hoboken



Church Square Park, with frame houses, rear, at Fourth Street and Willow Avenue; typical Hoboken brick rowhouses on Garden Street near 11th Street, one of earliest areas in the city to be restored.

tics, is another major concern. Last year, out of 271 districts taking the state high school proficiency tests, Hoboken ranked 259th in math, 265th in reading and 269th in writing. Joseph Rafter, a member of the school board, said some parents tell him they will move out before sending their children to the city schools.

The public-school system, for its part, said Francis E. McGorty, assistant superintendent of schools, plans to introduce basic-skills courses next September for the 2,763 youngsters enrolled in the seven elementary schools and tutoring programs for the 1,266 students attending Hoboken High School.

There are nine private elementary schools within city boundaries, five of them parochial. And parents may choose to send their daughters to the Academy of the Sacred Heart, the only Catholic high school in the city. Stevens Institute of Technology, founded in 1870 and situated on 55 acres at the highest point in the city — offers courses in engineering, science and computer science.

The Lenni Lenape Indians were the first to live in Hoboken, naming it Hopoghan Hacking, land of the tobacco pipe, before selling it and what are now Jersey City, Bayonne and Weehawken to Peter Stuyvesant, Governor of New Amsterdam, in 1668.

In 1784, Col. John Stevens, one of the founding families in Hoboken, bought what is now Hoboken and in 1820 he started to develop it into a resort community with a recreation center called Elysian Fields. Here, the first baseball game between organized teams was played in 1846. Eleven years later the community was incorporated as the City of Hoboken.

By the end of the 19th century Hoboken had become a fashionable place to live, especially for the wealthy German industrialists who owned the shipping lines that dated its waterfront. The mansions along Hudson Street and Castle Point Terrace, streets close to the river's edge, were built for them.

Today, Hoboken is primarily a residential community. Though prices of houses and condominiums have risen significantly in recent years, they are still lower than those in Manhattan.

Maureen Singleton, co-owner of Singleton and Galmann Real Estate Agency, said that fewer than six single-family detached houses come on the market each year. And when they are available, and if reasonably priced, "there's a line of peo-

ple waiting to buy them," she added. In general, such houses sell between \$200,000 to more than \$500,000, depending on size and location, Ms. Singleton said.

For the most part, however, people come to Hoboken searching for its town houses. Many can be found huddled along tree-lined Bloomfield and Garden Streets — showcases of restrained brownstone architecture. A 15- to 20-foot-wide house stone, Ms. Singleton said, typically sells for about \$700,000.

There are 162 condominium projects with a total of 1,605 units, with many selling for \$100,000 for a studio and \$250,000 for two-bedroom models. Many of the condominium units are being offered as rentals for \$850 and \$900 a month for studios and one-bedroom apartments. The rare rentals in private homes, Ms. Singleton said, go for \$500 to \$650.

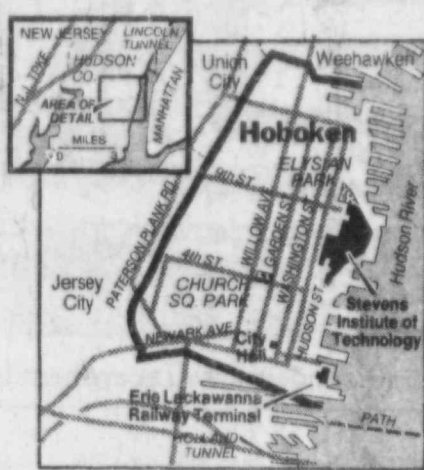
Washington Street — or "the avenue" — is the city's main shopping district with close to 500 stores offering a great range of goods, from discounted clothing to fine crafts. Among the specialty shops is Crabtree and Evelyn, the sellers of imported toiletries. There are also many fine ethnic bakeries.

Night life runs to gatherings at clubs and restaurants. Among them are the Clam Broth House on Newark Street serving seafood and Maxwell's on Washington Street offering Italian-American cuisine. The Gold Coast Cafe is popular with young people.

HOBOKEN is a growing cultural center with four professional and community theaters, three art galleries and several musical groups, including the Hoboken Chamber Orchestra. For recreation, there are five parks and several tot lots, as well as a host of baseball, basketball and soccer leagues. And there are numerous feasts, festivals, parades and an outdoor summer concert series at the gazebo in the downtown Church Square Park.

On the second floor of City Hall, the recently formed Hoboken Historical Museum is displaying its first exhibits — a salute to Frank Sinatra, Hoboken's most famous native son, and photographs depicting "Hoboken's Changing Scenes."

Not everyone is pleased with how the city has changed. Deborah DeSteno, a 20-year-old Hoboken native who works part time at the library, said, "With all the buildings going up so fast, it's becoming a place I don't know anymore. It's losing its modesty and innocence."



Gazetteer

Population: 42,460 (1980 census).

Median family income: \$20,000 (estimated).

Government: Mayor and 9-member Council (3 at large, 6 from wards) serve 4-year terms; Mayor Thomas F. Vezetti, Democrat.

Distance from midtown Manhattan: Under 2 miles.

Rush-hour commutation: 20 minutes on N.J. Transit Bus 126, \$1.35 1-way, \$43 monthly; 10 minutes by PATH train, \$1.

Public-school student-teacher ratio: 23:1

Annual public-school expenditures per pupil: \$6,000.

Median house price: \$250,000.

Property tax on median-priced house: \$3,500.

Median condominium price: \$127,000.

Property tax on median-priced condominium: \$3,574.

Median rent: \$800 a month.

Mystery: Edgar Allan Poe wrote "The Mystery of Marie Roget" in Hoboken in 1837, basing his short story on the murder of Mary Rogers, whose body was found on the city's Hudson River shore.

England re-elected school board head

By Bill Campbell

The Hoboken Board of Education last night unanimously re-elected Richard England as school board president and Mario Mercado Jr. as vice-president.

Meeting for the first time since the April 7 election, the board spent more than an hour in closed session discussing reorganization before announcing nominations for officers and committees.

England, Mercado and Geraldine Pantoliano, who swept the election on a PME slate, were sworn in before the meeting by Superintendent of Schools Walter Fine.

The board elected the following committee chairmen: Pantoliano, school programs; Raul Morales, buildings and grounds; Eugene Drayton, school government; Joseph Rafter, budget and finance; Lourdes Arroyo, negotiations and grievance; James Farina, athletics; Mercado, education, planning and evaluation, and Zelma Lugo, policy evaluation.

In a related development, the Committee for Quality Education, whose unsuccessful three-man slate was endorsed by Mayor Thomas Vezetti, has completed its review of voter registration books used in the election.

"It's inconclusive," said Gail Tuzman, CQE chairwoman. "Many pages" of the county Board of Election's voter registration books have been replaced with blank pages, she said.

CQE has been investigating allegations of "irregularities" in the election stemming from reports that people voted outside their polling district or that signatures were forged.

The investigation has centered on the Third and Fourth wards which registered a large voter turnout and where CQE candidates lost by a nearly 2-to-1 margin.

Tuzman said CQE photocopied pages of voter composition books which are signed by voters at the polling district. She said the copies were brought to the county Board of Elections to compare with signatures in the main registration books.

Pages of signatures, most over 20 years old, were removed from the book to make room for new signatures, Tuzman said. "There was just no way to verify the signatures," she said.

Tuzman said the group will now focus on insuring the integrity of the May 12 City Council election and next April's school board election. She said county Superintendent of Elections Harvey Birne assured CQE the old pages would be placed in envelopes and provided to poll workers during those elections.

Birne was unavailable for comment.

Anthony Curko, interim school board secretary, has denied reports of wrongdoing in the election. He said the only people allowed to vote outside their polling district were commuters leaving the PATH station 10 minutes before the polls closed.

It is "virtually impossible" for anyone to vote twice or forge signatures in a school board election, he said.



Gerri Pantoliano gets flowers and a kiss from her son Patrick after being sworn in as a trustee on the Hoboken Board of Education

SCHOOL

Continued from Page 1

to decide whether to accept the school closing and other possible budget reductions, or appeal them to county and state education officials.

"I think we all knew it was coming from Day 1," said Trustee Geraldine Pantoliano. "But it is going to take a lot of hard thinking before we decide. It was the City Council's responsibility to make recommendations, and it will be our responsibility to decide whether we accept or appeal. We do reserve the right to appeal."

Voters rejected the proposed \$26 million school budget last month. Mayor Thomas F. Vezetti said in his proposed total budget for next year that the school portion had to be trimmed by \$2.6 million to keep taxes from going up.

It is the council's right and duty to propose cuts. But once those cuts are made, the school board has the right to appeal, meaning the budget could stand in spite of the voters' wishes.

The history traditionally has been that the state commissioner lets the school board stand, said one board member who did not want to be identified.

A councilman who also wished to remain anonymous complained bitterly that the school board and School Superintendent Walter J. Fine had been unwilling to consider specific reductions. "We reached absolutely no consensus," the councilman said. "It's ludicrous."

This city has lost nearly 4,000 students in recent years, or half of its enrollment, but there are still nine buildings open. The Sadie Leinhardt School was shut and sold to developer Frank "Pupi" Raia for conversion to condominiums three years ago, a transaction that angered many long-time residents.

Enrollments are now lowest at the Demarest School, but proposals last fall to close down the building and possibly sell it provoked demonstrations and other loud protest.

Several of the candidates in the recent school board race instead recommended leasing the building or another school facility to a private school, a city health center or other community institution.

PROBE

Continued from Page 1

which say that if a lawyer represents a developer while also serving as attorney for a municipality, that action is improper.

D'Amelio prepared a deed for the sale of 201-203 Bloomfield St. by city Tax Collector Louis Picardo. City Comptroller Matthew Cannarozzi, Mary Cipriani and himself to John Saracco of Hoboken and David Seligman of Oradell. Seligman also owns a pharmacy here. Cipriani is registered to vote at the home of Construction Code Official Alfred Arezzo. Numerous friends and colleagues have said the two are romantically involved, although they say their relationship ended in 1982. She last voted from the address in 1984, according to Hudson County voter records.

The four bought the property on May 30 and then sold it under contract within a month for a profit of nearly \$100,000.

The final sale to Saracco and Seligman was made Oct. 30, after a commercial tenants' lease at 201-203 Bloomfield St. had expired. Arezzo approved plans for the new owners the same day as the sale. The sellers, including D'Amelio, were required as a condition of the sale to obtain those approvals.

D'Amelio could not be reached for comment. Arezzo has said he did not approve the plans for D'Amelio and Cipriani, but said the approval

was for Saracco and Seligman. Arezzo could face criminal misconduct and civil conflict of interest charges in connection with Cipriani's involvement in the transactions.

Those approvals are now the subject of a zoning case and an appeal to the zoning board. Councilman Thomas Newman, a former zoning board member, and Planning Board consultant Ralph Seligman — no relation to David Seligman — say the new construction Arezzo approved is too high, takes up too much room and does not provide enough parking.

Arezzo has issued a stop-work order on the rehabilitation project, but said he does not agree with Ralph Seligman's interpretation of the laws.

Meanwhile, the new owners are trying to continue work on the now controversial project, a nine-unit residential building. They appealed the stop-work order in court yesterday, but lost a round when Judge Joseph T. Ryan of Superior Court in Jersey City told their attorney he would not grant them a restraining order to allow them to continue building.

Ryan also said the zoning board would have to hear the case, but did grant them a "day in court" afterward, on May 8. The zoning board declined to hear the case last night, but set up a special meeting for Thursday at 7:30 p.m.

Warehousing ban will be tested at trial

By Bill Campbell

Hoboken's controversial "anti-warehousing" apartment ordinance will be tested in a trial, a Superior Court judge ruled yesterday.

In a written opinion, Assignment Judge Burrell Ives Humphreys in Jersey City refused to dismiss a lawsuit against the ordinance saying he found that "genuine issues" required trial.

He set a May 18 trial date for the suit brought by the citizen's group Help Hoboken Housing against the city and the Campaign for Housing Justice, another citizen's group.

"The issues here involve significant questions of public policy," Humphreys wrote.

"The court's decision will have a far-reaching effect on both the owners

of real property in Hoboken and those who suffer from the acute shortage of housing. Such a decision should not be rendered on less than a full and complete record."

The ordinance will be ruled void if the court determines it "adversely affects" state regulations, he said.

HHH filed the suit in January, claiming that the ordinance, which attempts to prevent landlords from "warehousing" vacant apartments, is preempted by state laws.

Humphreys denied an HHH motion for an injunction that would have blocked Hoboken from enforcing the law. The city began enforcing the ordinance, which was approved unanimously by the City Council last June, on Feb. 26.

The anti-warehousing law requires

landlords of buildings with four or more units to rent vacant apartments within 60 days or face fines of up to \$500 a day per unit.

The law is intended to bring more "affordable" rental units on the market by preventing real estate speculators from buying buildings, evicting tenants and keeping apartments vacant until the buildings can be resold at a higher price or converted to condominiums or cooperatives.

HHH blocked enforcement of the ordinance last August when U.S. District Court Judge Herbert Stern granted a temporary injunction to hear charges that the law was unconstitutional. The court allowed the Campaign for Housing Justice, a tenants organization, to join the city in the suit.

In November, Stern dismissed the

federal suit as "premature" and "incomprehensible."

The suits have been closely watched by West New York, Weehawken, North Bergen and Jersey City, municipalities which have, or are considering, similar ordinances.

On Wednesday, Hoboken's anti-warehousing officer issued the first summonses to landlords accused of violating the law.

The landlords are to appear for a hearing in municipal court next Wednesday.

Humphreys yesterday said HHH should "have an opportunity at trial to establish that the ordinance on its face or through administrative implementation has resulted in a conflict with the many state statutes dealing with the sensitive area of housing."

WAC wants pier package refused

By Bill Campbell

The proposed \$9 million settlement between Hoboken and the Port Authority fails to "represent the interests of the city," Mayor Thomas Vezetti's Waterfront Advisory Committee said yesterday.

In a strongly worded statement, WAC urged the City Council to reject the settlement package and recommended a five-point directive to be incorporated into a future agreement.

The proposed settlement is over insurance funds the P.A. collected after a 1980 fire destroyed Pier B on the Hudson

River waterfront. The city owns the pier, but the P.A. holds a lease on it.

"I have grown increasingly pessimistic that the city can ever reach an equitable agreement with the P.A.," Mayme Jurkat, WAC chairwoman, said. The wording of the settlement is "so imprecise that it could wind up hurting us in the long run."

Vezetti, who last Thursday announced that the city had reached the settlement with the P.A. over \$9.3 million in insurance proceeds, said yesterday he was "disappointed" with the WAC statement.

"I'm surprised that they

haven't done their job as thoroughly as in the past," Vezetti said. "I think if they re-read our agreement they would concur that we incorporated all their points."

Jurkat said the administration "totally disregarded" amendments to the original settlement plan endorsed by WAC and the City Council on Feb. 25. "I don't feel any of the recommendations were taken into consideration when drafting this settlement," she said.

Among the points was a stipulation that the P.A. would relinquish its 1952 lease, which specified that the bi-state agency was to operate a marine ter-

minal on the piers, if the city and P.A. could not ratify a restated lease to build the mixed-use Hudson Center project.

WAC's five-point directive for a future settlement includes:

- Instructing the P.A. to give the council an accounting of all insurance claim funds and complete financial explanation of accrued interest.
- Not specifying the use of settlement funds in the final agreement.
- Transferring settlement funds to be paid to the city within 30 days of ratification.

See WAC — Page 17.

Ex-Hoboken law director probed on improper conduct

By JANET WILSON

Staff Writer

HOBOKEN — Salvatore E. D'Amelio may have violated state ethical codes by acting as attorney for himself, two other city administrators and the former roommate of another official in a building sale last year, while he was city law director.

William Graves, who succeeded D'Amelio as law director in Novem-

ber, said yesterday he is examining whether the city should sue D'Amelio for improper conduct.

D'Amelio was fired in October by Mayor Thomas F. Vezetti after an alleged conflict of interest concerning appointments to the Zoning Board of Adjustment.

The state Supreme Court has upheld provisions in the New Jersey Code of Professional Responsibility

See PROBE, Page 6

Candidates slow to file on funds

Continued from Page 1

\$10,000 on the campaign." Russo said. "I don't know if it's going to be a free-spending campaign, but I expect to raise another \$5,000 through loans."

According to his disclosure report, Russo has spent \$2,117 so far, including \$750 on printing, \$400 on rent for the 415 Adams St. headquarters and

\$400 on telephones. Cappiello, the former mayor, signed a sworn statement that he will not raise more than \$2,000 in the course of the campaign. Candidates who do not raise or spend more than \$2,000 do not have to file financial disclosure forms.

Cappiello said he plans to run a "frugal" campaign.

Raia, who said his spending report was filed in Trenton by his treasurer, said he does not know how much his campaign has raised. "But I'll be spending, that's for sure."

His unsuccessful 1985 campaign for the Third Ward seat was heavily financed by personal loans from the candidate. Del Boccio did not file a statement with the county clerk.

Wilson, the City Council president and a two-term councilman, has raised \$3,000 in his race against Helen Manogue and Leonard Luzzi. Wilson donated \$1,000 to the campaign and relatives Theresa Wilson and Carol Ann Wilson each contributed \$1,000.

Wilson, who is serving as his own campaign treasurer, reported no expenses in his disclosure statement.

Manogue has pledged not to raise more than \$2,000 in the campaign. Luzzi did not file a statement with the county.

Roberts, who has represented the Sixth Ward since November 1985, has contributed \$2,023 to his campaign to cover expenses in the same amount. His expenses include \$474 for rent for the 164 Sixth St. campaign headquarters and \$397 for electrical work.

Aldo DePinto, the only other candidate in the Sixth Ward race, said he has yet to file a financial disclosure form. "We are working on it right now," he said. "I expect it will be filed by the end of the week."

DePinto said the campaign has not received individual contributions. He said costs for campaign literature were provided by the anti-administration Citizens Organization for Good Government and campaign button expenses were donated by his parents.

Bill Strangeman, DePinto's campaign manager, said he expects to raise less than \$1,000 during the race.

Second Ward Candidate Michael Schaffer rated fourth

in fund-raising by establishing a \$1,700 war chest. Schaffer, an unsuccessful candidate in a November 1985 special election for the seat and a commissioner on the Hudson County Utilities Authority, is challenging incumbent Joseph Della Fave.

Schaffer's contributions include \$1,000 from James Roarty, his campaign manager, \$500 from Nancy Schaffer and \$200 from attorney Richard Seltzer, according to reports. Della Fave, whose report was filed in Trenton, said he expects to raise less than \$2,000.

First Ward Councilman Tom Newman said he expects to raise "nowhere near" the \$7,000 he raised during his successful campaign last November. "We're a little slow out of the starting gate and I don't think we've raised one cent yet," he said.

He said he did not know if his campaign treasurer had filed spending reports in Trenton.

Joseph Lisa, Newman's opponent, did not file a report with the county clerk and was unavailable for comment.

Fourth Ward candidates Orlando Addeo, Flo Amato, Edwin Duro, Frank Mussara and Frank Guilo did not file reports in the county and were not available for comment.

The candidates must file 11-day reports by May 1.

Candidates slow to file on funds

By Bill Campbell

Hoboken's municipal elections are a month away, but some front-runners are emerging in the race to raise money.

Third Ward City Council candidate Anthony Russo, Fifth Ward Councilman E. Norman Wilson and Sixth Ward Councilman Dave Roberts lead the pack of City Council candidates with combined war chests of more than \$10,000, according to records filed with the state Election Law Enforcement Commission.

Only six of the 18 candidates vying for the six ward council seats filed 29-day pre-election spending reports with the Hudson County clerk by the April 13 deadline. All six ward

seats are up in the May 12 election.

Candidates are required to file campaign spending reports 29 and 11 days before the election and 20 and 60 days after the race.

Russo, chairman of the Hudson County Utilities Authority, has raised \$5,100, primarily through a \$4,500 loan from his wife, Michele. His campaign treasurer, George Crimmins Jr., lent \$500.

Russo, who is making his third bid for a council seat, faces incumbent Steve Cappiello and Frank "Pupie" Raia and Cessidio "Joseph" Del Boccio in the Third Ward race.

"I imagine I'll spend about

See CANDIDATES — Page 16.

Hoboken settles dispute with P.A.

By Bill Campbell

Hoboken and the Port Authority of New York and New Jersey have reached a settlement in their six-month-old dispute over \$9.3 million in insurance proceeds from a 1980 fire on Pier B.

The settlement, announced in a City Hall news conference yesterday, opens the door for the city to resume negotiations with the P.A. on the proposed \$600 million waterfront development.

The agreement, subject to approval by the City Council

and the P.A. Board of Commissioners, will net the city \$3 million in "upfront" money to be applied to the 1987 municipal budget and will result in the city's dismissing all legal action against the bi-state agency.

"I believe that this is an outstanding agreement for the city," said Mayor Thomas Vezetti. "The majority of funds will be immediately paid to the city for tax relief and the funding of vital capital improvements which have been neglected for decades."

The settlement was ham-

pered out through negotiations with Vezetti and members of his administration and Phil LaRocco, director of World Trade and Economic Development for the P.A. The agreement was signed by Vezetti on Tuesday and by LaRocco early yesterday.

"I am pleased the issue is finally resolved," said P.A. spokesman Allan Morrison, reading a statement from LaRocco. "The mayor and council were very tough and firm in their work in forming a settlement, but I believe it fairly resolves the issue for all concerned."

Morrison said the P.A.'s attorneys believed their legal position could be upheld in court, "but whenever possible, it makes good sense to resolve without lengthy court actions."

The P.A. commissioners are set to discuss the settlement May 4, while the council will address the agreement May 6. Mayoral aide Laurie Fabiano said if both bodies ratify the agreement, the city should receive its \$3 million payment by mid-June.

See HOBOKEN — Page 8.

Hoboken, P.A. settle dispute

Continued from Page 1

The settlement comes less than a week after a Hudson County Superior Court judge denied a motion for summary judgment of a Hoboken taxpayers' suit to recover the funds. The case was transferred to the county's assignment judge.

Vezetti yesterday said he will instruct Law Director William Graves to pursue dismissal of all lawsuits against the P.A. relevant to the insurance proceeds.

The city is suing the P.A. to recover \$7.5 million in insurance funds plus nearly \$2 million in interest the city agency collected after the city-owned Pier B was destroyed by fire. Last October, the Mayor's Waterfront Advisory Committee revealed the existence of the funds and asked the administration to demand that the money be returned to the city.

The P.A. refused, claiming the money was earmarked for the proposed Hudson Center project. The city subsequently stopped negotiations and joined the taxpayers' suit.

The city and the P.A. have been negotiating a restated lease to the city-owned piers since 1984. The lease would allow the authority its massive mixed-use project with millions of square feet of office space, 1,200 luxury housing units, a hotel and a marina.

According to the terms of the agreement, upon adoption of the settlement, \$7.3 million will be immediately paid out at a settlement closing. The remaining \$2,073 million will be placed in escrow to be maintained by a yet-to-be determined New Jersey law firm.

The terms of the \$9.3 million settlement include:

- \$1.5 million to be paid to the P.A. by the city as repayment of funds borrowed by the city to purchase the piers from the federal government.
- \$3 million in "upfront" funds to be paid to the city for use in the 1987 municipal budget to stabilize the tax rate.
- \$400,000 to be paid by the

It began one Halloween

• **October 1980:** A Halloween fire nearly destroys the city-owned Pier B, which is being leased by the Port Authority under the terms of a 50-year lease signed in 1952.

• **October 1986:** Mayor Thomas Vezetti's Waterfront Advisory Committee releases a report charging that the P.A. has wrongly kept \$7.5 million in insurance funds collected.

• **November 1986:** As the furor over the funds grows, the city halts negotiations with the P.A. on a restated lease that would allow the authority to build a massive waterfront development on the city-owned piers. The council asks the P.A. to provide a complete accounting of the money. People Advocating Sane Solutions, a Hoboken citizens' group, files a class-action suit in state Superior Court to recover the funds.

• **December 1986:** Dissatisfied with the P.A.'s accounting of the funds, the city files a cross-claim to the PASS suit, joining the legal attempt to recover the money.

• **January 1987:** The P.A. offers an outline for a settlement of the suit to Michael Coleman, the city's chief negotiator, but it is criticized for having "strings attached." Coleman prepares a counteroffer.

• **February 1987:** City and P.A. officials hold a three-hour closed meeting and hammer out a settlement generally agreeable to both sides. The settlement is subject to final approval by the City Council and the P.A. Board of Commissioners. The council, meeting in closed session, asks that the funds be placed in escrow, that the P.A. provide a full accounting of the insurance proceeds and that the P.A. leasehold be terminated Dec. 31 if no agreement is reached on the waterfront development plan.

• **March 1987:** Vezetti announces that \$3 million from the proposed settlement will be anticipated in the 1987 municipal budget and earmarked for tax relief.

• **April 1, 1987:** The P.A. supplies the city with an accounting of insurance funds in the amount of \$9.37 million. The P.A. also claims it has spent \$10 million on the Hudson Center project.

• **April 11, 1987:** A Superior Court judge denies a motion of summary judgment to PASS, and transfers the case to Assignment Judge Burrell Ives Humphreys.

• **April 16, 1987:** Hoboken and the P.A. sign a final settlement on the insurance dispute subject to final ratification by the City Council and P.A. Board of Commissioners.

P.A. to the state Department of Environmental Protection to cover the city's local share of removing Pier B.

- \$1.7 million to be paid to the city for engineering and construction costs associated with repairs to tide gates, regulators and the Fifth Street Pumping Station. The tide gates and regulators, which are broken, are supposed to move

during tide changes to keep Hudson River water out of the city sewerage system.

- \$700,000 to be paid to the city for consulting costs associated with the waterfront development.

- \$2,073 million and accrued interest to be placed in an interest-bearing escrow account. Upon ratification of the P.A.'s waterfront development

Andrew McGuire, Hoboken realtor

A former tax assessor of Hoboken and one of the city's most respected real estate agents, Andrew P. McGuire, 72, died Saturday in St. Mary Hospital, Hoboken.

For over 40 years, McGuire ran his real estate and insurance office at First and Hudson Streets before retiring in 1986.

During 30 of those years he served as tax assessor for the city, before leaving the city post in the early 1970s. He was a past president of the Hudson County Assessors Association.

McGuire was also a member of the Hoboken Board of Realtors.

During World War II, McGuire served with the Fourth Infantry (Ivy) Division in campaigns in North Africa and Europe.

He was wounded during the campaigns and received the Purple Heart.

After the war, he joined the American Legion Post 107 and Veterans of Foreign Wars Post 158, both of Hoboken. He also was a member of the Disabled American Veterans Post of Hoboken.

McGuire was also a member of the Hoboken Elks Lodge 74. He was a lifelong resident of Hoboken.

A Mass will be offered Wednesday at 10:15 a.m. in Our Lady of Grace Church, Hoboken. Entombment will be in Holy Cross Chapel Mausoleum, North Arlington.

The Bosworth Funeral Home, Hoboken, is in charge of arrangements.

HOBOKEN OFFICIAL

Controversy looms over building sale

By JANET WILSON

Staff Writer

HOBOKEN—Alfred Arezzo, the city Construction Code Official, approved renovation plans for a building owned by a woman he has lived with and by three other city officials. He approved the plans on the day they sold the building for a profit of nearly \$100,000.

His actions could raise questions about his professional performance under criminal and construction laws.

Arezzo's former roommate, Mary Cipriani, is registered to vote at his address, and was eligible as a partner with the city officials to have received part of the profit from the sale.

The plans Arezzo approved also may have been issued in violation of the city's zoning laws, according to a consultant to the Planning Board. Arezzo said he disagreed, but issued a stop-work order on construction at the property last week. The approvals are the subject of a court case scheduled to be heard this morning and an appeal to the Zoning Board of Adjustment expected to be heard tonight.

The property in question is 201-203 Bloomfield St., formerly a four-story building with an empty lot next door. On May 30 it was sold to City Tax Collector Louis Picardo, former Law Director Salvatore E. D'Amelio, City Comptroller Matthew Cannarozzi, and Cipriani for

See SALE, Page 8

Zoning board rejects penthouse proposal

By Earl Morgan

4-24-87

The Hoboken Board of Adjustment last night denied a height variance for the construction of a penthouse atop 601 Monroe St.

The board turned down the application of Carl Gerhard and James Savarino, owners of 601 Monroe St., to construct a penthouse on top of the five-story, 20-unit building, slated for conversion to condominiums. The owners said they would occupy the penthouse but added that failure to receive the height variance would not stop the project. Construction of the penthouse would also require an added parking space for the building, but the board ruled provisions

the owners made to lease a space on a yearly basis was inadequate.

Also during the meeting, the board approved a variance for 305 Willow Ave., a two-story building, with two residential units and commercial space on the ground floor. The commercial space is being partially converted into a residential unit and the board granted a parking variance for that proposed unit after the owner produced an agreement for the use of a nearby garage for parking. An application for a variance for 89-91 Jefferson St., was removed from the agenda and will be heard instead by the Planning Board and an application for a variance for 88 Clinton St. was also withdrawn.

D'Amelio denies wrong in condo project role

By Bill Campbell

Former Hoboken Law Director Salvatore D'Amelio Jr. yesterday denied any wrongdoing in his involvement in a controversial condominium project.

At the same time, he renewed his vow to sue members of Mayor Thomas Vezetti's administration.

D'Amelio was the top city lawyer last year when he acted as attorney in preparing a deed of sale on a building he and three others owned at 201 Bloomfield St. City Attorney William Graves yesterday said he was considering pursuing conflict-of-interest charges against D'Amelio.

D'Amelio, who was fired from the city post by Vezetti, said city officials were "conspiring to get me." He said he would file criminal actions against Graves and the city's Zoning Board of Adjustment and reinstitute four-month-old civil suits he filed against Vezetti and mayoral aide Laurie Fabiano.

The administration violated a "gentleman's agreement" made before a judge to put the suits "on the shelf," he said. He sued in January to have Vezetti removed as mayor and said Fabiano had made "libelous and slanderous"

statements.

Graves declined comment on the ethics charge and on D'Amelio's threatened court actions.

D'Amelio headed a consortium of investors who purchased 201 and 203 Bloomfield St. last May for \$265,000. The investors included Mary Cipriani, former girlfriend of the city Construction Code Officer Alfred Arezzo; City Comptroller Matthew Cannarozzi and Tax Collector Louis Picardo.

The consortium signed a contract of sale a month later to John Saracco and David Seligman for \$365,000. The sale was contingent on all zoning variances and construction permits being approved.

Arezzo approved the project Oct. 30, the date the deed of sale was transferred. Arezzo maintained the building was in "100 percent compliance" with the city's zoning ordinance and didn't need Board of Adjustment review.

Construction on the four-story nine-unit project was halted last week when the Board of Adjustment ruled it would hear an appeal by City Councilman Thomas Newman.

D'Amelio denied he or Arezzo violated the law in transferring the property or issuing permits. Arezzo denied a conflict involving his romantic

SALE

Continued from Page 1

\$265,000, according to the deed.

Cipriani is Arezzo's girlfriend, according to friends, a relative and business colleagues. According to Arezzo, "Mary and I used to go out." He said they no longer do, but "we go out to dinner every once in awhile." Both said they lived together until 1982. According to Cipriani, they have not been involved for a number of years, and she became an investor in the property because of her friendship with D'Amelio.

Cipriani said she did talk to Arezzo about the deal. "I asked him for advice," she said. "I was naive about the market."

Cipriani is registered to vote at 215 13th St., Apt. 2E, according to the Hudson County Board of Elections. The address is Arezzo's apartment. His name is on the mailbox, his mother answered the doorbell, and he also is registered to vote at the building. Cipriani said she has lived in Hackensack for several years, and just neglected to change her voting address.

Within a month of buying the building, Cipriani and the three others sold it under contract for \$365,000, or a profit of nearly \$100,000 if interest on the mortgage is deducted from the profit. She refused to discuss how much, if any, profit she made.

The building was sold to John Saracco and David Seligman, local businessmen, who wanted to convert the property into nine apartments. The quick sale to the two men, known as a "flip" or a "turn-around" by real estate agents, was made with a condition.

The condition was that the building would be sold only if all zoning approvals and building permits were obtained first by the sellers "for construction of a nine-unit residential building, built to prevailing heights, having 60 percent lot coverage and five stories and basement."

According to a memo written by Ralph Seligman, the Planning Board consultant, the proposed building exceeded maximum floor-area ratios and permitted lot coverage, slightly exceeded permitted heights, and needed at least four parking spaces. For all of these items, according to the memo, variances and approvals by the zoning board were necessary.

But on Oct. 31, Arezzo approved the plans. On the same day, the sale went through, and in less than a month, he issued all necessary permits.

When questioned by the Planning Board attorneys why he issued the permits without first requiring the would-be owners to obtain variances, Arezzo said in a letter that he disagreed with Ralph Seligman's interpretation of the zoning ordinances.

He said he issued the approvals and permits to the new owners, not to the previous owners, in spite of the sale condition stating Cipriani and the other three sellers had to gain the approvals.

relationship with Cipriani, saying they broke up in 1982. Hudson County voter records indicate she voted from Arezzo's apartment as recently as 1984.

D'Amelio said Cipriani approached him about real estate investments and it was "irrelevant" that she and Arezzo were romantically involved.

He maintains he broke no laws through his interest in the project. The group purchased the building as an investment, he said, and had no intention to develop the property.

"It would have been a different story had I intended to develop and seek building permits," he said. "But that's not the case."

D'Amelio said he would file criminal actions against Graves and Board of Adjustment Chairman Joel Freiser for attempting to "conspire" against Arezzo and the consortium.

He has retained an unnamed attorney firm outside Hudson County to represent him in the suit, he said.

Saracco and Seligman are challenging Newman's appeal of the permits. They claim the protest was filed after the appeal period had expired and that council members don't have legal standing to appeal.

The developers were denied a temporary restraining order in state Superior Court to prevent the board from hearing the appeal Thursday, but the board granted them a postponement.

The challenge to Newman's appeal is to be heard in court May 8. The Board of Adjustment has scheduled a special April 30 hearing on the project.

Work on condo halted to check on zoning rules

By Bill Campbell

Construction of a Bloomfield Street condominium project has been halted until the Hoboken Zoning Board of Adjustment determines if it conforms to the municipal zoning ordinance.

The board will decide Thursday if the owners of 201 Bloomfield St. need variances to build the nine-unit project and add another story to the four-story building.

The board must review projects that would fall outside the city zoning law; its approval is needed before such a project can begin. One of the issues the board generally considers is whether a project provides adequate parking.

The board has instructed Construction Code Official Alfred Arezzo, who granted construction permits for the project last year, to issue a stop work order while the board re-

views an appeal filed in January by First Ward Councilman Thomas Newman.

Newman, a former Board of Adjustment member who has been at loggerheads with Arezzo over other rulings, claims Arezzo "violated" the zoning ordinance by granting the permit. He said the project exceeds allowable lot coverage, fails to provide parking and is too tall.

Arezzo denied the charges, saying they were rooted in Newman's bid for re-election on May 12. He said Newman's protest was filed after the 20-day appeal period had expired and questioned whether Newman has a "legal standing" to appeal since council members ratify appointments to the zoning board.

Work was halted on the project last Wednesday. John Saracco, who along with David Seligman bought the building last October from a group

which included former city Law Director Salvatore D'Amelio Jr., declined comment.

The four-story white brick building and a vacant lot at 203 Bloomfield St. were sold to Saracco and Seligman for \$365,000 by a consortium which included then-Law Director D'Amelio, city Comptroller Matthew Cannarozzi and city Tax Collector Louis Picardo. Newman said the building was purchased by the consortium last May for \$265,000.

According to records provided by Newman and Arezzo, the Building Department conducted a zoning review on the project Oct. 30 and issued a permit Nov. 3 to allow the removal of a shed behind the building. On Nov. 20, a "total clean-out permit," allowing the owners to gut the property, was issued. Full building permits were issued Dec. 24.

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Work on condominium halted

Continued from Page 1

"As far as I'm concerned, the building is in 100 percent compliance with the zoning ordinance," said Arezzo. "This is just an attempt by Newman to get pre-election campaign publicity and use political pressure to undermine my office."

Newman, basing his appeal on a memorandum by city planning consultant Ralph Seligman, said questions of lot coverage, floor-area ratio, height and parking should have been brought before the Board of Adjustment.

Newman, who lives near the project, said he was "within my rights as a citizen and taxpayer" to request an appeal. The request was filed with the Building Department on Jan. 13, 20 days after the construction permit was issued.

Arezzo maintains that the 20-day clock began ticking Nov. 20 after the zoning review was conducted and when the total clean-out permit was issued.

The controversy sparked a flurry of letters between Newman and Arezzo and attorneys for the city and Board of Adjustment before board counsel Peter Daghlia ruled in Newman's favor.

According to Seligman's memo, the building, which encompasses both lots, determined that the project "fails to comply with zoning restrictions on several counts."



Construction of this condominium at 201 Bloomfield Street, Hoboken has been suspended while zoning regulations are being checked.

Seligman said the building exceeds maximum height on the block by five feet and recommended that the Board of Adjustment rule on the number of parking spaces needed. "This is just another glaring example of how improper enforcement of the zoning ordinance is hurting the city," Newman said.

"It puts more cars on the street and hurts us on taxes by artificially increasing the value of property," he said. Arezzo said he "disagreed" with Seligman's memo. Seligman's determination of the building height, he added, was "incorrect."

"They've been going after me for months," Arezzo said of efforts by Mayor Thomas Vezetti and his supporters on the council to have the Building Department reorganized. "But I have news for them," the code official said. "I was here before they took over City Hall and I'll be here long after they leave."

LAW DIRECTOR SAYS

Building official was in conflict

By JANET WILSON
Staff Writer

HOBOKEN—Alfred Arezzo, the city construction code official, issued permits for a development project owned by James F. Caulfield while in business with Caulfield in another building project.

City Law Director William Graves said yesterday that Arezzo's actions were a conflict of interest under state statutes. But the state office responsible for construction code officials said no complaints have been received about Arezzo, and said his actions were legal.

Attorney General W. Cary Edwards yesterday refused to comment on Arezzo, or answer questions about a possible investigation.

Arezzo, Caulfield and Caulfield's wife went into business on Nov. 7, 1985, when they bought the old Bamboo and Rattan Works factory at See CONFLICT, Page 14

HOBOKEN'S 4TH WARD

Spirited debate: Not like 'old days'

By JANET WILSON
Staff Writer

HOBOKEN—It was democracy in action. Loud action.

Last night's debate among the five 4th Ward candidates for the May 12 Council race was like an old-fashioned town meeting, with an opinion from nearly every one of the almost 100 people packed into the third floor room on Jefferson Street.

"I can remember years ago, we didn't have all this ruckus," said Michael Ocello, organizer of the event, striving to make himself heard above the din at one point.

"They would go in the back room, smoke a cigar, come out an hour later, point at one person and say 'You're running for council.' That was it. This year you got a real choice."

In fact, voters here have more of a choice than in any other ward. Orlando Adeo, Florence Amato, Edwin Duroy, Frank Gullo, and Frank Mussara, all local residents for decades, are competing to take the seat being relinquished by Mary Francione, who, with her husband Louis, held the job for a total of 32 years.

None of the candidates on the podium, including Amato, who Francione has said he is backing, shrank from criticizing the old ways last night. "I'm the only one had the guts to run against him, three times I dared," shouted the feisty 'Flo', as she is locally known.

"Where were you, and you?" she said, jabbing a finger at Adeo and Duroy.

All five candidates spoke of the crucial need for affordable housing in a ward where developers are coming on strong. They also all

See DEBATE, Page 4

DEBATE

Continued from Page 1
pledged to work for new sewage lines, help with the rampant drug problem in this end of town, and clean up garbage on the streets.

It was Duroy, the even-tempered principal of Connors School, who seemed to have the most support among audience members, but he

also faced some of the most angry questions.

"How can you, as a principal in a school district that stinks, say you are going to get jobs for young people?" demanded Frankie Quinones. "Tell me, Mr. Duroy, without a degree in their hand, how are they going to get a job?"

Duroy responded that he knew there was room for improvement in the schools, and also outlined a plan calling for whomever ends up developing the waterfront to hire local young people, and to train them to be full time union carpenters, electricians, and other skilled laborers.

Duroy also was criticized, especially by Amato's husband Andrew, for living in the suburban-looking Campari Homes.

But the Amatos received harsh criticism for their role as builders in the ward too, especially for the luxury "Villa" courtyard on First

Street. Flo Amato angrily rebutted the criticism, pounding the podium with her fist.

"I put my blood and sweat into this ward, all the money I made I earned and spent here. Nobody could get me to move out. We put up decent, two family homes," she said.

"Yeah, and who can afford to live in them?" came a voice from the audience, joined by others in a roar.

"Anyone who can buy can live in them, they're for sale to anybody," she shouted.

"What about the poor, what about us?" came the voices again.

Orlando Adeo was generally a crowd-pleaser, with a barnstorming style, although he was asked one piercing question for his work on the tenant selection committee at the public housing projects.

"Just how do you hand out these apartments?" asked one man. "My

sister's been waiting for ten years, and there's people from Jersey City knocking people over in the back room getting apartments."

Adeo said he was unaware of apartments going to out-of-towners. The man asked why there couldn't be a number system, and Adeo said the waiting list was being updated.

Adeo also stressed the need for increased recreational facilities in the ward.

Frank Gullo, a teacher, presented well-outlined suggestions for ordinances he would push if elected, including a moratorium on condominium conversions similar to those recently enacted in Jersey City, West New York, and North Bergen.

Frank Mussara, a local barber who said he got his formal education on the street corners of the ward and in his father's shop, said he was especially concerned about the proposed elimination of the cross-town bus and the senior citizen bus.

CONFLICT

Continued from Page 1

801-815 Jefferson St. for \$350,000. They were in business for three years, converting the burned factory and adjacent land into a condominium. On Nov. 3, they sold the property for \$3.8 million to the Roberts Court Development Co.

Although construction code officials are prohibited by civil and criminal laws from doing any type of construction or development business in the municipalities where they work, Arezzo received permission from the state Bureau of Construction Code Enforcement for the Roberts Court development by having the plans inspected and the permits issued by other inspectors from non-neighboring towns.

Meanwhile, less than a block away at 814-822 Jefferson St., Caulfield purchased an old rag factory. He listed the same business address — 1 Henderson St. — as Arezzo had used for the Roberts Court development project.

On July 3, 1986, while both men were still partners in the Roberts Court project, Arezzo issued permits to Caulfield and his construction company to renovate the rag factory into 29 condominium units known as James Place, as approved by the Board of Adjustment.

Arezzo said he checked with the state BCCE before issuing the James Place permits, and said he was told there was no conflict of interest.

According to Graves, Arezzo's approval of James Place is questionable, even if he did have special permission to be an investor in Roberts Court.

"The language of the regulation seems pretty clear to me," Graves said. "The question is how many other developments did James F. Caulfield do in Hoboken at the same time as he and Al Arezzo were earning \$3 million together?"

State civil statutes on conflict of interest say: "No construction official shall be connected directly or indirectly for purposes of economic gain with any business furnishing services for the construction, alteration or demolition of buildings or structures in any municipality in which he is employed."

Robert Hilzer, attorney for the state BCCE, a division of the Department of Community Affairs, said the language did not matter, and that what what Arezzo had done was legal.

First landlord is fined in 'warehousing' ban

By Bill Campbell

The first Hoboken landlord accused of violating the city's controversial "anti-warehousing" ordinance was fined yesterday in Municipal Court.

George Kostopolous was fined \$600 by Municipal Magistrate Ross London for failing to notify the city that he had two vacant apartment units in an eight-family building he owns at 604 Jefferson St.

Kostopolous and Michael Sciarra, owner of 607 First St., last week were the first two landlords to receive summonses under the ordinance. Sciarra, accused of deliberately keeping five units vacant, was granted a one-week postponement.

The anti-warehousing law, adopted by the City Council last June, requires owners of buildings with four or more

Controversial law gets its first test

units to rent vacant apartments within 60 days or face fines of up to \$500 per day per unit. They can be granted waivers if the units will be rented to family members or are undergoing renovation.

The law is intended to keep rental units affordable to low- and middle-income families on the market by preventing speculators from emptying buildings to ease condominium or cooperative conversion.

Kostopolous was charged with two counts of failing to notify the Rent Leveling Board

that the units were vacant. Under the law, landlords must notify the board of vacancies within 35 days.

London fined Kostopolous \$500 for one unit and \$100 for the other on the recommendation of municipal Prosecutor Anthony Catalano. The fines could have amounted to several thousand dollars, but because of a technical error, the summons did not specify that the fines were cumulative.

Leonard Franco, Kostopolous' attorney, asked for the fines to be waived, saying the

vacancy forms were completed on time but never sent to the board.

"Through my inadvertence the forms were not filed within the time of the receipt of the summons," he said. "There was no culpable intent here, I ask for leniency since this is not a flagrant violation."

Franco said the two units are to be occupied by Kostopolous and the building's superintendent. He asked that his client not be made "a public example."

However, Jodie Manasevit, the anti-warehousing officer, said she doubted the units would be inhabited by the 60-day deadline.

"The units which will be occupied are in very bad condition," she said. "They must be rented by April 26, and I find it

See FIRST — Page 11.

First landlord fined for 'warehousing'

Continued from Page 1

difficult that in four days they can be repaired."

She didn't say in court whether she will issue a summons to the landlord again if the 60-day deadline is not met.

Franco said Kostopolous and the superintendent would repair the units. He did not say whether his client would file an appeal.

London granted Sciarra a one-week stay while the landlord files papers seeking a waiver from the ordinance. Sciarra contends that the five units have been vacant for more than six months and are undergoing renovation.

Two other landlords accused of violating the ordinance, Sean Associates of 86 Hudson St. and Marc Convoys of

North Bergen, will also have hearings next Wednesday. Yesterday's court action came less than a week after Superior Court Assignment Judge Burrell Ives Humphreys, sitting in Jersey City, ruled that the anti-warehousing ordinance would be tested in a trial to determine whether the measure is preempted by state laws.

A lawsuit against the ordinance was filed in January by the citizen organization Help Hoboken Housing. An earlier effort by that group to have the law ruled unconstitutional in federal court failed.

Humphreys last Friday refused a motion by the city to dismiss the lawsuit saying "genuine issues" required the trial. He set a May 18 court date.

Condo controversy ruling put off

By Bill Campbell

The developers of a controversial Bloomfield Street building lost a motion yesterday to prevent the Hoboken Zoning Board of Adjustment's ruling on their project last night — but the board then opted to postpone action.

Superior Court Judge Joseph Ryan, sitting in Jersey City, dismissed a motion to restrain the Board of Adjustment from determining whether the project conforms to the municipal zoning ordinance.

Construction of the nine-unit condominium project was halted last week after the board ruled it would hear First

Zoners delay after winning in court

Ward Councilman Thomas Newman's appeal of Construction Code Officer Al Arezzo's decision to grant building permits.

Newman, who represents the ward in which the project is located, said the developers must apply for variances to the zoning ordinance. He contends the project exceeds allowable lot coverage and prevailing height and fails to provide additional parking.

The project's developers, John Saracco and David Selig-

man, wanted the zoning review postponed until the court determined whether Newman's appeal was filed properly. They claim the protest was filed after the 20-day appeal had expired and by an individual without the "legal standing" to oppose the project.

Leonard Franco, attorney for the developers, told Ryan that the board was "prejudiced" against the project and that to appear at the hearing would be "an exercise in futility."

The board was slated to hear the matter at its meeting last night but at the urging of attorneys for the developers and for Newman rescheduled it for a special hearing at 7:30 p.m. April 30 in the City Council chambers at City Hall.

"Our position is that we are not legally required to appear before the board until questions of the timeliness and standing of the appeal are settled," Franco said. "We have a right to a fair and impartial hearing and the record shows

that we cannot." Franco claims Newman cannot appeal the project because council members ratify board appointments.

"Until the issue of standing is solved, there is no jurisdiction for the board of adjustment," he said.

He also maintains that the 20-day appeal period started after Arezzo conducted a zoning review on the project and issued the first permits Nov. 3. Newman, who filed the appeal Jan. 13, contends the clock

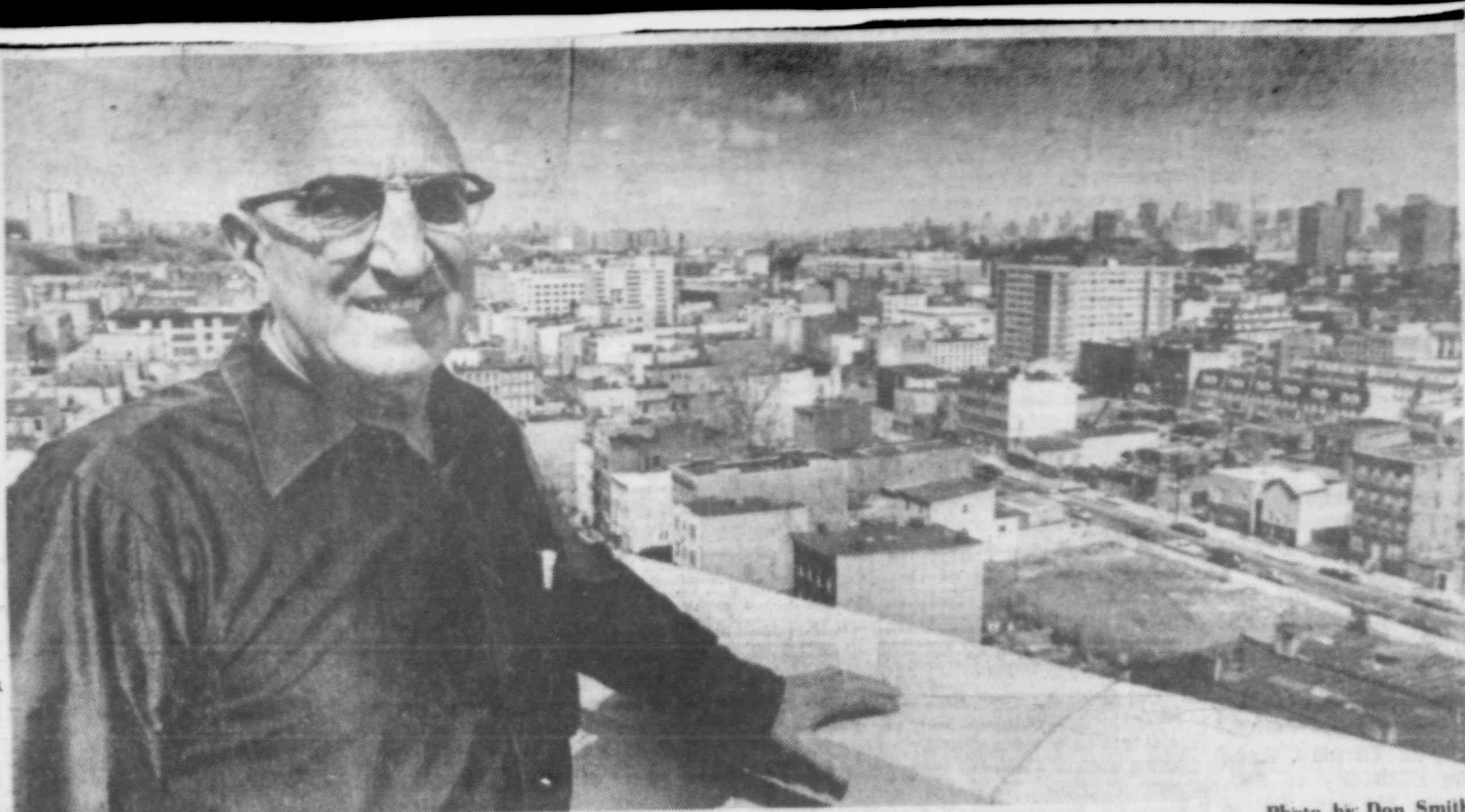
started ticking Dec. 24 when the construction permit was issued.

However, Ryan said the onus of deciding that issue lay on the board.

"You haven't met with them on that issue yet," he said. "You should go there and see what they have to say. I don't want to prejudice the board by deciding this issue. I don't want to assume that the board won't do its job competently."

Ryan rejected Franco's contention that municipal officials and the board were already determined to reject the project.

See CONDO — Page 4.



FROM THE ROOF of The Skyline tower, Planning Board Chairman Michael Ocello gazes out yesterday

over Hoboken's 4th Ward. The ward is expected to see some changes with the May 12 election.

UP FOR GRABS

Election may bring change to 4th Ward

By JANET WILSON
Staff Writer

HOBOKEN—The 4th Ward: Drug dealers circle slowly in their cars, small children pump by furiously on bicycles, and construction cranes rear and roar above the narrow back streets.

There is a quickened pulse in this crowded, poor section of the city, despite the garbage-filled lots.

The 4th Ward not only has the highest population in the city, it also

traditionally has the largest voter turnout, as the April 7 Board of Education election last month demonstrated.

But long-time political orchestrator Louis Francione and his wife, Mary, have bowed out of the May 12 City Council race, and the 4th Ward is up for grabs. There are five candidates running for the spot, more than there are in any other ward race in the city.

Tonight, Francione's handpicked

choice, Florence Amato, is expected to debate public housing Commissioner Orlando Addeo; Edwin Duoy and Frank Gullo, both school principals; and Frank Mussara, a local barber.

The issues facing all five are numerous, with housing and redevelopment at the forefront. Gentrification is coming late to this poverty-stricken, southwestern edge of the city, but it is coming with a vengeance. Some of the biggest luxury apartment towers

are rising here, just blocks from the parking lot for his present home, Marion Gardens, a 12-story federal-style building for senior citizens built in 1976. The 4th Ward has more federal-style built and financed housing than any other ward, officials say, because in the 1950s, '60s and '70s, no private developer wanted to build here, and no bank would finance anybody in the area anyway.

With long waiting lists for the subsidized units, any leader who could guarantee a low-income family a place to live usually picked up a set of guaranteed votes in return. Today, three blocks away from Ocello's birthplace, Lou Mont and George Weiss are finishing construction of their \$16 million, 14-story tower called The Skyline, on Newark Street.

Mont and Weiss say luxury towers like theirs are the answer to the problems of the 4th Ward. "We're not displacing anybody, we'll keep

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WARD

Continued from Page 1
rents low enough for them to afford. One paramount question is where these working-class families, the traditional backbone of this city, will move next.

Housing and redevelopment are just two of the concerns area residents share. Persistent sewage problems; garbage, a rampant illegal drug market, ineffective schools and dying factories are the more everyday but nonetheless urgent issues.

From the turbulent real estate market will come both solutions and increased problems, according to one long-time resident of the ward.

"This was a ward that was just left alone by the politicians for many years," said Planning Board Chairman Michael Ocello. "In spite of the fact that we always got a plurality of 2,000 votes over anybody, they just left us alone and took care of everybody uptown. Now we're starting to push, push, push our way back."

"It's too bad it's all condos," Ocello said. "But I think it's wonderful that the neighborhood is finally being cleaned up. The problem is they're kicking families out."

Ocello was born in the back of his father's grocery store on Grand Avenue, between Second and Third streets, to Sicilian immigrant parents.

Today his place of birth is the parking lot for his present home, Marion Gardens, a 12-story federal-style building for senior citizens built in 1976. The 4th Ward has more federal-style built and financed housing than any other ward, officials say, because in the 1950s, '60s and '70s, no private developer wanted to build here, and no bank would finance anybody in the area anyway.

With long waiting lists for the subsidized units, any leader who could guarantee a low-income family a place to live usually picked up a set of guaranteed votes in return. Today, three blocks away from Ocello's birthplace, Lou Mont and George Weiss are finishing construction of their \$16 million, 14-story tower called The Skyline, on Newark Street.

"You have to build tall, not fat, there isn't room in the inner cities to build outward," Ocello said. Mont and Weiss say luxury towers like theirs are the answer to the problems of the 4th Ward. "We're not displacing anybody, we'll keep

tenants where they are," Weiss said. "We're building on what used to be a used-car lot and a parking lot."

From the roof of The Skyline, the magnificent Manhattan skyline stretches out to the right, the reason for the building's name.

"It's a natural wonder," Weiss said, gazing at the view. "Like the pyramids the Pharaoh built." Studios start at \$7,000 and two-bedroom units run as high as \$25,000. The building already is 65 percent sold, mostly to older couples from suburban New Jersey and young Wall Street professionals.

To the left of The Skyline, tucked next to the railroad tracks five blocks away, are 2,000 units of public housing. The projects have become the surest homes low-income residents of the Mile Square City can find. Not only are there rent-controlled apartments, there are separate ballfields, tennis courts and parking lots.

Unfortunately, most of the city's

needy will never move in. There is a growing waiting list of more than 4,000 people, and an average of three to four apartments open each month.

Carmen Nazario and her three children have lived in a railroad flat at 109 Willow Ave. for 10 years. She works in the Island Manufacturing Co. coat factory on First Street, earning \$280 a week. Her rent is \$500 a month. Nazario came from Puerto Rico to this city 22 years ago. Her landlord told her this winter he wants to sell the building.

"I have no idea where I'll go," she said.

Nazario's boss, Nick Abbattista, produces 25,000 coats a month and employs nearly 100 workers. He is not scared of the change here; he welcomes it.

"Big opportunities here, I love it," he said. Asked about increased rents, he replies, "Price of groceries is up too, so is cigarettes, nothing stays the same. You work hard, you can make it."

Over at Third and Monroe, police made another three drug busts during the weekend. At Connors School on Second and Monroe streets, teachers are pushing students in the city's largest school, not to earn honors, but to try and raise their reading, writing, and math skills above the minimum standards required by the state.

An excavation truck rumbles by a gang of children laughing and screaming on the 100 block of Madison Street, loose garbage piled at their feet.

Life in the 4th Ward goes on.

Hoboken gets strict with campaign signs

By Bill Campbell

Hoboken will begin tomorrow enforcing a 70-year-old state law that prohibits political candidates and their supporters from posting campaign signs on lampposts and telephone poles.

City Law and Public Safety Director William Graves yesterday said police will issue summonses to candidates who ignore warnings. According to the law, violators are subject to fines of \$25 per sign.

The law, New Jersey state law 27-5.1, prohibits individuals from posting or maintaining signs "without first obtaining the consent in writing of the

70-year-old law to be enforced

owner or tenant of the property, or the body having control of the highway." The law lists poles, fences, trees and rocks as examples of property.

A homeowner, for example, could post signs in his windows without violating the law, Graves said.

Graves' directive has been hailed by some candidates

while others claim the administration of Mayor Thomas Vezetti is resorting to "Gestapo tactics."

Campaign posters have long been a tradition and source of heated debate in Hoboken politics. Several days before an election, campaign workers often tear down signs of opponents and replace them

with their own posters. All six City Council ward seats are up for grabs May 12.

Graves said no one has yet asked the city for permission to post signs on city property. He called the signs "visual pollution" that remains long after an election has passed.

"Quite simply, what the candidates have done is against the law," Graves said. "You can hang the signs in the windows of homes or stores if you have permission, but you can't go out in the middle of the night and hang these things on utility poles or street lights or trees without the permission of

See HOBOKEN — Page 6.

Hoboken gets strict with campaign signs

Continued from Page 1

Public Service or the city." Police Chief George Crimmins said he sent each of the 18 City Council candidates notices March 31. A second notice was issued last Friday after the city received complaints, he said.

"These signs are a tradition and as American as apple pie," Crimmins said. "But it's against the law, so we'll have to issue summonses."

Graves contends the signs are less of a nuisance if candidates guarantee they will be removed after the election. "After awhile, the sign will fall into the gutter and into the sewage process. That's not an editorial comment on the sign, but that's what happens," he said.

Candidates are likely to complain about summonses "because we've really never enforced the law before," Crimmins said. "Why doesn't

Mr. Graves look out his window and do something about enforcing laws against double parked cars." Joseph Lisa, a First Ward candidate said. "This is just another of the Gestapo tactics used by this administration."

Lisa said he never received a letter from Crimmins informing him of the state law, but said he would comply.

Graves denied any charges of harassment and said the law would apply to all candidates. Councilman Tom Newman, Lisa's opponent, said he has not posted signs on city streets because "it's illegal and symbolic of old-style politics."

"However, I think it's unfair that someone like me obeys the law and gets penalized because his name isn't plastered all over the streets," Newman said. "A candidate can show respect and get his message across without creat-

ing a mess. I hope this law is rigorously enforced."

He said he is asking his supporters to place signs in their windows.

Graves said last week's letter provided enough notice to candidates before summonses are issued.

"I'm not blaming the candidates personally for the signs. He said he is asking his supporters to place signs in their windows."

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"I'm not blaming the candidates personally for the signs. He said he is asking his supporters to place signs in their windows."

Race gets good run in Hoboken

By Bill Campbell

Runners replaced automobiles on the main streets of Hoboken yesterday morning as hundreds of spectators lined sun-washed sidewalks to greet the more than 2,000 runners who participated in the New Jersey Waterfront Marathon.

Under a cloudless sky swept by brisk breezes, the lead runners and the thundering pack that followed down 14th Street were greeted by the cheers of onlookers and the festive sounds of the Tropical Steel Drum Band as they rounded the corner of Washington Street for the first leg of the race.

Hoboken's normally casual Sunday pace was interrupted for over an hour and a half as swarms of runners and packs of spectators dotted the city. Unlike last year when bitter winds dampened spirits, observers attributed the large turnout to the sunny skies and the 60° temperature.

"This year's was the best yet," said Andrea Tuzzio of Hoboken who said she spent her time volunteering at one of the city's many water stations.

"Absolutely, this has to be the finest marathon," said Jim Dolan of Morristown, adding that he viewed the previous two from Hoboken. "I can't think of a better way and a better place to spend my morning."

Hoboken police, National Guardsmen and marathon officials said the race passed through Hoboken without incident. "It's been quiet, very orderly," said a National Guardsman on Washington and Sixth streets as the last stream of runners glided by.

Miles 7 through 10 marked the Hoboken portion of the 26.2-mile race which began and ended at Liberty State Park in Jersey City. The course began along the 14th Street viaduct, turned south on to Washington Street, east to First Street, north along River Street and Frank Sinatra Drive before heading west on 14th Street and into Weehawken on Willow Avenue.

The lead runners reached Hoboken at 10:38 a.m. while others trickled through as late as 11:25 a.m. By about 12:15 p.m., most of the runners had left the city and the streets were open again to vehicular traffic.

Sign posts were adorned with balloons and American flags near the four water stations. Runners grabbed cups of water or Gator-Ade from the outstretched arms of the many red-and-white-jacketed volunteers. Enthusiastic clusters of spectators, many toting Sunday newspapers, cheered as runners passed.

"How you feel?" asked one onlooker of a runner near

Washington and Eighth streets. "Great," he said with his fist clenched and thumb sticking skyward.

Other runners shouted "Thank You" as the crowd clapped. Another runner, visibly tired, sighed. "We must be in Brooklyn by now."

Washington at Seventh Street was the eight-mile mark. Runners, some limping in pain, passed the station. A volunteer shouted "Mile Eight."

"For many this is the make or break point," said Joe Hernandez, a Hoboken resident who describes himself as a "weekend runner." "I decided to sit this one out. I've run a couple of marathons in the past and believe me, you really got to get yourself psyched up."

However, not all those running were entered in the race. Candidates for local and county office used the race and the crowds as an opportunity to press the flesh and hand out political literature.

"Yeah, I know, last year I said I'd be out there running," said Hoboken attorney, recreational runner and assembly candidate Bernard Kenny as he pointed to a group of runners.

"No no, he was correct," said campaign aide Maurice Fitzgibbons on the corner of Washington and Fifth streets. "He really meant he'd be running for the assembly."

Bagpipes and wet sponges

met runners at the water station on Second and Washington streets where the largest crowd gathered. Spectators filled the street, leaving open a narrow path for the runners.

"Make way, make way," said a marathon official, cup in one hand, sponge in the other.

The crowds thinned out along First Street, Hudson Street and Sinatra Drive as runners passed the nine-mile mark. By 11:30 a.m. half a dozen residents of the high-rise MarineView Plaza apartment complex stood on terraces to shout encouragement to a few weary runners.

At 11:45 a.m. the Stevens water station by Elysian Park was nearly empty. Volunteers talked to one another as the occasional runner would pass to head north on Hudson Street. Wind gusts scattered discarded paper cups along the pavement.

"Looks like we'll wrap it up soon," said one volunteer. Runners were greeted with a sign proclaiming "Natural Living" as they trudged back up 14th Street at about noon for the trek to Weehawken.

"It was a very good day," said Liz Colegrove, who was selling Hoboken T-shirts in front of the Uptown News on Washington and 14th streets.

"It was a good day for business and a good day for Hoboken."

Two Hoboken schools to reopen in own building

4-24-87
By JANET WILSON
Staff Writer

HOBOKEN—The Hudson School and The Industrial School are scheduled to reopen this morning after 10 weeks away from home.

Construction Code Official Alfred Arezzo yesterday rescinded for 90 days the order shutting the building

at Fifth Street and Park Avenue, which houses both schools. He is expected to approve permanent occupancy of the building after a few more minor repairs are made.

The building was shut in January after being deemed a fire trap by city inspectors. The ornate stone and wooden structure was donated to the city by the Stevens family

during the last century for The Industrial School, which rents day space to the Hudson School and also houses the city library.

Deputy Fire Chief Richard Tremetiti had ordered the school side of the building closed because there was no electronic alarm system and because of blocked fire exits, overcrowded classrooms and an open

vent running from the basement throughout the building that could have accelerated the spread of smoke and flames in case of fire.

City workers and a private contractor made repairs, and Tremetiti said yesterday he was satisfied with the work and with Arezzo's decision.

"We're happy to be home," said

Suellen Newman, headmistress of the Hudson School.

On a related topic, Councilman Steve Cappiello said he will push not to have city funding cut for The Industrial School, which has an evening vocational program for adult students. The city has paid \$20,000 in past years, and the state has provided equal matching funds. The

proposed city budget calls for eliminating funding, which would jeopardize the state portion.

"They've been through their bumps and bruises," said Cappiello of the evening program. "But that century-old school has been a part of the cultural and vocational history of this city, and I want to preserve it."

Warehousing landlord gets a \$5,000 fine

By Jim DeRogatis

A Hoboken landlord was fined \$5,000 yesterday for violating the city's controversial anti-warehousing law.

Municipal Magistrate Ross London levied the fine against Michael Sciarra of Hoboken for failing to notify the city that he had four vacant units in a five-unit building at 650 First St. Sciarra called the fine "excessive" and said he plans to appeal.

Sciarra is the second landlord to be prosecuted under the Hoboken law. George Kostopoulos was fined \$600 last week for failing to register two vacant apartments he owns at 604 Jefferson St.

The law attempts to ease the city's affordable housing crisis by fining landlords who hold vacant apartments from the marketplace for purposes of real estate speculation. It requires landlords to file a notice of vacant apartments with the city within 35 days or face fines of up to \$500 a day per vacant unit.

London granted a stay of Sciarra's fine pending an appeal in state Superior Court.

"I think this decision was made before I even got to court," Sciarra said. "There's been a lot of (political) pressure on the judge to start the ball rolling. . . . They're going to make examples of the first couple of cases."

According to Sciarra, 650 First St. is "a bombed-out building that needs to be completely gutted before it can be rehabilitated." He said he did not file vacancy notices because he believed the law did not apply to units that "couldn't be rented anyway."

Assistant City Attorney Maureen Schweitzer disagreed with Sciarra's characterization of the building. She pointed out that one tenant is living in the building. She also said Sciarra could have approached the Rent Leveling Board for a waiver of the law in order to make repairs to the units.

Sciarra said he bought the building last

See WAREHOUSING — Page 10.

Warehousing nets \$5G fine

Continued from Page 1

October with plans of renovating it, and he said he does not consider himself a "landlord." He said he has been attempting to relocate the remaining tenant.

Sciarra must now rent the units within 60 days or face further fines under the law, Schweitzer said.

The city has been actively pursuing landlords suspected of warehousing apartments in the last two months even as a court challenge to overturn the law continues.

Help Hoboken Housing, a coalition of developers, landlords and homeowners, is attempting to overturn the law in Superior Court because they claim it duplicates existing state laws. Superior Court Assignment Judge Burrell Ives Humphreys refused a motion by HHH that would have prohibited the city from enforcing the law while the case continues, but he also denied a motion by the city to dismiss the case.

"The issues here involve significant questions of public policy," Humphreys said two

weeks ago in a written opinion that ordered a May 18 trial. "The court's decision will have a far-reaching effect on both the owners of real property in Hoboken and those who suffer from the acute shortage of housing."

The Hoboken case is being watched closely in several other Hudson County municipalities, including Weehawken, West New York, North Bergen and Jersey City, which have similar ordinances.

Two other warehousing cases were scheduled to be heard in Hoboken yesterday. London ordered a change of venue for a case involving a building at 119 Clinton St. owned by Scan Associates because of his friendship with a lawyer involved in the development firm.

London was also scheduled to hear a case involving a vacant unit in a building at 322 Hudson St., owned by Mark Conboy.

Conboy claimed the unit has been rented, however, and the case was dismissed pending an investigation by the city's anti-warehousing officer.



The Park Avenue viaduct connecting Hoboken and Weehawken was closed for an hour yesterday after officials feared this turn-of-the-century furniture warehouse would collapse.

Closed Hoboken arteries re-open after hazard ebbs

By Bill Campbell

The Park Avenue viaduct and streets surrounding a vacant five-story warehouse on 16th Street were closed for about an hour yesterday after Hoboken officials were warned that the building could collapse.

The building, the old Eisen Brothers furniture warehouse at 1600 Park Ave., is slated for demolition next month to make way for two 25-story condominium towers.

According to an April 17 engineering report by Severud-Szegedy of New York City, the brick facade and interior framing of the turn-of-the-century building was "in imminent danger of collapse" and "presents a serious hazard to the safety of the public." Municipal officials received the report and a demolition order from the Building Department yesterday morning.

Police Chief George Crimmins consulted with the Law

and Public Works departments then ordered the closing of the viaduct, the main artery connecting Hoboken with Weehawken, and 15th and 16th streets. Officials feared the city would be liable for damage by falling debris.

The streets were reopened after the engineering firm inspected the building and said the brick facade had been removed since the last inspection. The firm said the building posed "no immediate danger" but should be demolished soon.

Public Works Director Roy Haack said the city's options were to either close the streets until the building was demolished or have the engineer re-inspect the property.

The initial engineering report was conducted after Construction Code Officer Alfred Arezzo and City Engineer James Caulfield inspected the site, said Daniel Gans, president of West Bank Construction

and owner of the property.

He said columns and portions of the facade were removed last week. Arezzo ordered Thursday that the warehouse be demolished within 20 days.

"The building is in very, very bad shape," said Gans. "Safety is a real concern, but the building is presently not a public hazard."

The roof of the building had been destroyed and much of the interior had rotted, he said.

Gans said he hopes to demolish the building "within weeks" and break ground for the towers, which are to include 206 units, in early September.

Gans said a cornerstone on the furniture warehouse indicated the building had been expanded in 1916. He said the building had previously been used as an ice house and a paper warehouse.

ANTI-WAREHOUSING

EMPTIES 'COST' \$5G

Fined landlord said to sabotage his vacant Hoboken apartments

By JANET WILSON
Staff Writer

HOBOKEN—A developer accused of hiring workers to sabotage his own apartments was slapped with a \$5,000 fine yesterday under the city's anti-warehousing law.

Michael J. Sciarra was not fined for the alleged destruction, but for failing to report that he had four vacant units at 107 First St. He also was fined \$400 for not repairing smoke detectors that would warn

the one remaining family in the building if there was a fire.

Sciarra and his attorney, James G. Lepis of Jersey City, argued that the empty units were not fit for human beings to live in, and so they should not be subject to the city's new anti-warehousing law.

But a tenant advocate and one resident still living in the building said the reason the empty units were uninhabitable was because of damage Sciarra deliberately had

wreaked.

They said in December Sciarra hired three workers who spent eight hours hacking at the ceilings, walls, kitchens and bathroom fixtures in the empty apartments, so that he would not have to rent them but could convert the building into a condominium.

Sciarra said frozen pipes that burst had caused the damage, and said he had spent considerable time and money to keep the remaining

family in decent housing. Lepis said his client, who had not filed for condominium conversion papers, was being punished for a technicality, and said the anti-warehousing law should cover housing that was ready to be lived in.

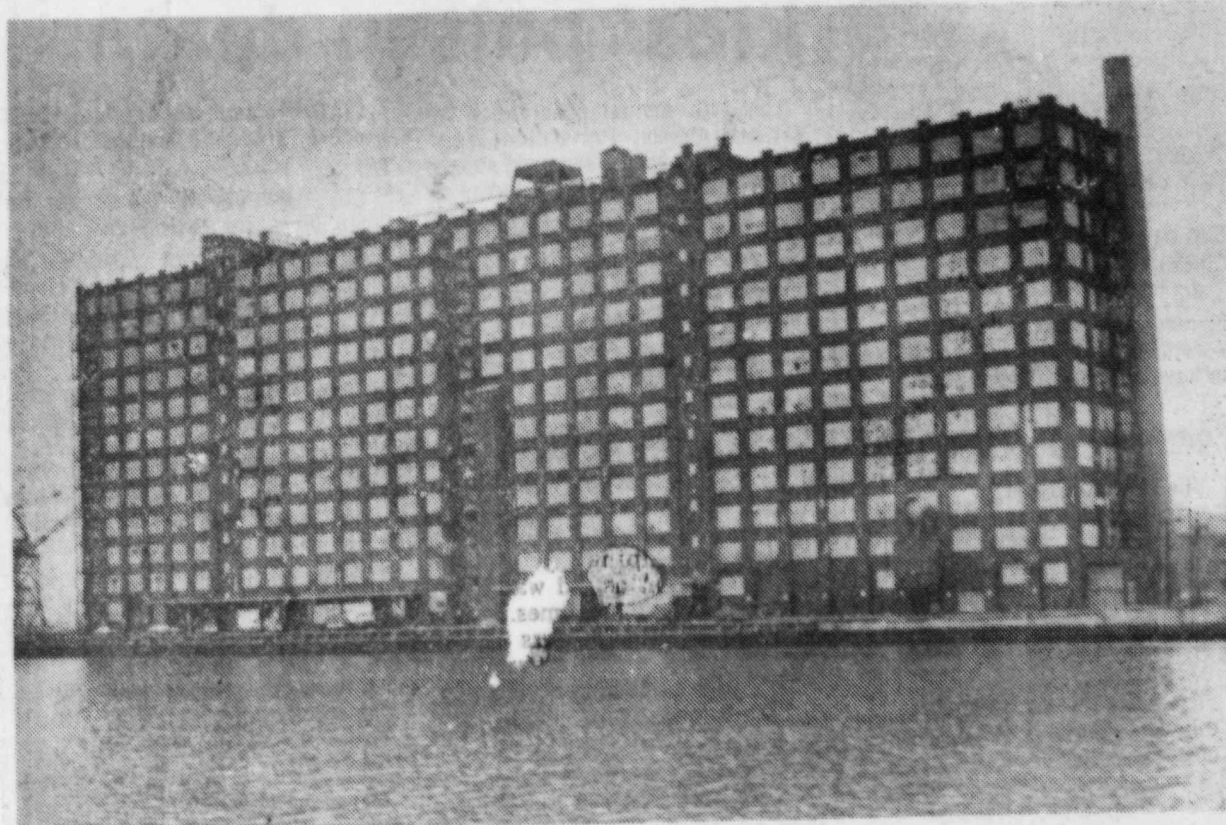
Ross London, an acting Municipal Court judge, rejected that argument, saying the city had made provisions in the law for landlords to receive six-month waivers to repair uninhabitable apartments,

and said units unfit to live in were still vacant apartments. The \$5,000 fine was the second and by far the largest penalty issued under the new statute.

The city attorney and anti-warehousing officer who prosecuted the case were elated with the decision. Assistant City Attorney Maureen Schweitzer said the sentence was "a clear warning" to landlords who were disregarding the law and also

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Monday, April 27, 1987



Dispatch Staff Photo

VALUABLE COMMERCIAL and residential real estate, like the former Lipton Tea factory, above, abounds in the 2nd Ward on the northern edge of Hoboken.



Dispatch Staff Photo

NEAT OWNER-OCCUPIED brownstones such as these line Bloomfield Street in the 2nd Ward in Hoboken.

Della Fave, Schaffer love 2nd Ward

By JANET WILSON
Staff Writer

HOBOKEN—Councilman Joseph Della Fave and his opponent, Michael Schaffer, have one thing in common: They both love the 2nd Ward for the same reasons.

"The best part of the ward is the people sitting on the stoops, talking to each other, the little kids playing ball. It's the heart of Hoboken," said Della Fave in a tour of his home base last week.

"The thing I like about the 2nd Ward is the neighborliness," said Schaffer during a similar tour. "Everybody says good morning to each other in this section," the lifelong resident of Bloomfield Street, said as he strolled the brownstone blocks.

If the two opponents met anywhere in this roughly L-shaped ward at the northern end of the city, they might not say good morning to each other, however. While each knows

the ward step by step, both its problems and its potential, they could not disagree more on how to address the needs and unlock its potential.

Some of the city's most valuable commercial and residential real estate lies in the 2nd Ward. Neat owner-occupied brownstones on Bloomfield and Garden streets and Park and Willow avenues are a trademark of the ward, as is the former Lipton Tea building, the largest empty factory in the city, which looms above Weehawken Cove and Washington Street. The property now is owned by a would-be developer.

Schaffer, a fire insurance adjuster in Hillside, recalls workmen tumbling out of that factory and others into the taverns and pool halls that lined 14th and Washington streets in the 1950s and '60s.

"But those days aren't coming back," he said. "Residential de-

velopment is the key to the future economy of this city, to stabilizing taxes and bringing in rates."

Della Fave sees a mixture of commercial and residential development as being essential to the well-balanced, long-term growth of the whole city, including this ward. The Lipton Tea factory, for instance, he believes could be used for a variety of commercial ventures, with open park space and residential towers built nearby.

The two disagree most pointedly on how the city dropped Mayo Lynch and Associates as the architect and engineer of a new secondary sewage waste treatment program, with Della Fave wholeheartedly behind the court actions that took the company off the job, while Schaffer said he considers its elimination and replacement a waste of \$2 million of the taxpayers' money.

But there are battles closer to the backyard, too. Schaffer sharply

criticizes the councilman for having "done nothing" as head of the Recreation Committee in the last year and a half to increase park and indoor recreation facilities.

"What do you want me to do, Mike—level a few homes and build a Little League field?" Della Fave retorted. The incumbent also said he is negotiating with the owner of Levelor Inc., a factory at the back edge of the city, to see whether part of its property could be used for a baseball field.

Parking and property taxes are prime concerns for the homeowners and tenants in this densely populated neighborhood, and both support building off-street parking. Della Fave is negotiating with Maxwell House about building additional stories on its employees' garage. Both also see the revaluation as a necessary evil that will increase taxes in the short term, but equalize bills and lower the tax rate in the long term.

But when talk turns to affordable housing for low-income families, the differences crop up again.

Della Fave, a history teacher at St. Peter's Prep in Jersey City, is no stranger to the issue. After his father died when he was a young boy, his mother moved her family into publicly built housing projects in the 3rd Ward. On the council, Della Fave has been a firm advocate of requiring all developers either to build a portion of apartments affordable to city families or to contribute to a trust fund.

Schaffer said he thinks requiring private developers to contribute to a fund or to build units for low-income families could hurt the best tax- and job-producing business the city has right now. He recognizes the problem of displacement, but said he feels 50 percent of the disputed insurance money from the Port Authority of New York and New Jersey pier fire should be enough to begin to build new units.

Della Fave is a firm backer of the present insurance settlement proposal, especially because the costs of repairing the city's badly deteriorated tidegates and sewage regulators would be covered.

Schaffer agrees there is a sewage problem, but says, as a recently appointed member of the Hudson County Utilities Authority, that a state or county grant might be obtainable. Schaffer is also dead-set against having the Port Authority as the developer of the prime southern waterfront property stretching from the PATH station up to Sixth Street, while Della Fave said he is ready to consider all offers, including negotiation with the bistate agency.

From how to fix the city's sewers to how to house the homeless, the two are opposites in style and substance. They agree on one other thing, though. Each candidate says he believes he is a sure winner on May 12.

EMPTIES

Continued from Page 1
lowing apartments to remain vacant.

The building in question is a four-story frame structure with commercial space on the ground floor and six apartments on the three floors above. When Sciarra bought the building in October for \$120,000 there were three families remaining, and there were two dozen building code violations, mostly for leaky plumbing and damaged windows.

By January, only Manuel and Felicia Vargas and her 80-year-old mother were left in the building on the top floor. An older couple next to them on the top floor had been given an apartment in the public housing projects in October, and Gloria Rodriguez and her three children moved out on December 19.

The following Monday at 9 a.m., Felicia Vargas said she heard loud noises in the apartment next door. When she asked what was going on, one of three workmen there told her that the owner had hired them to do some work.

"Then they began to destroy," she said yesterday through a translator. By 5 p.m. that day, the workmen had knocked out ceilings, walls, kitchen sinks, stoves and bathroom fixtures, she said.

Yesterday, the wreckage still filled entire rooms of the apartments, with plaster, wood and linoleum piled three feet high.

"The ceilings are on the floor in pieces now," city tenant advocate Tom Olivieri testified yesterday. "There were bedrooms and bathrooms and kitchens when people were living there, there were ceilings and walls, the water was running."

Sciarra and his attorney said in court that severe weather conditions in February and frozen pipes that burst had caused the damage. Neither could be reached later in the day after a tour of the building and the conversation with Felicia Vargas. The plumbing pipes are confined largely to the rear of the building, while the destruction runs from front to back, side to side.

Sciarra and his attorney said the decision will be appealed in Hudson County Superior Court in Jersey City.

Sciarra said he knows London personally, and said the only reason London had fined him so severely was because "Ross is acting judge and he wants to be judge."

"Certain pressures were placed on him by city officials," Sciarra said.

"I have received absolutely no pressure," said London, who took over the bulk of Hoboken's cases after Judge Steve Zamrin died suddenly two months ago. "I am simply enforcing the law."

Council pushes \$2M cut in school budget

By Bill Campbell
J.J. 4-22-87

The Hoboken City Council will likely urge the Board of Education next week to cut \$2 million from its 1987-88 budget and close a school, municipal officials said yesterday.

The recommendations came out of a five-hour closed meeting with members of the council and school board. The council will meet in special session Monday to adopt a resolution cutting the \$26 million 1987-1988 school spending plan.

Hoboken voters rejected

the school budget by a 6-to-1 margin April 7, sending the measure to the council for cuts. The controversial budget, which was approved by the board last month, would have caused a \$30 increase on last year's tax rate of \$216 per \$1,000 of assessed valuation.

"We're standing firm on our position that the school budget needs to be cut," said Councilwoman Helen Cunningham. "Two million dollars is a lot of money, but if that's what it takes we'll stand firm."

Mayor Thomas Vezzetti, in his budget message earlier this

month, urged the council to trim \$2.5 million from the school budget in an effort to stabilize the tax rate.

Last year, the council trimmed \$1 million from the school budget after the spending plan was defeated by voters. It recommended that a school be closed, but the board still hasn't done so. Observers predict that this year's cuts, unlike last year, will likely result in teacher layoffs.

While members of the council and school board described the meeting as "amicable," several council members

said they were "angered" and "disappointed" that the board held recommendations on cuts until after the council made their plan.

"It was almost like a one-way dialogue," said Councilman Dave Roberts. "We asked the board for guidance on cuts and no one said anything. We want to make responsible cuts to take the tax burden off Hoboken residents, but we got very little feedback."

However, board member Joseph Rafter said the consensus of other school trustees was to hear the council's recom-

mendations before responding. He cautioned that the proposed measures are "preliminary" and that the board can appeal cuts with the county Board of Education.

"It's totally up to the council to make suggestions and propose cuts," he said. "The board as a group will listen to the recommendations and we are holding to our right to appeal."

He said the school board will decide on a course of action during its next session, Tuesday. Last year the board decided not to appeal the council's cuts.

Councilman Robert Raniere said the board could successfully appeal large-scale cuts and said he would propose "long-term" measures to safeguard the system from massive layoffs.

"We can just go with one-shot short-term cuts that will more than likely jolt the school system," he said. "We need a solid long-term approach with permanent solutions."

The council should focus on attrition, early retirement plans and ways to "slow down" spending, he said.

Building effects subject of study

By RENEE M. LYNCH
Staff Writer

A team of consultants yesterday received a state contract to study the effects waterfront development may have on municipalities bordering the Hudson River.

The outcome of the study, which is to be completed within six months, is expected to define a system of fees and "charges to be levied on waterfront developers."

The state Office of Policy and Planning has drawn up a \$458,571 contract to cover the costs of the study being completed by four firms: Real Estate Research Corp. of New York, the lead firm; Raymond, Parrish, Pine & Weiner of Tarrytown, N.Y., a land use consulting firm; Price Waterhouse and Co., an accounting firm based in Washington; and Burke, Bosselman and Weaver, a national law firm based in Chicago.

The waterfront development boom already is under way, according to Barbara Greer, deputy director of the planning office.

The study is expected to focus on three major areas of concern: transportation, wastewater treatment and affordable housing. The study also is to decide what developers should pay for new assistance that must be made available to residents, Greer said. As it stands, area schools may be unable to serve a huge influx of students, just as area roads, which already are traffic-clogged, may be unable to accommodate additional vehicles, she said.

State and local governments will be unable to fund these expensive projects and so must rely on developers to do so, she said.

"Developers coming into the area will receive a clear knowledge and understanding of their responsibilities with respect to providing infrastructure improvements," said Brenda Davis, chief of the planning office.

"The rapid growth in development plans and proposals in the waterfront area has brought into sharp focus the need for an adequate infrastructure to support that development," Gov. Thomas H. Kean said yesterday in a prepared statement.

Zoning Board taken to court by developer

By Bill Campbell
J.J. 4-23-87

The developers of a controversial Bloomfield Street building are seeking to prevent the Hoboken Zoning Board of Adjustment from ruling on whether the project conforms to the municipal zoning ordinance.

Leonard Franco, attorney for the developers, filed for a temporary restraining order in Superior Court, Jersey City, yesterday to prevent a Board of Adjustment ruling on the 201 Bloomfield St. project, said City Attorney William Graves.

The project began generating public interest after it was revealed last year that the building was sold to the current owner by a group of investors

including then-Law Director Salvatore D'Amelio.

In January, First Ward Councilman Thomas Newman filed an appeal to building permits issued Dec. 24. He contends that plans should have been approved by the Zoning Board of Adjustment because variances were needed.

The motion for a restraining order is scheduled to be heard at 1:30 p.m. today before Judge Joseph Ryan. Pending the hearing, the Board of Adjustment is set to rule tonight if the developers need variances to build the nine-unit condominium project and add a penthouse to the four-story building.

The Zoning Board called for the

stopwork two weeks ago so it could review Newman's appeal. City Building Code Officer Alfred Arezzo, who granted construction permits for the project late last year, issued a stop-work order last Wednesday.

Newman contends that Arezzo "violated" the zoning ordinance by granting the permits. He charges that the project exceeds allowable lot coverage and prevailing height and fails to provide parking.

Arezzo said the allegations were "politically motivated" and constitute "harassment." He said the project is in "100 percent compliance" with the zoning ordinance.

Franco, who represents developers John Saracco and David Seligman,

was unavailable for comment yesterday. He is expected to argue that Newman does not have legal standing to challenge the permits since council members ratify board of adjustment appointments.

According to property deeds and mortgages, the project, which also includes 203 Bloomfield St., was bought Saracco and Seligman last October for \$365,000. The sale was contingent on the granting of any necessary city permits.

Documents show that the consortium purchased the building last May for \$265,000. The former owners were D'Amelio, city Comptroller Matthew Canarozzi, Tax Collector Louis Pi-

cardo and Mary Cipriani. Cipriani, who has an unpublished telephone number, could not be reached to comment on her business relationship with the three city officials.

Arezzo said he and Cipriani broke up in 1982. According to November 1986 voter registration records, however, she lives at 215 13th St., the same address as Arezzo.

Arezzo said he and Cipriani were "friends," but angrily denied attempts to link himself with Cipriani as business partners. "Sure she was my girlfriend and we used to live together. To this I plead guilty, but does this mean I can't get a haircut from a barber who I once gave a building permit to?"

Council OKs school budget cuts

By Bill Campbell

The Hoboken City Council, fearing a massive election-year tax increase, agreed yesterday on spending measures which will cut the Board of Education's 1987-88 budget by nearly 15 percent.

In an 8-0 vote, the council trimmed \$3 million from the \$26 million school budget and urged the board to make the cuts by closing at least one elementary school, reducing salary appropriations and making across-the-board cuts in non-mandatory line items. The

council did not specify which school should be closed.

The council's cuts reduced the amount to be raised through property taxes to slightly more than \$9.6 million. The cut will keep school spending on last year's level.

The spending recommendations were developed last Tuesday after the council conducted a five-hour closed meeting with members of the school

board. Unlike last year, when \$900,000 was cut from the school budget, the council did not specify line-item cuts.

"The consensus of the council believes the cuts can be sustained without hurting the board of education," said Second Ward Councilman Joseph Della Fave. "It is our responsibility to take this action considering the impending tax rate and the decision by the

electorate to reject this budget."

In April, voters rejected the school budget, which requested a \$2.5 million increase in the tax levy, by a 5-1 margin. The action sent the budget to the council for cuts.

Six of the nine council seats are up for grabs May 12. The proposed school budget would have raised municipal taxes by \$25, boosting the

1987 rate to \$241 per \$1,000 of assessed valuation. The 1986 rate was \$216, the highest in the state. The rate is also determined by municipal and county taxation.

"No one likes to bite the bullet, but we should point to the margin the budget was rejected by as a clear signal from the citizenry," said First Ward Councilman Thomas Newman.

"By making \$3 million in

cuts we are sending a clear message to the taxpayers that we are trying to bring reason and sense to stop the budget from escalating after two years," said Sixth Ward Councilman Dave Roberts.

"The taxpayers have been pressed to the edge of the cliff and (budget) cuts are the responsible thing for the council to do in light of declining school enrollment."

A majority of council members condemned the school budget after the board re-

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Council OKs school budget cuts

Continued from Page 1

leased its spending plan earlier this year. The local portion of the school budget has more than doubled in the past two years despite a steady drop in enrollment.

Proponents of the cuts said they were "annoyed" that the school board did not recommend specific cuts or provide financial information during their lengthy meeting last week. The information would be critical in sustaining the cuts if the board appealed the action.

The council wanted specific information on salary savings stemming from the board's newly adopted early retirement incentive plan. More than

50 school employees have opted for early retirement since the plan was instituted last year.

However, board members last week said the body agreed to wait for the council's recommendations before considering a course of action.

The board has 20 days to appeal the cuts and is expected to meet in special session this week to review the recommendations. Should the board appeal, the state education commissioner, through Hudson County Superintendent of Schools Louis Accella, will decide if any of the cuts will be reinstated.

School Board President Richard England was unavailable

for comment.

City Business Administrator Edwin Chius said he did not know if an appeal would be sustained. "However, you have to send the board a signal," he said.

Chius said the county overruled the council's cuts to the school budget in 1977, but upheld cuts the following year.

"We reached no accord (on obtaining financial information) because the board does not want their budget cut," said Councilman-at-large Pat Pasculli. "In the absence of that information, this is the result and we can tell taxpayers that their contribution to the school budget has been reduced by \$3 million."

At last night's 3½-hour hearing Franco tried several times to have the matter dismissed or postponed. At one point he tried unsuccessfully to have board chairman Joel Friester disqualify himself because of correspondence he sent to the city corporation counsel and several others informing them of the board's decision to hear the appeal.

Franco said at several points in the hearing he needed time to find expert witnesses to testify on the matter of the plans for the renovation of the property that is to be converted to nine condominium units. At the end of the meeting the board acquiesced to his demand after their attorney, Peter Daglian, told them that the 120-day period in which they are required to hear appeals was automatically suspended once the matter was taken into the courts.

Last night's testimony re-

Newman can fight condo

Continued from Page 1

At last night's 3½-hour hearing Franco tried several times to have the matter dismissed or postponed. At one point he tried unsuccessfully to have board chairman Joel Friester disqualify himself because of correspondence he sent to the city corporation counsel and several others informing them of the board's decision to hear the appeal.

Franco said at several points in the hearing he needed time to find expert witnesses to testify on the matter of the plans for the renovation of the property that is to be converted to nine condominium units. At the end of the meeting the board acquiesced to his demand after their attorney, Peter Daglian, told them that the 120-day period in which they are required to hear appeals was automatically suspended once the matter was taken into the courts.

Last night's testimony re-

involved around the date Newman first had a conversation with Saracco about the project, in October, and when the construction permit was issued, which was reportedly Dec. 24.

When Newman, under questioning from his attorney, Richard Mannus, attempted to broach the subject of the prior ownership of the building and the manner in which it was sold to Seligman and Saracco, he was stopped by the board chairman, who said that issue had no bearing on the question of the councilman's standing as an interested party or the timeliness of his appeal.

Arezzo issued the stop work order under the direction of the Board of Adjustment after Newman filed his appeal. Arezzo claims the project is in "100 percent compliance."

Arezzo's support for the development touched off a controversy after it was revealed that Saracco and Seligman pur-

chased the property from a group that included Arezzo's girlfriend, Mary Cipriani, and the then city Law Director, Salvatore D'Amelio Jr. Arezzo denies any impropriety, claiming he and Cipriani had broken up although records indicate she still votes from his address.

Saracco claimed he did not get his construction permit until Dec. 24. Newman claims he filed his appeal at 3:30 p.m. January 13, under the 20-day limit for an appeal.

Newman also said that he did not know that the building permit had been issued before that time. He claims he went on vacation during Christmas and when he returned found that work was proceeding on the property. He said he checked and found a construction permit had been issued.

Saracco admitted that his construction permit was posted inside the plywood fence surrounding the property where the public could not see it.

Newman can fight condo

By Earl Morgan
J.J. 5/1/87

The Hoboken Board of Adjustment agreed at a special hearing last night to give the owners of 201-203 Bloomfield St. more time to prepare their challenge to an appeal brought by Councilman Tom Newman, protesting a building permit issued by the city's construction code official, Alfred Arezzo.

After hearing lawyers for both Newman and the building owners, John Saracco and David Seligman, the board ruled in Newman's favor on his standing as an interested party able to file an appeal and on the timeliness of the appeal

within the 20-day limit allowed by state law.

The board did not take up the "substance" of Newman's charges, instead agreeing to the insistence of the owners' attorney, Leonard Franco, that he be allowed more time to prepare a defense. The hearing was adjourned until May 21 at 7:30 p.m. in the City Council Chambers.

Newman contends that the owners must apply for a variance because no parking will be provided and the building exceeds prevailing lot coverage and height regulations in the project.

The property owners tried

unsuccessfully last week in Superior Court to obtain a restraining order to stop the board's hearing. Franco claimed in court the board was prejudiced against the project. The owners also wanted Ryan to rule on the timeliness of Newman's appeal.

Ryan suggested to Franco that he go back to the board and "see what they have to say." The judge said he did not want to prejudice the board by deciding the issue himself. A stop work order was issued for the development after Newman filed his appeal.

See NEWMAN — Page 12.

Hoboken tickets political signs

By Bill Campbell
J.J. 5-5-87

The campaign managers for eight City Council candidates were issued summonses yesterday as Hoboken launched its crackdown on "illegal" political signs.

Law and Public Safety Director William Graves said each of the violators was issued one summons for breaking the seldom-enforced law that prohibits posting political signs on private property without permission.

At least one candidate said she was willing to fight the summons in court, while Graves said he will petition for immediate prosecution of the violators.

According to the law, NJSA 27-5.1, violators are subject to fines of \$25 per sign. Graves said the city will prosecute each complaint as a test case before launching a full-scale offensive.

The summonses are scheduled to be heard in municipal court on May 28, however, two weeks after the election.

Graves said the city may initiate action in Hudson County Superior Court to have the cases heard before the election.

According to Municipal Court Clerk Joan Lisa, summonses were issued to:

- First Ward, Rocco Romano, campaign manager for Joseph Lisa.
- Second Ward, James Roarty, campaign manager for Michael Schaffer.

- Third Ward, Jenny Rutkowski, campaign manager for Councilman Steve Cappiello.
- Fourth Ward, Timothy Callig, campaign manager for Frank Gullo; Myriam Pugliese, campaign manager for Edwin Duroy; Mark Cerone, campaign manager for Flo Amato.

- Fifth Ward, Kathleen Landrigan, campaign manager for Leonard Luizzi.
- Sixth Ward, At-Large Councilman Pat Pasculli, campaign manager for Councilman Dave Roberts.

Graves said a conviction on the initial summons will result

"in total enforcement of the law." He said police will issue summonses for each sign every day until it is removed.

The 70-year-old law prohibits individuals from posting or maintaining signs on fences, poles or trees "without first obtaining the consent in writing of the owner or tenant of the property." Graves, who calls the signs "visual pollution," said no candidate has sought permission from the city to hang signs on municipal property. He said only one has requested permission from Public Service and New Jersey Bell to hang signs on utility poles.

Flo Amato, whose "Go with Flo" signs are posted in the Fourth Ward, said she thought her summons was "unfair" because she is still awaiting permission from New Jersey Bell and Public Service. "This has been going on for years and nobody ever complained," she said.

Amato said she would be willing to challenge the legality of the statute.

Her husband, Andrew, a former Public Works director, said the signs would remain until everyone else takes theirs down. "We still have old signs up around here from the Reagan campaign," he said.

"If I see the president out there on a pole taking his sign down then, by God, I'll be right out there after him taking my signs down, he said."

The law has rarely been enforced in Hoboken, where campaign signs have traditionally been a harbinger of municipal, county and state elections. Warnings that the law would be enforced brought strong criticism from candidates opposed to the administration of Mayor Thomas Vezzetti.

Police Chief George Crimmins, who last week called the signs "a tradition as American as apple pie," issued warnings to each of the 18 City Council candidates March 31. He said a second notice was issued two weeks ago when candidates did not comply with the law.

HOBOKEN CONTROVERSY

Building inspector's ruling will be appealed

By JANET WILSON
Staff Writer

HOBOKEN—Councilman Thomas Newman won the right to appeal a controversial zoning approval issued by construction code official Alfred Arezzo before the Zoning Board of Adjustment last night, but the case was put off until May 21.

Newman had filed a letter pro-

testing enlargement and other renovations at 201-203 Bloomfield St., a building the present owners bought from Arezzo's former roommate and three other city officials after he issued zoning approvals.

Both Arezzo and the attorney for the new owners, Louis Franco, had argued that Newman's appeal should not be considered because he was not qualified as an interested

party to bring an appeal, and also that the 20-day time limit for filing such an appeal had passed long before Newman wrote his letter.

The Board of Adjustment rejected both of those arguments unanimously last night, agreeing instead with Newman's attorney, Richard Mannus, of Elizabeth. Mannus argued that a construction permit issued December 24 was

the first public notice of the renovation work, and that Newman had filed his appeal January 13, within 20 days.

Arezzo was not present at last night's meeting, and also did not send copies of the plans he said he approved October 30, months before Newman's letter protesting a build-

ing permit issued December 24 was

SEE RULING, Page 7

Election '87 J.J. 5-4-87 THE CANDIDATES:

FIRST WARD

The May 12 election for the First Ward City Council seat is virtually a repeat of last November's race.

Councilman Thomas Newman defeated his closest contender, Joseph Lisa, by about 100 votes in the November 4 special election to fill the last six months of Councilman Anthony Romano's term. Romano, a four-term councilman and close ally of former Mayor Steve Cappelletto, resigned when it was revealed he did not live in the ward. Newman was backed by Mayor Thomas Vezetti and his supporters in the ward. Lisa split the anti-administration vote with three other candidates.

However, the current campaign is a two-man battle, and political observers believe it will be a close fight between forces aligned with the mayor and those opposed to him.

Located in the southeast corner of the city, the First Ward is bordered by Grand Street on the west, Third Street on the North, the Jersey City border on the south and the Hudson River on the west. It is the location of several of the largest planned developments in the city, including most of the Port Authority's proposed Hudson Center waterfront project.

THOMAS NEWMAN



Newman, 48, owns a cabinetmaking and furniture-restoring shop on the corner of Second and Garden streets. He and his wife, Suellen, director of the Hudson School, have lived in Hoboken with their five children since 1968.

A founder of the First Ward Block Association, Newman first served in public office as one of Vezetti's appointees to the Zoning Board of Adjustment, where he earned a reputation as a strong-willed neighborhood preservationist.

On the council, Newman's attention has been largely focused on zoning matters, and he has sponsored several ordinances updating and strengthening the zoning ordinance. He is also a leading proponent of requiring contributions from developers for infrastructure improvements and affordable housing.

"Real estate speculation has been the most damaging factor to Hoboken's economy, it is killing people with high taxes," Newman said. "I'm an advocate of responsible, planned development, not real estate speculation."

Newman is confident that he will emerge victorious from his second bout with Lisa. "I think the people of the First

Ward are smart enough to see that a vote for Joe Lisa is a vote to bring back the old Romano and Cappelletto political machines," he said.

JOSEPH LISA



Lisa, 31, is a certified public accountant with the Hoboken firm of Gerard Lisa & Associates. He is a former City budget auditor who has stressed his fiscal expertise and promised to "run the city like a business" if elected.

A resident of Marineview Towers, Lisa and his wife, Nancy, have been active in the development's tenants association. He describes himself as a "fifth-generation Hobokenite."

In addition to his accounting practice, Lisa has participated in several real estate deals, including the sale of the Union Club, where he was a partner with Romano.

Lisa is supported by a coalition of anti-administration groups and has received the endorsements of two of the independent candidates in November's race, Aaron Miranda-Forman and Robert Meyers.

"I believe voters know that in the last six months, Newman has done nothing about the tax rate, the filthy streets or affordable housing," Lisa said. "The only thing he accomplished was to take my parking plan and screw it up."

SECOND WARD

Second Ward residents will choose between two extremes when they cast their vote for a City Council candidate May 12. Incumbent Councilman Joe Della Fave, a staunch supporter of Vezetti, will square off against Michael Schaffer, a leader in the movement to oust the mayor, in a race seen by observers as a referendum on the administration.

Della Fave beat Schaffer and four other candidates a year and a half ago, but the anti-administration forces claim to have united behind Schaffer in this election. The ward has traditionally been a Vezetti stronghold, however.

Located in the northeastern section of the city, the Second Ward is bounded by Clinton, 12th, Washington and 8th streets on the south and west and the Hudson River on the east. The ward is a mixture of industrial and residential buildings, and is slated for several large developments, including a massive project planned on waterfront land owned by Anthony Dell'Aquila and a major condominium project planned by West Bank Construction.

JOE DELLA FAVE



Della Fave was appointed to the council seat in July 1985 as the hand-picked successor to Vezetti who beat former Cappelletto in a mayoral runoff election. Later that year, Della Fave won the seat in a special election.

Della Fave, 37, is a teacher at St. Peter's Prep in Jersey City where he serves as chairman of the History Department. He is the father of a 14-year-old son and a 9-year-old daughter.

Della Fave sponsored legislation to create the city "anti-warehousing" ordinance to prevent real estate speculators from clearing residential buildings of tenants for the purpose of condominium conversion.

He led a successful battle to reorganize the city's federally mandated secondary sewage treatment project after state officials bypassed the project for funding last year.

Della Fave, who also is a member of the city's Planning Board, said he believes that real estate developers should be required to contribute to trust funds to underwrite the costs of infrastructure improvements and to generate affordable housing.

"I see my roll on the council as someone who is constantly battling old-style politics and obstructionism," he said. "We must all put our differences aside and work for the good of the city."

MICHAEL SCHAFER



Schaffer, 36, managed Vezetti's successful City Council campaign in 1983 and supported Vezetti in his 1985 bid for mayor. He said he now opposes the administration because "Vezetti has surrendered his duties to non-elected officials."

Although Schaffer lost to Della Fave by nearly 200 votes in 1985, he says he is optimistic about this race because he has been endorsed by his former foes. He has also been supported by Citizens Organization for Good Government, a group which successfully engineered the anti-administration school board slate in April.

A commissioner on the Hudson County Utilities Authority, Schaffer criticized Della Fave's position on secondary sewage and his close ties to the administration. Schaffer, who works as a fire adjuster in Hillside, said he is "totally" opposed to the proposed Port Authority waterfront development. He said he supports "sane and rational" development which will increase tax revenue and create parking.

Alumni fighting Stevens' takeover

J.J. 5-3-87
By Bill Campbell

Former students of Stevens Institute of Technology are gearing for a court battle to prevent the Hoboken college from a hostile takeover of the alumni association.

Attorneys for the alumni association, an independent corporation, filed papers in Hudson County Superior Court yesterday to prevent Stevens from dissolving the organization and assuming alumni relations.

On Wednesday, Stevens filed a suit seeking to recover nearly \$130,000 from the association and restrain the group from representing itself as an affiliate of the institute. The college charges that the association owes it the money. The association raised \$800,000 last year.

According to representatives of Stevens and the alumni association, the two have been

feuding for nearly two years over control and direction of alumni affairs.

"The alumni association regrets having to go this route," said Michael Scott, association president. "We offered to sit down and discuss our differences with the trustees, but Stevens has taken a high-handed approach."

"The alumni association has steadfastly refused to cooperate with the board of trustees," said Robert Mitchell, Stevens spokesman. "We were simply looking at ways to better serve our alumni."

Mitchell said the five-member paid staff of the association is "functioning exactly as before, only they are reporting to the vice president for advancement rather than the alumni office."

Scott, who is also a trustee of the institute, said he has been locked out of his Castle Point office and neither he nor

other high-ranking association officials are allowed to communicate with the staff.

According to Scott, the legal action resulted from the Stevens board of trustees' decision last month to merge the 13,000-member alumni association with the college. He said the decision violated a 1974 "interface agreement" which reaffirmed the autonomy of the association.

Prior to 1974, the alumni association maintained its offices and staff through alumni contributions, Scott said. Remaining funds were given to the college at the end of each year, he said.

"In 1974, Stevens told us they wanted to take over fundraising and that all checks should be issued to them," Scott said. "We said we agreed as long as we were funded through that money."

Scott maintains that the institute broke the agreement

when an ad hoc committee led by Stevens President Kenneth Rogers voted to incorporate the permanent alumni staff into the institute.

The vote was part of an effort to improve alumni relations, he said.

"They want to control everything," Scott said. "They don't understand that we are a separate entity."

Mitchell, however, said the alumni "refused" to cooperate with the board.

He said they instituted the action to disassociate themselves with Stevens and "the trustees voted to go with their wishes."

"The trustees viewed the association's actions as an act of retaliation," Mitchell said. He said there was no effort by Stevens' trustees to sever ties with the organization.

A May 18 hearing has been scheduled before Superior Court Judge Robert Tarleton.

Loner's death leaves 'gold mine' properties in limbo

Dispatch 5-5-87
By JANET WILSON

Staff Writer

HOBOKEN—Leopoldo Sposato died alone on his kitchen floor, his head propped up on the edge of a filthy mattress. The only other furnishing in his three-room flat was a telephone, covered with dust and grime from lack of use.

But this apparently friendless 61-year-old man left behind two prime pieces of property that could be worth up to a \$1 million. If no relatives are found, the state of New Jersey could inherit a dilapidated garage at 70 Garden St. and a weed-filled lot next door at No. 68, in the middle of one of the highest-priced neighborhoods in this city.

Sposato lived alone, and died alone. His decaying body was not discovered until nearly two weeks after his death. Authorities have been stymied in their search for any known relatives who stand to inherit

the property. They are looking for friends, customers or any acquaintances who might offer clues to his past.

"This guy makes Robinson Crusoe look like a celebrity," investigating police Sgt. Arthur DiVincent said.

Meanwhile, Sposato's body lies in a Newark morgue, more than three weeks after it was discovered on the kitchen floor at 305 Monroe St. Neighbors there were accustomed to hearing nothing from Sposato's first-floor flat, and it was not until the odor grew unbearable on April 13 that the superintendent opened the unlocked door.

Police said Sposato's badly decomposed body probably had lain on the floor between the mattress and the stove for up to two weeks. The three officers who responded found no sign of foul play. A tiny refriger-

See LONER, Page 6



The Italian passport of Leopoldo Sposato of Hoboken.

ISSUES: Crumbling infrastructure

By Bill Campbell and Jim DeRogatis

FIRST IN A SERIES

After years of neglect, Hoboken's antiquated sewage system and crumbling infrastructure are emerging as central issues in the City Council elections May 12.

Local and state officials estimate that the city will need to spend at least \$100 million to upgrade the sewage treatment plant to federal standards, replace the miles of pre-Civil War wooden sewer lines, repair faulty tide gates and regulators and accommodate the flow of new development.

The city streets are also in a state of serious disrepair, and need to be upgraded to handle the increases in transportation expected as a result of citywide development.

While many consider real estate development the savior of the city's eroding tax base, it has also made increased demands on city services and added pressure on the administration to meet state and federal deadlines to upgrade the municipal sewage treatment plant.

Officials in the administration of Mayor Thomas Vezetti attribute the sewage and infrastructure woes to years of mismanagement and neglect by the previous administration. They maintain the city has taken an "out of sight, out of mind" attitude over the years which has allowed street sewers to deteriorate and cost the city time and money.

The administration has become entangled in a series of complicated lawsuits stemming from problems with contracts for sewage design and the city's failure to meet state and federal deadlines. The victors in the May 12 election will be faced with the task of helping the city rise above the legal tangles and push forward with infrastructure improvements.

Here are the candidates' opinions on the state of the city's infrastructure:

THOMAS NEWMAN, First Ward incumbent, administration candidate:

"There has to be a capital improvements fund whereby developers pay for their fair share of infrastructure improvements. This is done in a majority of the municipalities in the state, and it's about time for Hoboken to catch up."

JOSEPH DELLA FAVE, Second Ward incumbent, administration candidate:

"I have taken the leadership role in upgrading the sewage plant and making repairs to the tidegates and pump station. The burden for paying for all of this can't fall solely on the shoulders of the taxpayers. In the future, we must look to developer contributions to pay for infrastructure improvements."

MICHAEL SCHAFER, Second Ward, anti-administration candidate:

"As a commissioner on the Hudson



Sewage treatment plant falls below federal standards. Photo by Wally Heming

County Utilities Authority, I want to get as much grant money for Hoboken as possible. We have to look for HCUA grants, state grants and developer contributions to make infrastructure improvements, which I consider the number one priority."

STEVE CAPPIELLO, Third Ward incumbent, anti-administration:

"We have to deal with first things first and establish a dedicated maintenance program. Our current program is weak and not properly scheduled. I'd like to see that fund which the administration calls an "affordable housing fund" used for infrastructure improvements."

ANTHONY RUSSO, Third Ward, independent candidate:

"As chairman of the Hudson County Utilities Authority and a commissioner since 1981, I know the area thoroughly and would like to bring my expertise in sewage to the council. I believe that petty politics have influenced Hoboken in its attempts to upgrade its sewage treatment for too long, and that has hurt the taxpayer."

FRANK RAITA, Third Ward, administration candidate:

"The money for infrastructure improvements should come from developers. As a developer myself, I know that developers in this town are making good profits, and they should contribute some of that money to pay for upgrading our streets and sewers. It is a top priority."

CESIDIO JOSEPH DEL BOCCIO, Third Ward, independent candidate:

"The deterioration of the tidegates and regulators has resulted in costly ramifications for our Third Ward residents, from both a financial and health perspective. I would effect a means to obtain a grant (for upgrading sewage treatment) from the state on the basis of a potential health hazard. The matter of dirty streets requires a rectification of the priorities of the Department of Public Works."

FLO AMATO, Fourth Ward, anti-administration candidate:

"I believe the Fourth Ward is in desperate need of a pumping station like the one uptown. This is the ward that is always getting flooded out. It also has the filthiest streets of any area of the city."

FRANK MUSSARA, Fourth Ward, independent candidate:

"The sewerage system is a sham. Be-

fore any new construction is allowed it should be corrected."

EDWIN DUROY, Fourth Ward, anti-administration candidate:

"Infrastructure improvements should be tied into new developments. I believe in the concept of charging developers to make these improvements."

FRANK GULLO, Fourth Ward, independent candidate:

"We need to get money from developers to upgrade our sewage treatment. The sewage system is a top priority. If they want to develop, they have to come up with the money."

ORLANDO ADDEO, Fourth Ward, independent candidate:

"The Fourth Ward is hurt hardest by flooding. The construction of new housing should be tapped to repair the sewage system so people can live in this ward."

HELEN MANOGUE, Fifth Ward, administration candidate:

"We're going to have to ask developers for money for an infrastructure fund to make the necessary repairs to upgrade the sewage plant. We need to get Weehawken and Union City to make an equitable contribution for capital improvements. This is a terrible problem that could cost as much as \$200 million and 10 years to repair."

LEONARD LUIZZI, Fifth Ward, independent candidate:

"The sewage plant isn't operating the way it should. We should get the Port Authority or developers or the federal government to give us money. We need to train our in-house people to make repairs and go block by block to fix our sewers."

DAVID ROBERTS, Sixth Ward incumbent, administration candidate:

"Repairing our sewage system is a very expensive proposition. We should look for funding from our major developers, who will be the largest users. We should ask them to pay on a square-foot basis depending on their projects."

CATALDO DEPINTO, Sixth Ward, anti-administration candidate:

"We have to fight on a county and federal level to get help to rebuild our sewage system. We should look to the Port Authority and developers to contribute to a fund to pay for repairs. Our streets are like an obstacle course, and we need to yell for help."

HOBOKEN RACE

Real estate speculation and PA spark debate

Dispatch 5-5-87
By JANET WILSON

Staff Writer

HOBOKEN—It was supposed to be a night at the races, with debates scheduled between City Council candidates in the 1st, 2nd, 3rd and 6th wards.

But several of the runners didn't show, including incumbent Councilman Steve Cappelletto in the 3rd and independent Aldo DePinto in the 6th, leaving the 1st with the only real contest.

Nearly 65 people showed up at the Multi-Services Center at 124 Garden St. for the showdown between incumbent Councilman Thomas Newman and his opponent Joseph Lisa. Most in the audience appeared to have made up their minds, and wore their choices on their lapels.

The candidates nevertheless treated the audience to an energetic debate sparked by accusations and cross-accusations of speculation in the ward's hot real estate market, and fueled by differences of opinion on everything from the Port Authority of New York and New Jersey to affordable housing. Each also took aim at each other's political backing.

Lisa, dressed in a gray pin-striped suit and yellow tie, stressed his experience as an accountant and his ability not only to understand a budget, but draft one, as a key asset to being a council member. He accused Newman of helping to raise taxes 33 percent last year, and said using one-time monies such as \$3 million of the proposed authority insurance settlement was not proper fiscal management.

Newman, sporting a more casual look in a tweed jacket and loafers, spoke of his long-standing commitment to the ward as a homeowner and furniture maker. He also accused Lisa of playing "Johnny-come-lately" on the issue of whether the authority should develop the waterfront.

Lisa at times appeared to be railing against Mayor Thomas F. Vezetti, who sat front row center for the second half of the debate, as much as at Newman. Newman in his turn criticized Lisa for being unwilling to name Cappelletto, the former

mayor, and long-time former 1st Ward Councilman Anthony Romano as supporters.

"Of course its embarrassing to have them as supporters," said Newman. Lisa rebutted that sharply, saying it was Newman who was backed by a political embarrassment, as he gestured toward the front row.

But it was the charges of land sale gains that aroused both men's tempers most. Newman rebuked Lisa, and Romano, for earning more than \$1.3 million on a "flip" sale of the old Union Club, and said behavior such as theirs was the "watershed issue" in determining the city's future progress.

"The big issue is real estate development and real estate speculation, people who've had political influence and have used it to make investments, especially in the 1st Ward, the hot quarter of Hoboken," said Newman.

He said regulating development, insuring givebacks from developers to build affordable housing and to help rebuild Hoboken's infrastructure, and capturing taxes from windfall sales such as Lisa's were essential to providing city's residents with the services they need.

"I invested, very simply in what was an eyesore, a commercial building," responded Lisa. "Is there anything wrong with investing in General Motors? Or Ford? No, and it's the same with real estate."

Lisa accused Newman of using federal funds to rebuild two properties in the 200 block of Garden Street, and displacing people from their homes to do so. "What about Mrs. Sanchez, and Mrs. Lopez?" asked Lisa, who was joined by an audience member. Newman said all of the tenants had been moved into new homes and apartments in the immediate area.

Supporters of both candidates sat afterward that they had been impressed with the intelligence of their responses, but wished there had been a little less mudslinging and a little more talk on the issues.

"It's just unfortunate they both got pulled off the track," said Raymond Allister.

LONER

Continued from Page 1

erator containing some bread and sandwich meats, a battered leather wallet containing \$160 cash and a bottle of wine near his head were the only other items found in the room.

The other two rooms were bare, except for the dust-covered telephone.

Three weeks of sleuth work by DiVincent has turned up the bare bones of the lonely man's existence.

Born in San Paolo, Brazil, on April 24, 1926, Leopoldo Giuseppe Sposato evidently spent his childhood in Italy. An Italian passport from 1974 shows a middle-aged man with dark brown hair receding from his forehead and a straightforward glance from dark brown eyes. His residence is listed as U.S.A.

Doris Manzo, the daughter of his landlord at 305 Monroe St., said he already was living in the building when she and her parents moved there in 1972.

"He was a very lonely man," she said. "He never went on a date, I never even saw any male friends. On a summer day, he would come out and stand by the front stairs for maybe half an hour, then he would go back inside."

Through a local lawyer and the landlord, DiVincent learned that Sposato owned a garage at 70 Garden St. He spent many hours at the garage, wearing the few pieces of clothing he owned, occasionally fixing a car, and renting out parking spaces next door for \$25 a month.

One block away, condominium units at 68 Park Ave. are selling this year for \$135,000. No purchase price or other records on Sposato's property could be obtained yesterday afternoon, but a local real estate agent and police said they believed each lot would be worth at least \$250,000, possibly up to \$500,000.

If no relatives are found within the next few weeks, the state Department of Treasury will take over the potentially lucrative lots.

DiVincent has contacted the Italian Consulate in New York City and the regional office of the American Red Cross. He has discovered from an expired insurance policy that Sposato's mother's name was Luisa Scura, that she lived in Italy, and that she has died. He has learned that Sposato's last known address overseas was Via San Nicola, 57060 Vaccarizzo Albanese (Cosenza), Italy, and that he may have lived at two other addresses here. The superintendent of 305 Monroe St. said he thinks Sposato was a widower.

"This man must have some family somewhere in this world," Manzo said.

"He had no close friends, no girlfriends, no relatives," DiVincent said. "He left no papers, no bankbooks, nothing. It'll be worth it if just one person says, 'Oh, yeah, he had a niece, a nephew, a daughter,' anyone."

Students plan city personnel department

By Peter Weiss

What do you get when you send some bright-eyed college students to help the administrations of two Hudson County municipalities?

In Hoboken you get plans for a new personnel department. In Jersey City you get a "runaround."

At least, that's what the students told Gov. Thomas Kean. The students are in Fairleigh Dickinson's University "Interns for Distressed Cities" pilot program, funded by the state Department of Community Affairs.

Fourteen students spent 16 weeks working in one of five municipalities which participated in the program. Four students worked in Hoboken and three in Jersey City. Orange, East Orange and Paterson were the other cities.

Kean came to the universi-

ty's Rutherford campus yesterday to hear informal reports by the student-interns and to lend encouragement. Judging from some of the stories, it was needed.

Most of the interns said they were greeted by varying degrees of skepticism and suspicion by employees. In some cases it dissipated and in others it remained, they said.

The Hoboken contingent was to formulate a plan for a personnel department and review and coordinate municipal employee personnel files. Working on the project were Eloisa Castillo of Jersey City, Anthony Pellegrino of Wading River, N.Y., Robin Smith of Brielle and James Seliga of Trenton.

Because Hoboken personnel files had never been coordinated, some employees had four different files because they had worked in four de-

partments. "We couldn't believe how much paper there was in each file," Pellegrino said.

Castillo pointed out that the consolidation helps employees as well as the administration, making it simple for them to ascertain the benefits and time off to which they are entitled.

Hoboken mayoral aide Laurie Fabiano called the timing of the intern program "perfect."

She said the Hoboken administration didn't have the manpower to implement all the phases of its reorganization plan, which included establishment of a personnel department.

Other projects for FDU students in Hoboken are a cost analysis of the cross-town senior citizen bus service, an inventory of the Public Works Department and plans to

establish an engineering department.

Kean drew laughs during an exchange with Castillo about the bus survey. Commenting on the upcoming City Council elections, Castillo said, "I understand it's a little political, so no decision will be made now." Responded the governor, "I've heard that before."

The tales of the trio which worked in Jersey City — Eric Gold of Philadelphia, Kris Kammerman of Atlantic City and Jason Bond of Freehold — weren't so positive.

Gold said he felt there was paranoia and indifference among many Jersey City employees and that politics was pervasive. "Politics was it," Gold observed.

"In Jersey City?" asked the governor, in mock surprise. Kammerman said he found the City Council a major prob-

lem. There is too much confusion and bickering at council meetings and caucuses, he said. On one issue involving a proposal to improve collection of traffic fines, Kammerman said council members supported the idea during a lengthy discussion at the caucus but defeated the proposal at the subsequent council meeting, devoting only about five minutes to the subject.

The students worked on finding a site for a new police training school. Jersey City currently uses facilities in Newark. But, said the students, "we got such a runaround."

Jersey City Assistant Business Administrator Rob Lombard said one of the problems with the FDU program was a breakdown in communications among city officials. He said the business administrator's office was given no advance notice by whoever arranged for

the interns to come to the city. "They were enthusiastic," Lombard said. "I wish we could have had better use of them." He said the city would welcome more FDU interns.

Despite the problems, Bond said working in Jersey City "was a very positive experience. It's something I would never have gotten out of a textbook."

Commenting on the observation that municipal employees often seem frustrated or complacent, Kean said one of the biggest problems government faces is to keep alive the "spark" that brought people into public service.

"One of the debilitating things about government is that if people beat their heads against a stone wall for a while, they throw their hands up and ask 'Why am I doing this?' They lose that spark which brought them into government."

City suit ignites verbal attacks

By JANET WILSON

Staff Writer

HOBOKEN—City Hall was the scene of a showdown yesterday morning as ex-Law Director Salvatore D'Amelio, who learned he is being sued by the city, stalked up the steps to confront his successor William Graves.

Heads poked out of neighboring office doorways as D'Amelio took Graves to task, calling him "a no-good scumbag" and telling him he would have him "put behind bars." D'Amelio yelled that Graves had allowed his legal talent to be used and that he had lowered himself.

Graves retorted, "You're going to find out how good I really am," and said, "I'm going to put you through the wringer — legally."

D'Amelio responded, "Now I know you're a piece of s---, and they control you like a puppet."

With that, according to bystanders, Graves strode into the office of Roy Hack, director of the Department of Public Works, and D'Amelio left the building.

The dispute followed news that Graves had filed papers yesterday in Hudson County Superior Court in Jersey City, charging D'Amelio with conflict of interest over a profitable real estate deal last year at 201-203 Bloomfield St. The suit said D'Amelio had violated the Professional Code of Ethics and state law by representing himself and three others in the deal, while also acting as city attorney.

D'Amelio denied the charges outright yesterday, and said he will sue Graves for unethical behavior, because he did not receive approval from the City Council before bringing suit.

D'Amelio said the sale of 201-203 Bloomfield St. occurred five months after the original contract, when he already was out of office. He said each of the four partners had earned between \$11,000 and \$12,000, after taxes. In any case, he said "all the ethics rules state that you can act as a seller."

D'Amelio said "a kangaroo court" was being conducted against him for political reasons. He said because he was a member of COGG, an anti-administration group that is backing a slate of candidates in Tuesday's council races, the administration was engaged in a "political conspiracy" to remove him.

He said the investigation of the Bloomfield Street sale was being pursued by Councilman Thomas Newman, an administration supporter, who is running against COGG-backed Joseph Lisa.

D'Amelio said he would speak to area attorneys about possibly representing him, adding, "Only a fool represents himself."

D'Amelio said he was upset especially because the cases would take time away from his work as a sole practitioner, and said he would have to spend a great deal of money taking depositions and bringing the legal action. He already is suing Mayor Thomas F. Vezetti in two cases and mayoral assistant Laurie Fabiano in one.

RACES

(Continued from Page 1)

didates, and appear to be vying to try to be the next generation of political leaders by flexing their muscles in the City Council races. All six four-year ward council seats are at stake in the election.

One group is the Young Democratic Club, traditionally based in the 6th Ward, led by City Clerk James J. Farina, who also belongs to the Board of Education. Councilman-at-Large Patrick Pasculli is a prominent figure in this club.

The other is the Citizens Organized for Good Government, backed by Councilman Robert A. Ranieri, but founded mostly by disenchanted Cappiello supporters who feel equally left out of City Hall with Vezetti at the helm.

It was COGG and the Young Dems together who orchestrated the defeat of the Vezetti school board slate in April, according to several political observers, in an all-out seven-day campaign. But this time around, the groups are throwing their weight into opposite camps, squaring off against each other in several of the ward races.

Essentially, many of the Young Democrats see this election as being crucial to the permanent ouster of Cappiello. Farina is supposedly working for Councilman Thomas Newman against Cappiello-backed challenger Joseph Lisa in the 1st Ward. Considering it was Cappiello who brought him to City Hall, Farina's actions are significant. He could not be reached for comment, but another member of the club said, "He's out there working his butt off for Newman, believe me."

Fellow Young Dem Pasculli appears to be trying to expand his influence beyond the club's traditional 6th Ward power base. He has endorsed four of the Vezetti-backed candidates in other parts of the city, including Frank "Pup" Raia.

Hoboken mulls arts program

By JANET WILSON

Staff Writer
HOBOKEN—The City Council was expected to vote last night on \$20,000 to fund a summer arts program for 240 city youths.

The project, sponsored by City Councilman Joseph Della Fave, would fund dance, drama, movement, voice, graphic arts, acrobatics and swimming classes at the YMCA, at 13th and Washington streets.

Four three-week sessions are planned; students will be required to sign a pledge stating they will attend classes three hours a day, five days a week. The classes will be open to all city students.

"The student will find himself in an intense learning environment and will be presented with an evaluation of his contribution and performance," YMCA Executive Director John Crichton said.

The classes are designed for students in junior and senior high schools, but there may be an elementary school pilot session as well.

The funds would pay for an administrator, project managers, instructors and supplies for the classes.

Della Fave said that if the program is successful this summer it could be continued as after-school classes throughout the school year. He said it was an ideal example of the advantages of public-private sector partnership, with overhead costs kept low because of the YMCA's willingness to provide space.

An uptown site was targeted because recreational facilities already are available downtown.

Della Fave, who represents the uptown 2nd Ward, is also head of the Recreation Committee and has been criticized by his opponent Michael Schaffer for not doing enough in that capacity.

Raia against Cappiello in his own 3rd Ward. Pasculli has not backed anyone in the wide-open 4th Ward race, and is steering clear of the 5th Ward, too.

He is working hardest for fellow Councilman David Roberts in the Sixth Ward. Roberts, also a Young Dem who has received Vezetti's backing, sees this election as being crucial to making a permanent break with the past, and forging a strong coalition for the future.

"There has to be a marriage between the progressive thinkers and the astute politicians in Hoboken," he said. "This election is the zenith" in terms of defeating Cappiello once and for all, he explained.

COGG is staying away from the 3rd Ward and Cappiello.

Many COGG members who backed Vezetti against Cappiello and then felt betrayed when they still were not brought into City Hall are instead concentrating their efforts on defeating Vezetti's favorites in other wards.

They are pushing for Lisa in the 1st Ward, Michael Schaffer in the 2nd Ward, Leonard Luizzi in the 5th, and Aldo DePinto in the 6th Ward. COGG also has put forward a full slate of candidates for the 56 ward committee races in the June 2 primary.

The two groups are only representatives of a broad spectrum of politicians who feel the time is ripe for permanent political change in the Mile Square City. Helen Manogue, backed by Vezetti but also by old line politician Marty Brennan, is running a hard race against long-time Councilman E. Norman Wilson in the 5th Ward.

COGG candidate Luizzi is seen as a spoiler by some there, although he says he is strictly independent.

The 4th Ward race is the most open of all, with five candidates running, and a runoff fully expected by many.

By Jim DeRogatis

Affordable housing, cleaner streets, parking and lower taxes are the most important issues facing Hoboken, according to the three candidates vying for the Fifth Ward City Council seat.

Council President E. Norman Wilson and challengers Helen Manogue and Leonard Luizzi met last night in a debate at St. Matthew's Trinity Lutheran Church, but the event sparked few arguments or comments from the crowd and was the quietest of any of the candidates' forums in the current municipal election campaign.

About 30 residents attended the debate sponsored by the Hoboken Environment Committee. Manogue was a founder of the committee and served as

its chairwoman for many years. Located in the city's northwest corner, the Fifth Ward encompasses one of the city's most well-preserved and tight-

Related stories on Page 31.

ly knit residential areas, as well as the northern industrial section. The issues discussed last night reflected the concerns of homeowners.

All three candidates said they favor requiring developers to include affordable units in their projects or pay give-backs to the city to finance the construction of affordable housing. The candidates also said they would support a law further regulating condominium conversions, such as one currently being considered in the state Legislature.

The candidates disagreed on methods of lowering the city's skyrocketing tax rate, however.

Luizzi called for cuts in the municipal budget, which he said is "topheavy with high-level administrative positions," while Manogue and Wilson pointed at the school budget as the source of tax increases.

"The school budget is something we will have to continually watch from now on," Manogue said. "If I'm elected to the council, I will monitor that budget and school spending."

In response to a question concerning parking, Wilson admitted that a permit parking plan he proposed several months ago "is not the whole

See FIFTH WARD — Page 20.

3 rivals' debate tranquil in Fifth

By Jim DeRogatis

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See FIFTH WARD — Page 20.

Fifth Ward candidates debate

Continued from Page 1

solution, but hopefully it is a start." The councilman called for requiring private developers to include additional spaces for Hoboken residents in projects as one long-term solution.

Manogue offered two solutions: Clean up the streets on the city's western border and offer better police protection so residents could park there, and construct a multi-level municipal parking garage on the ground-level lot near the Fox Hills senior citizens project.

Luizzi also called for the construction of additional municipal garages and suggested that the city use its power of eminent domain to seize sites in the industrial section.

The only confrontation during the debate occurred when Peter Alicandri, a former Public Works director and an ally of Manogue, attacked a statement by Wilson.

Wilson had charged that Mayor Thomas Vezetti and the Public Works Department under Alicandri fired all of the city street sweepers, leading to dirty streets. Alicandri called the statement "a lie" and "typical of Wilson and his style," but Wilson did not respond.



Fifth Ward candidates, from left, Helen Manogue, Leonard Luizzi and E. Norman Wilson at yesterday's debate.

Both Manogue, who has been endorsed by Vezetti, and Luizzi, who has been endorsed by the anti-administration Citizens Organization for Good Government, denied allegiance to any political faction.

Wilson, seeking a third term, stressed that he is a political independent, although he has frequently sided with anti-

Vezetti Councilmen Steve Cappiello and Robert Ranieri. He pointed to a perfect attendance record on the council.

Manogue was narrowly defeated in a bid for an at-large council seat in the 1985 municipal election. She outlined her record of community involvement in such groups as the Environment Committee and the

Historic District Commission and her experience as vice president of one of the state's largest banks as qualifications for serving on the council.

Luizzi, an unsuccessful candidate for the ward seat four years ago, also traced a history of involvement in Hoboken groups and concern for the neighborhood.

Election '87

The candidates: Third Ward

By Jim DeRogatis

Hoboken's Third Ward has traditionally been the political stronghold of Councilman Steve Cappiello, but the three candidates challenging him in the May 12 election are confident that the former mayor's influence is dwindling.

Cappiello held the Third Ward seat from 1963 to 1973, when he was elected mayor. He served three terms as mayor but lost to Thomas Vezetti in June 1985. He recaptured his council seat in a special election in November, however, after Sal Cemelli resigned.

Three candidates are attempting to prevent Cappiello from winning another term. Frank "Pup" Raia is running with the backing of the Vezetti organization. Anthony Russo and Cesidio "Joe" Del Boccio are both running as independents, although they are considered anti-administration.

Located in the center of the city at the western edge, the Third Ward has a strong Italian population and is characterized mainly by one- and two-family homes. Development has begun to take place in the ward, however, with such buildings as the Citadel condominiums and numerous smaller rehabilitation projects.



STEVE CAPPIELLO. Cappiello, 64, was a sergeant with the Hoboken Police Department for 13 years before he began his political career in 1963. He oversaw much of Hoboken's "renaissance" during his three terms as mayor and has been credited with spurring the city's current real estate boom.

Born and raised in Hoboken, Cappiello is a lifelong resident of the Third Ward. He and his wife, Dottie, have three children.

In addition to serving as mayor, Cappiello was elected twice as a Hudson County freeholder. Privately, he and his wife have also been real estate speculators who have undertaken numerous real estate transactions in Hoboken, and he has been involved in several restaurants and other businesses in the city.

Although he often speaks of retiring from politics, Cappiello said he decided to seek another term on the council because "I still have a lot to offer this city."

"I have always offered my services to anyone in the city who feels I can be of help, and I will continue to do so if reelected."



FRANK RAIA. Raia, 35, ran unsuccessfully for Cappiello's seat in 1985. He is confident that Vezetti's backing will make a difference in this election, however.

A lifelong Third Ward resident, Raia undertook one of the first development projects in the ward, the Citadel condominiums. He is the owner of his own construction company and operates a multimillion-dollar textile company.

Raia has stressed his commitment to recreation and youth activities. He is chairman of the mayor's recreation committee and has been active with the Hoboken men's softball league. He was also recently elected chairman of the anti-poverty HOPES/Head Start program.

"I am running because I believe this ward needs an honest, decent worker," Raia said. "Councilman should not be a political position. I want to work for the people down here."



ANTHONY RUSSO. Russo, 37, has run unsuccessfully for the Third Ward seat three times. He has claimed he is the only "truly independent voice" in the current election.

The head of the Anthony Russo Civic Association, the candidate has been a civic activist in the Third Ward for many years. He also serves as chairman of the Hudson County Utilities Authority and has been a member of the HCUA for six years.

Russo has been a teacher in the Hoboken school system for 17 years and currently serves as a special education teacher at Hoboken High School. He and his wife, Michelle, have three children.

"Steve Cappiello has been on the public payroll for 25 years, and I believe voters in the Third Ward want some new representation," Russo said. "It's time for residents to have someone who will fight for their interests."



CESIDIO "JOE" DEL BOCCIO. Del Boccio, 38, is an independent candidate running for office for the first time.

A lifelong resident of the Third Ward, he is employed as a checker for the New York Shipping Association at Maher Terminals in Port Elizabeth.

Del Boccio said he was motivated to run for office because of his "concern for the Third Ward and the city in general and a strong desire for the betterment of Hoboken."

Candidates agree on affordable housing

Election '87 J.J. 5-5-87

(Second in a Series)
By Jim DeRogatis and Bill Campbell

Most of the 18 candidates for the City Council in the May 12 election agree that the need for affordable housing is one of the most important issues facing Hoboken.

The much-ballyhooed "renaissance" has resulted in a real estate boom that has priced many of the city's apartments and condominiums far beyond the reach of low- and middle-income residents.

As a result, many poor and elderly citizens who have been longtime residents have been forced to look for housing elsewhere or face the fierce competition for the city's few vacant subsidized apartments.

In the absence of federal housing subsidies under the Reagan administration, city officials have been forced to look elsewhere for solutions to the housing crisis. Mayor Thomas Vezetti campaigned on a platform of providing more affordable housing, and the Community Development Agency has come up with several proposals, although there has been little real action.

Among the CDA suggestions is a large development proposed for city-owned land along Observer Highway. The developer would be forced to conform to a city proposal that mandates the inclusion of a number of "affordable units" among the other market-rate apartments.

Joseph Barry, whose Applied Housing Associates owns several thousand subsidized apartments in Hoboken, submitted a proposal for the city sites similar to the CDA's. The CDA has prepared a request for proposals from other developers and will consider all proposals before making a final choice, however.

Here are the candidates' opinions on these proposals and on the affordable housing situation:

STEVE CAPPIELLO, Third Ward incumbent, anti-administration:

"There is always a need for affordable housing in any urban city. I have no objections to any plan that could create affordable housing without being a burden on the taxpayers for the next 25 years or so."

FRANK RAIJA, Third Ward, administration candidate:

"There is a strong need for affordable housing. Developers should contribute so that the city can fund smaller projects. The city should also consider expanding the smaller Housing Authority projects on Jackson Street."

ANTHONY RUSSO, Third Ward, independent candidate:

"There is a need for affordable housing, but there has to be a private/public partnership. Developers will have to start paying impact fees to the city."

CESIDIO JOSEPH DEL BOCCIO, Third Ward, independent candidate:

"I'd insist that developers provide givebacks, either in fees which will provide funds for the city to assist needy residents or in units which would be set aside for low- and middle-income tenants. Also, we need to maintain the affordable housing we already have."

FLORENCE AMATO, Fourth Ward, anti-administration candidate:

"We need a lot more affordable housing. In the Fourth Ward there are a lot of vacant lots owned by private individuals. They should be encouraged by the city to build housing and charge affordable rents for residents."

EDWIN DUROY, Fourth Ward, anti-administration candidate:

"Affordable housing is the number one issue in my campaign. We have to start talking with developers about providing money for affordable projects. There are three key parcels for the creation of affordable housing: the waterfront, Observer Highway and the Housing Authority lots on River Street."

FRANK GULLO, Fourth Ward, independent candidate:

"Every developer must provide mon-

ey for a number of affordable units in their development or on a separate site. If these guys want to develop in Hoboken, they have to work with us."

FRANK MUSSARA, Fourth Ward, independent candidate:

"We do need affordable housing, but I feel the only way we will get any is if we have some kind of monetary help from developers and the federal government. I approve of the Observer Highway proposal and I think Joe Barry is a good developer, but we should get proposals from a number of developers before making a decision."

ORLANDO ADDEO, Fourth Ward, independent candidate:

"As a member of the Housing Authority, I know that there is a strong need for affordable housing. Developers should be forced to contribute so that more affordable housing can be put up."

E. NORMAN WILSON, Fifth Ward incumbent, independent candidate:

"Affordable housing will have to be solved with a partnership of the public and private sectors. Hardest hit are the middle-income residents who cannot obtain subsidized housing but don't make enough to afford houses or expensive condominiums. Developers have an obligation to provide the city funds to create affordable housing."

HELEN MANOGUE, Fifth Ward, administration candidate:

"Affordable housing is a difficult question all over the state since there are no federal funds coming into municipalities. I propose a bank participation program to pool money for rehabilitation and to stop deterioration of existing buildings. There will be a mixture of state money, which will be administered by a city trust fund."

LEONARD LUIZZI, Fifth Ward, anti-administration candidate:

"We need help because I don't see affordable housing without subsidies. The federal government just isn't subsidizing anymore and the City Council has to take action to earmark funds from developers."

DAVID ROBERTS, Sixth Ward incumbent, administration candidate:

"We need to protect our middle-income residents. We provide housing for low-income residents and what's missing is housing for people who make between \$18,000 and \$25,000 a year. I support a trust fund whereby developers would contribute to provide funds for housing or a percentage of units."

CATALDO DEPINTO, Sixth Ward, anti-administration candidate:

"It's a hard question, especially in the Sixth Ward, which is predominantly small homeowners. There is nowhere to affordable housing in the ward. We need a business-like approach to analyze our needs and develop a solution."

THOMAS NEWMAN, First Ward incumbent, administration candidate:

"The Observer Highway redevelopment plan has to set the pattern for the rest of the city. Developers have to provide affordable units on-site or contribute to a trust fund for rehabilitating other affordable units."

JOSEPH LISA, First Ward, anti-administration candidate:

"Before we allow one cent to be spent, I believe we have to know from the experts the exact amount of affordable housing needed in Hoboken. We've heard a lot of talk but we don't know any of the facts. If you don't know where you're going, how do you expect to get there?"

JOSEPH DELLA FAVE, Second Ward incumbent, administration candidate:

"I support laws to require developer contributions or affordable units to be set aside in projects. At any rate, a developer in Hoboken will have to make affordable housing givebacks. Residents should have the opportunity to remain in Hoboken."

MICHAEL SCHAFER, Second Ward, anti-administration candidate:

"We should dedicate a percentage of profits from waterfront development and from developer contributions to provide affordable housing. We must examine the definition of affordable housing and conduct research on ways of obtaining other funds."

Key choices for Hoboken

J.J. 5-8-87
In the first 23 months of Thomas Vezetti's administration, the shifting and uncertain coalitions on the Hoboken City Council have been a detriment.

Impasses between the mayor and council delayed appropriate action on such issues as the naming of a city public safety director and getting the sewerage situation in order.

In light of the need to rectify a council situation that at times has been an impediment to progress, the following candidates deserve support for ward council seats in Tuesday's municipal election:

• **Thomas Newman** in the First Ward. He has done a good job in his first six months on the council and is spearheading the revision of the zoning code to set new requirements for contributions from developers.

• **Joseph Della Fave** in the Second Ward. He has aided preservation of rental units by leading the successful drive for an anti-warehousing ordinance in the city.

• **Frank Raia**, who has Vezetti's support, in the Third Ward. The incumbent, Steve Cappiello, did such a good job in fostering development in Hoboken as mayor that he gained our endorsement two years ago. But the development has progressed in the city to a point that a new attitude is needed, and as a councilman, Cappiello's judgment has been questionable and his attitude often has been very negative.

• **Edwin Duroy** in the Fourth Ward. Duroy has been the most articulate candidate and could be a good representative of a ward the candidates call "The Forgotten Fourth."

• **Helen Manogue**, a challenger, in the Fifth Ward. She is an outstanding civic and environmental activist. Incumbent E. Norman Wilson does deserve credit for sponsoring the permit parking ordinance — an interesting concept city officials hope to start enforcing this summer. But he has not provided strong leadership as president of the city council.

• **David Roberts** in the Sixth Ward. He has pushed for police reform and expressed some sensible views on development.

Election '87

CANDIDATES: Fourth Ward

J.J. 5-6-87

By Jim DeRogatis

The five candidates for Hoboken's Fourth Ward City Council seat in next Tuesday's election refer to their neighborhood as "the Forgotten Fourth."

Located in the southeast corner of the city, the ward suffers from chronic flooding, dirty and neglected streets and sewers and an abundance of rundown, vacant buildings and lots subject to the whims of real estate speculators. Many residents feel the ward and its problems have been neglected by their elected officials.

For 32 years, the Fourth Ward was represented on the council by Louis Francione or his wife, Mary, who served for the last four years. Each of the candidates in next week's election has called for new leadership to meet the problems as the ward enters the 1990s.

The area has become an increasingly powerful magnet for developers in recent months, creating a new set of problems that must be addressed by its council representative. The Skyline condominiums development is near completion and several other large projects are planned, including the conversion of the Neumann Leathers Factory and the old CocoMalt building.

These developments are likely to further strain services in the ward, adding to the many problems already existing in the neighborhood.



FLORENCE AMATO, Amato, 43, has run unsuccessfully for the council seat three times against the Franciones, but she is now running with their support.

Born and raised in Hoboken, Amato is a lifelong resident of the ward and lives with her husband, Andrew, the Public Works director under former Mayor Steve Cappiello, and her three children.

Amato has been endorsed by the anti-administration group, Citizens Organization for Good Government, although she said she considers herself an independent candidate.

"I believe the Fourth Ward needs somebody who will fight for the residents," she said. "They need my big mouth up there on the council."



EDWIN DUROY, Duroy, 36, is the principal of the Connors School. He is also a Housing Authority commissioner and president of the Caparra Homes Association.

An unsuccessful at-large candidate on Cappiello's ticket in the 1985 election, Duroy said he is currently running as an independent, although he is considered anti-administration.

A native of Puerto Rico, Duroy moved to Hoboken while still an infant. He has been active in the ward for many years and was a leader of the group of homeowners who fought the approval of the Presidential Towers condominiums.

Duroy said he believes his "background in education will be a big asset on the council" and he will "be a strong voice for the residents of the ward."



ORLANDO ADDEO, Addeo, 67, has been a member of the Housing Authority for 16 years. A former auto worker, he is currently employed as an employment resources specialist with the Senior Community Services Program of the Hoboken Organization against Poverty and Economic Stress.

A lifelong Hoboken resident, Addeo lives with his wife, Rosalie, and has three grown sons.

An independent candidate, this is Addeo's first run for public office. "I don't owe anybody and I won't be obligated to anyone if I'm elected," he said.

"I just want to do what I can to help the people of the Fourth Ward and the whole community."



FRANK GULLO, Gullo, 36, has been a teacher at the Wallace School for 12 years. He serves as athletic director at St. Joseph's parish and is a member of the executive board of the Home School Association.

A lifelong resident of the ward, Gullo lives with his wife, Lynne, and two children. This is his first run for public office.

"As the last frontier in the city, the Fourth Ward is being faced with the kind of problems the rest of the city has already been experiencing," Gullo said. "It is imperative that we make use of the experience of the other wards and learn from the mistakes made elsewhere."



FRANK MUSSARA, Mussara, 47, is a lifelong resident of the Fourth Ward, where he is known as "Frank the Barber." In addition to cutting hair, he is employed by the Hudson County sheriff's office.

Mussara is running as an independent candidate. The race is his first attempt to win public office.

"We need a strong voice representing the Fourth Ward, something that has been lacking for the past 30 years," he said. "If elected, I promise to fight for residents and be a strong voice."



More than 4,000 homeless and low-income families fill waiting lists for apartments in rent-subsidized projects such as this Applied Housing building on Bloomfield Street between Observer Highway and Newark Street.

Photo by Wally Herring

Pier pact lawyers' advice under fire

By Bill Campbell J.J. 5-7-87

The Hoboken City Council, facing a storm of criticism from members of the Mayor's Waterfront Advisory Committee, tabled a resolution correcting technical deficiencies in its contract with the law firm hired to negotiate with the Port Authority of New York and New Jersey.

Meeting in its final session before the May 12 municipal elections when six of the nine seats are up, the council also approved appointments to the municipal ethics board and tabled a resolution to fund a summer recreation program.

Ironically, the council was set to vote on the resolution because the contract was not properly advertised last January. Wilson said the terms of the contract with the law firm were not stated in the original resolution.

The pact was one of more than a dozen municipal contracts deemed invalid following the Superior Court's landmark Mayo Lynch decision last October. The court ruled that city violated the Local Public Contracts Law in 1985 when it improperly advertised a \$2 million engineering contract awarded to Mayo Lynch & Associates.

The council requested that the Community Development Agency try to obtain block grants for the project rather than rely on municipal funding. If the CDA money is not available, the council agreed that the city would foot the bill.

Pier pact lawyers' advice under fire

Continued from Page 1

Since last January, the council re-ratified more than a dozen other professional service contracts which fell under the decision.

Sills, Beck and Cummins, which has negotiated with the P.A. on a restated lease for city-owned piers, was awarded the one-year contract last January. The agreement called for a maximum payment of \$75,000.

The P.A. has proposed a \$600 million mixed-use development on piers it leases from the city. The current lease, which expires in the year 2002, calls for the P.A. to operate a marine terminal facility.

WAC members warned the council that they should review the performance of the law firm before ratifying the agreement. "I am deeply concerned over the quality of their work. They simply have not delivered for us," said WAC chairwoman Mayme Jurkat.

Councilman Pat Pasculli said he was skeptical of the firm's recommendations, say-

ing "My feeling is that they are assuming the best deal for the P.A., not for Hoboken."

The firm's fees, as well as other project consultants, are being underwritten by the P.A. The council unanimously agreed to table the resolution and resume discussion at its May 20 session.

In other business, the council approved the appointments of Joseph Mangino and Judith Karpova to three-year terms on the municipal ethics board. A new financial disclosure form was also ratified.

The council, after heated debate, tabled a resolution earmarking \$19,000 in municipal grant money to finance children's summer creative arts program at the Hoboken YMCA.

The council requested that the Community Development Agency try to obtain block grants for the project rather than rely on municipal funding. If the CDA money is not available, the council agreed that the city would foot the bill.

3rd Ward poll books are ordered impounded

Dispatch 5-9-87

Voter registration books in Hoboken's 3rd Ward will be impounded by the city clerk until minutes before Tuesday's election, apparently to prevent tampering.

Anthony Russo, a candidate for the City Council in the ward, went to Hudson County Superior Court in Jersey City yesterday to prevent Board of Elections workers from taking the books home on the eve of the election, saying he feared "nefarious dealings."

According to an agreement reached before Assignment Judge Burrell Ives Humphreys, the books will be delivered by police radio car from the city clerk, James J. Farina, to the five polling places in the ward at 6:30 a.m.

Steve Cappiello, the former Hoboken mayor who is running for re-election as the ward's councilman, said he and Russo's two other opponents are behind the agreement.

"I am for a fair election," Cappiello said. "I have no objection to anything Judge Humphreys has decided."

Andrew J. Zampella, the county's chief elections clerk, said after the hearing that safeguarding the registration books is unnecessary because it is virtually impossible to tamper with them.

Zampella said pages cannot be torn out of the books, as Russo said in a letter sent to Humphreys Thursday, because they are so thick, and registered voters cannot be marked as absentees by would-be tamperers because elections workers in each district have master lists that the book's must be checked against.

— John Rife

Hoboken hopefuls debate taxes, parking, housing

By JANET WILSON
Staff Writer

HOBOKEN—The talk went deep, if not wide, at last night's debate between candidates for the 5th Ward City Council seat.

Although only 30 people showed up for the event held at St. Matthew's Church at Eighth and Hudson streets, all three candidates were on hand and gave detailed answers to questions.

The 5th Ward, which takes in a middle swath of the city from the decaying industrial northwestern section to the well-groomed homes of Castle Point, has the same tight parking problems, high taxes for homeowners and room for development as many other sections of the city. Incumbent council President E. Norman Wilson, administration candidate Helen Manogue and insurgent Leonard Luizzi all offered suggestions in those areas, and tried to differentiate themselves from each other as well-qualified independents.

Wilson drew his share of the blame from the other two for the tripling of taxes in the 80s, dirtier streets and lagging sewerage system replacement. He in turn blamed the administration of Mayor Thomas F. Vezetti, said he had faced a difficult task keeping government moving with a divided council in the last two years and acknowledged that he was "not a miracle man."

Wilson said developers should be required to contribute to a fund for affordable housing or set aside a percentage of their projects for lower-priced units, especially for single older people. Manogue and Luizzi agreed and also said they favored adoption of condominium conversion control laws being considered by the state Legislature.

Manogue, who sits on numerous state and regional planning committees, said she also had "contacts with the heads of nearly every department in the state, and can use those contacts" to bring in state funds and support for the creation of more affordable housing here.

Luizzi said he favored development of both townhouses and mid-

risers, as well as light industry, in the northwestern section of the city. He also favored using eminent domain if necessary to let the city take over property in that area to create more parking spaces.

Manogue said she favored "some development" in the northwest, mostly commercial industry, but said development rates are not

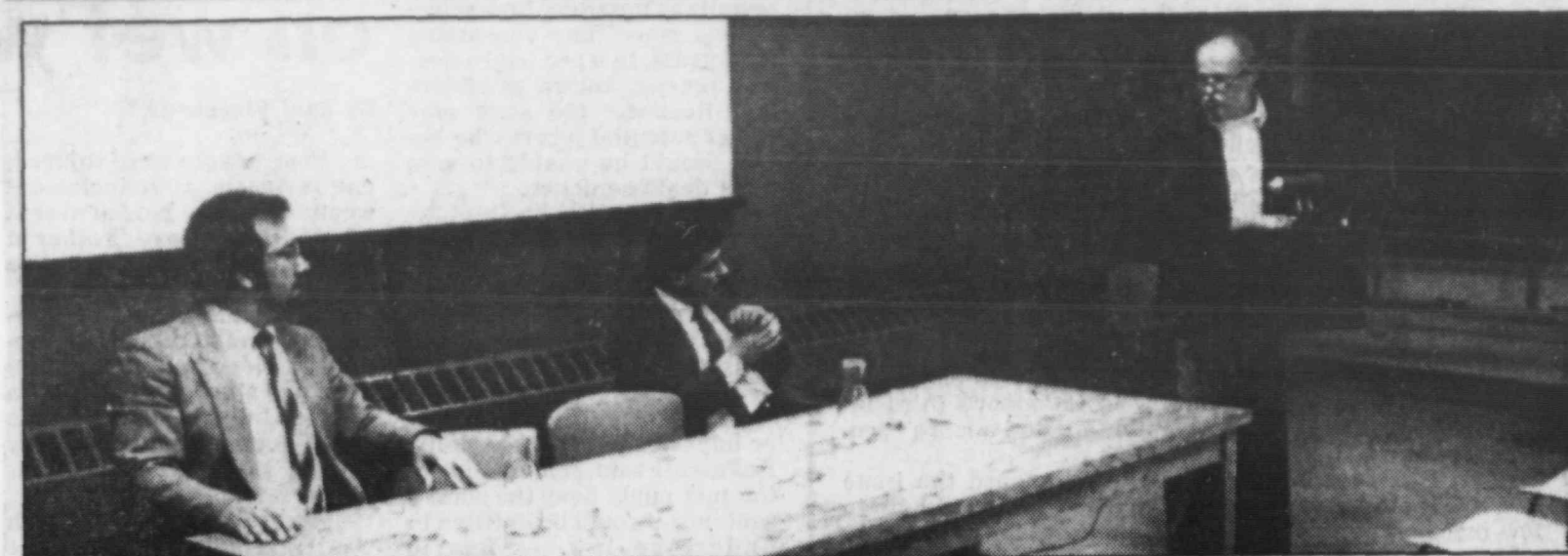
the only way to revenues for the city. She said she would examine the permit fee system for both sewerage hookups and construction permits to see if the city really is covering its costs.

She also said increased lighting and cleanup of less used streets are the immediate answer to creating more parking for the ward.

Wilson said his temporary parking permit plan was a first step, and said developers have to be required to build additional off-site parking for the neighborhoods as well.

Toward the end of the debate, Wilson drew harsh criticism from former Public Works Director Peter Alicandri, who accused him of lying in his answers.

HOBOKEN CANDIDATES DEBATE



Don Cotter, right, chairman of the Hoboken Environment Committee, asks a question of Third Ward council candidates Frank Raia, left, and Anthony Russo.

J.J. 5-5-87 First and Third Wards

By Jim DeRogatis

Councilman Thomas Newman and Joseph Lisa, candidates in next Tuesday's election for the First Ward City Council seat, traded charges of real estate speculation and political opportunism during a heated debate last night.

About 75 residents filled a meeting room in the Multi-Service Center to hear the two present their views at a forum

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sponsored by the First Ward Block Association. Newman founded the association and served as president until he resigning to run for the First Ward seat last November.

Members of the crowd frequently applauded or jeered the candidates, who attacked both the issues and each other.

Many of the questions centered on development and real estate speculation. Located in the city's southeast corner, the First Ward is the site of several of Hoboken's largest proposed developments, including the Port Authority's Hudson Center waterfront project, Observer Highway development and

See FIRST — Page 8.



Hoboken candidates Joseph Della Fave, left, Michael Schaffer, and David Roberts sit with moderator Anne Bertelsen during last night's Second and Sixth Ward debate.

The Second Ward and the Sixth Ward

By Jim Kopchans

The debate between Second and Sixth Ward candidates in Hoboken went beyond the candidates table and into the audience last night.

The last debate before next Tuesday's council elections found supporters of each candidate shouting and jeering each other. The candidates' views seemed to run second to the display by their supporters.

Councilman David Roberts, running for re-election in

the Sixth Ward, was the odd man of the three candidates as his opponent, Cataldo DePinto, did not attend. As a result, most of the debate focused on Second Ward Councilman Joseph Della Fave and his challenger, Michael Schaffer.

Members of the audience did not hesitate to interrupt the candidates as they answered questions put to them by moderator Anne Bertelsen and a panel of questioners. Bertelsen had requested at the beginning of the debate that

the candidates and the 50 people in the audience at St. Matthew's-Trinity Lutheran parish hall refrain from personal attacks.

Several times Bertelsen had to threaten members of the audience with expulsion to quiet them.

Not only the audience, but also Schaffer defied Bertelsen's request and repeatedly attacked Della Fave's record on the council. Reading from

See THE SECOND — Page 8.

Grenade found in Hoboken

By Jim DeRogatis

Police detonated a homemade hand grenade in a vacant lot in the northwest industrial section of Hoboken yesterday after the explosive device was discovered amidst a local trucking firm's garbage.

Nobody was hurt. John Minutillo, 24, of Massapequa, N.Y., an employee of the Spano Brothers Trucking Corp., discovered what appeared to be a bomb among the refuse in a metal container outside the firm's headquarters at 1601 Madison St. shortly before noon, police said.

Hoboken detectives said they do not know who was responsible for leaving the grenade at the site, but they do not believe it was intended to be used against Spano or the Academy Bus Co. located across the street.

Minutillo and his uncle, also an employee of the firm, called Hoboken police shortly after finding the grenade, police said. Police determined that the device was a live hand grenade and called the Jersey City Bomb Squad for assistance.

Explosive experts detonated the grenade in a city-owned lot at 16th and Jefferson streets, future site of the city's secondary sewage treatment plant, at approximately 12:30 p.m.

"The bomb squad did not want to take a chance transporting the device through our streets and Jersey City's streets," said Hoboken Detective Vincent Lombardi.

Lombardi said a member of the squad pulled a string that triggered the grenade, then tossed it into the lot. "It sailed about 50 yards, let out a high-pitched whistle and then went off with a good bang," he said.

The grenade consisted of a high-powered explosive with a home-made trigger and had several large household nails taped around it serving as shrapnel. The device was

See GRENADE — Page 8.

\$1M may go to Hoboken

Dispatch 5-19-87
State Sen. Christopher J. Jackman yesterday pledged to push for legislation that would bring Hoboken an additional \$1 million in state aid.

The aid is contained in a bill released last week by the subcommittee on state aid of the Assembly Appropriations Committee. Introduced by Assemblymen Jose O. Arango, R-West New York, and Ronald A. Dario, R-Union City, the bill would help to offset the loss of \$2 million in tax revenue caused by the departure of Hoboken Shipyards from the city, the sponsors said.

The money would be administered through the state Department of Community Affairs.

Jackman, a West New York Democrat, said he will introduce the bill in the Senate as soon as possible.

Grenade

Continued from Page 1
wrapped in a towel inside a leather bag, police said.

"The only intent for something like this was to hurt somebody," Lombardi said. "It wouldn't have done any damage to a building, but those nails could have torn right through someone."

At first, police believed the grenade could have been intended to damage one of the Academy Bus Co.'s vehicles. Several buses owned by the ShortLine Bus Co. have been destroyed by fire in Bergen County and New York State during a bitter strike by employees.

Detective David Costello said Academy is not connected with Short Lines, however. "At this point, we have no idea who left the grenade there or why," he said.

Police Chief George Crimmins said yesterday's incident was the second time in the last few years that explosives have been discovered in the industrial area. He said several children uncovered a box of live hand grenades near the same site several summers ago.

HOBOKEN

Land deal leads to lawsuit

Dispatch May 7 '87
By JANET WILSON
Staff Writer

HOBOKEN—Ex-Law Director Salvatore D'Amelio is being sued by the city for alleged conflict of interest in a real estate deal that netted him and other city officials \$100,000. The suit asks that D'Amelio be forced to pay the city back his share of the profits.

D'Amelio's successor, William Graves, delivered papers to Judge Dorothy O'C. Wefing of Hudson County Superior Court in Jersey City yesterday, and expected to have the county Sheriff's Office serve D'Amelio today.

D'Amelio could not be reached for comment.

The suit alleges that because D'Amelio represented himself and three others in the sale of property at 201-203 Bloomfield St. while he was legal adviser to an involved city official, he breached his public duty and made profits illegally.

"By acting as a real estate speculator in Hoboken while he was

See SUIT Page 12

SUIT

Continued from Page 1
law director and city attorney, D'Amelio breached his duty ... and was enriched and made profits by reason of his breach," according to the suit.

The suit charges that in the purchase and quick sale of the two lots D'Amelio improperly represented himself, City Tax Collector Matthew Picardi, City Comptroller Matthew Cannarozzi and Mary Cipriani, the former roommate of Construction Code Official Alfred Arezzo.

The four bought the property in May for \$265,000 and sold it a month later for \$365,000, on the condition that Arezzo would issue building permits, according to the contract for sale.

The sale went through on Oct. 30, the same day Arezzo approved the plans. D'Amelio had been fired by

Continued from Page 1
West Bank Construction's Court Street Plaza project on the Shop-Rite site.

Both candidates called for better planning for developments and contributions from developers toward an infrastructure improvement fund and an affordable housing trust fund. However, many of the comments centered on the candidates' own development projects.

"The watershed issue in this campaign centers on real estate development and speculation," Newman said. "The question is whether real estate speculators ... are going to run the city for the next four years."

Newman accused Lisa of being a real estate speculator because he purchased the Union Club as part of a partnership that included former First Ward Councilman Anthony Romano, then sold the building at a profit a short time later. He charged that Lisa used "political influence" to obtain variances for the building to make it more valuable to "flip at a windfall profit."

Lisa defended the Union Club purchase as "a responsible business deal" and in turn attacked Newman for using a federal grant to rehabilitate property he owns on Garden Street. He also accused Newman of working to appoint two supporters to the Board of Adjustment who subsequently granted variances to his former campaign manager.

Newman also said Lisa is committed to "his political godfathers" — Tony Romano and Steve Capiello. Lisa responded that Newman "used

Della Fave of deliberately hindering development by pursuing legislation taxing develop-

ers for city improvements. Della Fave answered that he had no intention of hurting developers, but was trying to achieve a balance between the desire of developers for sites and construction approvals and the need of poor- and moderate-income people for affordable housing.

"It is important that Hoboken pursue lower- to moderate-income housing in order to maintain a housing balance," Della Fave said. Della Fave and Roberts were also questioned about the recent agreement between the city administration and the Port Authority over \$9.73 million in insurance payments stemming from a blaze on Pier B.

Both incumbents said the negotiations were the best course the city could take to recover the money and free the city from any financial obligations to the P.A. However, Schaffer objected to a \$2 million escrow account that would repay the authority for its costs

The new owners, John Saracco and David Seligman, and their attorney Leonard Franco, will have the right to appeal the zoning board's decision in court, and to apply for variances if the permits are overturned.

The zoning board rejected those arguments, saying Newman had made an appeal within 30 days of the first construction permit being issued.

Mayor Thomas F. Vezetti for alleged conflict of interest in another real estate matter three weeks earlier.

The suit alleges that because D'Amelio was, as city attorney, legal adviser to Arezzo at the time of the contracted sale, his behavior was illegal under state law and the Rules of Professional Conduct for attorneys.

The controversial sale could produce criminal and civil charges against other officials as well, according to Graves.

Last Thursday, Councilman Thomas Newman won the right to appeal to the Zoning Board of Adjustment the approvals and permits issued by Arezzo to the new owners at the property. Newman, a political enemy of Arezzo who has a home and shop near the site, has charged that the construction under way

there is improper, because the new structure will be too tall, too wide and will not have enough parking.

Graves ordered Arezzo to issue a stop-work order at the site last month. Arezzo had written a memo in response, stating Newman was not qualified to bring an appeal because he was a councilman and was responsible for appointing zoning board members. The memo also says that in any case, Newman had not made the appeal within 30 days of his approvals.

The zoning board rejected those arguments, saying Newman had made an appeal within 30 days of the first construction permit being issued.

The May 12 election. With Capiello and Cesidio Del Boccio absent last night, in a brief, quiet debate, Frank Raia, a candidate on Vezetti's ticket, and Anthony Russo, an independent, both called for new representation in the ward and an end to Capiello's control.

Raia and Russo stressed their records of community service. A real estate developer and the owner of a textile plant, Raia serves as chairman of the Hoboken Organization Against Poverty and Stress and the mayor's Recreation Committee.

Russo, a special education teacher at Hoboken High School, outlined a history of service to the ward through his non-profit civic organization and cited his work for Hoboken as a member of the Hudson County Utilities Authority.

The authorization should enable the city to complete the project by late summer, the pro-

Tide gate repairs get OK from DEP

Continued from Page 1

Weehawken. The city must repair eight of its nine tide gates and regulators and rehabilitate the Fifth Street pump station, which moves sewage to the 16th Street sewage treatment plant.

Hoboken has hired former state Attorney General Irwin Kimmelman to represent the city in its efforts to reduce the steep fines and revise the consent agreement. The fines have so far amounted to more than \$450,000.

The city has asked the state for a "complete forgiveness" of the fines or permission to pay a fraction of the fees if the city can meet the late summer completion deadline. Officials also believe the DEP may lift its ban

on the sewage hookups. The city could also lose more than \$20 million in state and federal grants if the consent order can not be amended, DEP officials warned in March.

The city's sewerage project, which was bypassed for funding last year, may be eligible for \$20 million in grants for fiscal 1987.

Repairs to the tide gates, regulators and pump station are the initial steps in the \$52 million project to upgrade the plant to a secondary treatment level, which filters out more impurities than the current primary treatment. The city is under a federal and state mandate to upgrade by next year, but the project is already about two years behind schedule.

Tide gate repairs get OK

By Bill Campbell

Hoboken cleared a major hurdle yesterday in its effort to get a state moratorium on sewerage hookups lifted.

The state Department of Environmental Protection yesterday approved the city's plans to rehabilitate and repair tide gates and regulators, which have been stuck in the open position for years, allowing Hudson River water into the city sewerage system.

Leroy Cattaneo, chief of the DEP's Bureau of Waste Management, authorized the city to begin the \$2 million project. The city will accept bids for the project June 3, said Roy Haack, Public Works director.

The authorization should enable the city to complete the project by late summer, the pro-

jected date in the original timetable. Haack said. Municipal officials hope completion will show the city's good faith in upgrading the sewerage system.

The DEP has fined Hoboken \$1,000 a day since August for violating an administrative consent order requiring the city to authorize work on the project and submit quarterly status reports.

In addition, the city has been banned from issuing sewer extension hookups on newly constructed buildings that would add more than 2,500 gallons of sewage per day to the city system a day. The order has halted or hindered work on a dozen projects in the Hoboken sewage district, which includes Union City and

Hoboken voters

Can Hoboken officials relieve tax burden? Find out what the candidates for City Council think on Page 19. Also, meet the candidates in the Sixth Ward in today's final installment of issues and profiles for Tuesday's election.

Then turn to Page 22 where we present The Jersey Journal's endorsements.

See TIDE GATE — Page 13.

ISSUES: Development

By Jim DeRogatis and Bill Campbell

(Third in a series)

Real estate development has become the most powerful economic force in Hoboken in the last decade, but many of the 18 candidates running for the City Council in Tuesday's election have called for better planning and more city control over developers.

Virtually no area of the city has been passed over by developers in the wake of the real estate boom of the early 1980s. Countless small rehabilitation projects have been undertaken throughout the city, and a number of large projects are finished or near completion, including the Baker office building on the waterfront, the Skyline condominiums on Observer Highway and the Jefferson Trust condominiums near First Street.

Dozens of other projects are planned, including the construction of a high-rise condominium at the site of the Shop-Rite supermarket, a major development on northern waterfront property owned by Anthony Dell'Aquila and the Port Authority's \$600 million Hudson Center waterfront project.

Development has placed an increased burden on many city services, including the aging water and sewerage system, and has added to the city's already considerable traffic problems.

While the candidates have criticized the problems caused by new construction, they have also stressed that development is necessary to create jobs and to decrease the skyrocketing tax rate and finance repairs to the infrastructure and the construction of affordable housing.

Here are the candidates' opinions on the current development picture in Hoboken:

Edwin Duroy, Fourth Ward:

"I'm concerned about development because if it is not controlled, we could have a city of tall buildings dominating the smaller houses. We have to control development through zoning. I think the Planning Board has come up with some good proposals to control development and preserve the character of the city."

Florence Amato, Fourth Ward:

"I feel that in the Fourth Ward, we still need a lot more development. There are a lot of vacant lots and buildings that are eyesores. The ward has been neglected long enough."

Frank Mussara, Fourth Ward:

"I think there is a need for more planning in development. There are too many condos going up and quite a few of them are empty."

Frank Gullo, Fourth Ward:

"Development should be stopped until we come up with a plan for what we want in the city. Developing haphazardly is not to our benefit."

Orlando Addeo, Fourth Ward:

"I'm for progress but I'm also for control. We want to generate revenue and create more jobs for the city through development. I'm against giving away our city land or giving tax abatements."

E. Norman Wilson, Fifth Ward incumbent:

"We need controlled development which is fully taxable. Nearly 60 percent of the city's property is tax abated. We should build on the edges of the city to maintain our neighborhoods and encourage industry in the northwest section of the city. Development is one of the only ways we have to expand taxables."

Helen Manogue, Fifth Ward:

"We cannot afford to be anti-development because we need more taxables. Before we develop, we should understand what it means to us in terms of added sewerage, traffic, air quality and quality of life."

Leonard Luizi, Fifth Ward:

"About two-thirds of the land in the Fifth Ward is uninhabited. I don't want to see 20-story buildings in the center of the city, but 15-story buildings may be all right in the northwest section. We have to work together with developers."

David Roberts, Sixth Ward incumbent:

"We should link development with increasing our revenue base as a plan for



Baker Waterfront Plaza, under construction at 2 Hudson Place.

Photo by Wally Henning

reducing taxes. We need fully taxable real estate projects on the perimeter of the city to lower the rate while still preserving the integrity of our neighborhoods. We should have a goal of lowering taxes while permitting controlled and sane development."

Cataldo DePinto, Sixth Ward:

"There is no vacant land in the ward so we should build on the perimeter of the city to keep the neighborhoods in tact. In those areas we can build large projects because we are not blocking air and light."

Thomas Newman, First Ward incumbent:

"The top priority in development is planning. We have to nail down what the city wants from developers. I believe the Observer Highway redevelopment proposal will stand as a model for development in the rest of the city."

Joseph Lisa, First Ward:

"We have to keep Hoboken's strong sense of community. Newcomers came here because they like the style of the city and oldtimers stayed because of the sense of community. I like to look at New York, but I don't want to live in it."

Joseph Della Fave, Second Ward incumbent:

"We need planned development that considers the needs of our ward and the city. Development is a key to reducing taxes but we have to be careful not to accept plans that don't provide parking and add to traffic. In the ward, we need to encourage light industry to diversify taxables."

Michael Schaffer, Second Ward:

"We need height restrictions so we don't block anyone's views or light. We have to make the most of the land we have and develop a plan to develop while reducing taxes and creating parking."

Steve Cappiello, Third Ward incumbent:

"I still support the construction of more high-density, high-rise projects in those areas where they would not disturb the normal life of the city, such as the waterfront or on the periphery. There is still a strong need to create more taxables."

Anthony Russo, Third Ward:

"There has not been proper planning for development in this city. We have to develop a good overall plan and figure out where we want to go."

Frank Raia, Third Ward:

"Too many developers are looking for skyrocketing profits. The developments out there now are overpriced and should come down to the level where people can afford them. There is also a strong need for more planning in development, for impact studies and solutions to the parking problem."

Cesidio Joseph Del Boccio, Third Ward:

"The potential for development in Hoboken is extraordinary. As such, we should concern ourselves in evaluating avenues of development which benefit the entire residents of Hoboken. We must also institute safeguards against insoucious representatives who would abuse their position for personal gains."

Detectives put the pieces together to complete the puzzle of a 'loner'

By Jeff Pundyk

"Good detective work is just being nosy," Hoboken Detective Sgt. Arthur DiVincent likes to say. "It's like solving a puzzle. The pieces are all there. You just have to know how to put them together."

So when DiVincent and his partner, Sgt. James Tuminaro, were called to 305 Monroe St. three weeks ago to investigate a death, they found a puzzle, a puzzle nobody had tried to put together for years.

Arriving at the scene, it appeared as if Leopodo Sposato, who died of natural causes, had lived as a pauper and died as one. His body had been lying across the kitchen floor about four days, his head resting on the edge of a mattress that had been pulled into the kitchen to conserve heat.

Apartment was bare

The 61-year-old's apartment was bare, no furniture, no accessories and few clothes. There was no jewelry only a grimey wallet containing a driver's license and \$160 in greasy bills. The phone, covered in dust and grime, looked as if it hadn't been used in years.

But DiVincent is a good detective. He's nosy. And some-

thing bothered him. "One thing really bugged me," he said. "He didn't even have a personal phone — everyone has a personal phone directory."

DiVincent and Tuminaro began nosing around and discovered Sposato was not a pauper. He owned two valuable pieces of land in Hoboken and had a \$42,000 bank account. Yesterday, they found a connection to a sister in Italy who should inherit Sposato's estate.

Sposato, who lived as a hermit, has been known in death by these two cops as few are known in life.

State can claim estate

In most cases of unsuspecting deaths, a relative or close friend comes forward within a week or two. In the rare case when there is no relative and no will, the office of Financial Management of the state Department of Treasury takes over. If they can't find a relative, the state can eventually claim the estate.

Yesterday, when DiVincent and Tuminaro handed the case over to the state, the state investigator looked through the sheaf of reports and told them they had done too much work,



Photo by Steve Golecki

Detective Sgt. Arthur DiVincent, left, and Sgt. James Tuminaro prepare their report in Hoboken Police Headquarters.

See DETECTIVES — Page A6.

Detectives put the pieces together to complete the puzzle of a 'loner'

Continued from Page 1

they had been too nosy. "We could have sat on it for a week and been done with it," DiVincent said.

"But the case just got me interested. I just kept wanting to dig and dig. I love the state of New Jersey, but I'd rather see the little guy get (the estate)."

Hitting the phones

Rebuilding a man's life from the contents of a tin box found in a dirty and empty apartment is not the stuff of television detective shows. Success has more to do with the use of a phone than the use of a gun; DiVincent and Tuminaro know how to handle a phone.

"I know this guy better now," DiVincent said, "than his neighbors knew him for the past 10 years."

"Even his neighbors wouldn't see him," Tuminaro said. "It's amazing. He had no regular routine. He was a complete loner. We're the only ones who would miss him."

The search began April 14

with a tin box that held some papers, two passports and a green card. Among the papers were the records of a business transaction brokered by a local attorney. The transaction, the cops discovered, was the 1975 purchase of two adjoining lots on Garden Street. One housed the garage where Sposato worked alone and the other is vacant and weeded over. He bought the lots, which together measure 54 feet by 100 feet, for \$25,500, tax records reveal. Today their value is estimated to be at least a half-million dollars because the area is zoned to allow high-rise development.

DiVincent also found a receipt for interest on a bank account. The account, at First Fidelity Bank, held \$42,000. DiVincent thinks there may be other accounts as well.

The garage is a good indication of how Sposato lived. He worked alone and took in only as much work as he needed. The rest of the space was used as parking, for \$25 a month. When Jorge Rodriguez came by to pick up his car from the garage last week, he was not surprised to find Sposato not around. In fact, he came by two or three times before figuring something was wrong and went to the police.

Like Rodriguez, other pieces of the puzzle came in dribs and drabs. The cops found an insurance policy, but it had expired and was a dead end. The Italian consulate traced the passports, first to Sao Paulo, Brazil, then to a little town in Italy.

The neighbors knew next to nothing of the quiet man with the dirty hands. His former co-workers at A-P-A Transport Corp. in North Bergen, where he once worked, barely remembered him. The Red Cross alerted Washington, which has asked Interpol to look into the case.

A call for help

The detectives went to the media, figuring publicity might bring a friend or relative forward. Sources did appear, but so did more media, putting the detectives in the uncomfortable position of having to talk about what they do.

"We don't want to be glory boys," DiVincent said. "Any one of our detectives would have and could have done the same thing as we did."

Three days after Sposato was brought out of his apartment and deposited in the Newark morgue, Doris Manzo, the building superintendent's daughter, went into Sposato's apartment with a mop and pail. It didn't take long to remove all traces that Leopodo Sposato

had ever lived there.

But DiVincent and Tuminaro know he lived. "He always left his door unlocked," DiVincent said. "There was nothing in the apartment to take. I think that was his lifestyle from the time he got here. He was such a loner that if he had been suffering and in pain, he wouldn't have gone to the doctor. He had no doctor. He had no dentist. He had no close friends and no enemies. He just wouldn't let himself be well-known."

A puzzle completed

Yesterday, the final piece of the puzzle was discovered.

DiVincent and Tuminaro heard from a source that the Sabato World Travel Agency in Jersey City had handled a transfer of some property from Sposato to a sister. The agency is checking its records for the sister's name and address.

"I've gone as far as I can go," DiVincent said. "I'm positive he has a sister, and she will be apprised of her brother's death."

"If this last lead pans out," Tuminaro said, "it'll give us a good feeling. At least he'll be able to be buried with a little dignity."

Three weeks ago, that was one funeral sure to be without mourners. Now there will be at least two.

School board will appeal cuts

By Jim DeRogatis

The Hoboken Board of Education will appeal to the state education commissioner to overturn a City Council resolution mandating \$3 million in cuts from the 1987-88 school budget.

The board voted to appeal the council cuts last Thursday, claiming they would have "emasculated" the school system and forced the firing of 177 employees, the elimination of an athletic program in the high school and the closing of two elementary schools, among other drastic measures.

The trustees adopted a \$26 million school budget during an eleven-hour emergency session last March, but voters rejected the spending plan by a margin of nearly 6-1 in the April election, sending it to the council for reduction.

The City Council unanimously adopted a resolution two weeks ago mandating that the board cut \$3 million from the budget. Unlike last year,

when \$900,000 was cut from the school budget, the council did not specify line-item cuts.

Although the school budget represented an overall decrease from last year's spending plan, it called for a \$2.6 million increase in the amount of money to be raised by taxation. Critics of the school system have charged that the budget is disproportionate to the system's decreasing enrollment, and school spending should be sharply declining.

School board members met in a closed work session last Wednesday to develop a spending plan in line with the council resolution. According to Board President Richard England, the cuts would force the board to:

- Close two of the city's seven elementary schools
- Lay off 177 school personnel, including 84 teachers
- Eliminate one child study team
- Cancel the summer school and summer recreation programs

- Reduce the transportation and lunch programs
- Reduce the special education program
- Eliminate the athletic program in the high school.

"These kind of cuts require drastic measures," England said. "The only other way we could have cut \$3 million from the budget would be to fire everyone and have a lot of empty buildings."

Trustee Joseph Rafta disagreed, however. "That's a worst case scenario. There are ways to cut that \$3 million without going to those means," he said.

The board voted to submit the amended budget to New Jersey Education Commissioner Saul Cooperman with an appeal to overturn the council resolution to cut \$3 million. According to England, nearly 90 percent of all state appeals are granted, and an average of 80 percent of the school board funds are restored.

"If the appeal is granted, the amount to be cut could be

reduced to about \$600,000," England said. "I feel that's a realistic amount. We could cover that with the money we are saving through the (employees' early retirement) buy out program and by closing one school."

Rafta was the only board member to vote against the appeal. A member of the Committee for Quality Education has stressed \$2 million could be cut from the budget without affecting education, but other board members have criticized Rafta for not producing the specific cuts.

"Joe Rafta can talk all he wants, but when it came down to it, he could not show us where to cut that money," said trustee Mario Mercado.

England said he hopes the schools' budget problems can be solved at a joint council-school board session.

If the council and school board can compromise and the council withdraws its resolution, England said the board will withdraw its appeal.

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Bears may roam Hoboken safely

By Bill Campbell

The state has warned Hoboken residents not to shoot, harass or pursue any stray black bears that may roam city streets or wander through backyards.

In a letter to Hoboken Mayor Thomas Vezzetti and other officials, the state Department of Environmental Protection has warned officials and residents to report any "situations involving black bears" to the Clinton Wildlife Center.

Although officials say they have no records of bear sightings within the city limits, they point to the letter as an annual spring ritual. DEP official said yesterday that the agency annually issues its "bear alert" to all of the state's municipalities.

According to the letter by Fred Carlson, chief of the Bureau of Wildlife Management, "these animals are restricted

to the more rural northern portions of the state, but occasionally they do wander into more suburban areas."

He said the DEP annually receives 250 calls from around the state reporting black bear sightings. He estimated the black bear population at 100 to 125 animals.

"Sure we're concerned about this," chuckled Public Works Director Roy Haack one of several officials who received the notice. "We take all communications from the state very seriously."

But Haack said the matter was out of his hands.

"This falls under the Law Department since it concerns firearms," he said.

Law and Public Safety Director William Graves also said the warning was out of his jurisdiction. "First thing tomorrow, I think I'll forward this to Police Chief George

Election '87 ISSUES: Taxes

By Jim DeRogatis and Bill Campbell
(Last in a series)

Cutting Hoboken's skyrocketing tax rate is a priority with each of the 18 candidates running for the City Council in Tuesday's election.

The 1986 rate, \$217 per \$1,000 of assessed valuation, was the highest in the state, and city officials have predicted that 1987's rate will be even higher.

The loss of the city's industrial base over the last 20 years has resulted in small homeowners and condominium owners bearing the brunt of the tax burden. The revaluation of city property expected to be completed by 1988 will take some of the burden off condo owners, whose property is assessed at a higher ratio than private homes, but the situation is expected to worsen for the homeowner.

Many officials are looking at development projects such as the Port Authority's proposed waterfront development and the Observer Highway redevelopment plan to add ratables and reduce the tax burden for Hoboken residents. However, it will be several years before the developments become a reality.

Here are the candidates' opinions on the tax situation:

Thomas Newman, First Ward incumbent:

"We have to take a careful look at the city side of the budget, but there's not a tremendous amount that can be cut. The biggest cuts have got to come from the Board of Education. In terms of a long term solution, we have got to have planned development bringing in new ratables."

Joseph Lisa, First Ward:

"We have to reduce the budget and increase the amount of revenue we're receiving. The way we do that is through responsible, planned development."

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"We need to stabilize our taxes by implementing innovative fiscal policies and a reorganization of government to make it more cost effective. In the last two years, I have proposed major reductions in the school budget and co-sponsored legislation for a table of organization in the Public Safety Department and am prepared to implement the administration's reorganization plan."

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"We need to streamline government while increasing the tax base. We also need to collect the nearly \$1 million in back taxes owed us and develop a plan to generate light industry in the northwestern portion of the city."

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Orlando Addeo, Fourth Ward:

"I believe it is possible to cut the municipal budget and work to bring the tax rate down. We also have to cut the school budget, but we must remember that the kids should be our top priority."

Florence Amato, Fourth Ward:

"The taxes in Hoboken are really hurting the small homeowner. We have to do something to get more businesses in town to take the burden off the taxpayer."

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CANDIDATES: Sixth Ward

By Bill Campbell and Jim DeRogatis

For the second time in two years, Hoboken voters will choose between two candidates for the Sixth Ward City Council seat.

Councilman David Roberts defeated Angelo Valente in a special election in November 1985. Roberts ran in 1985 as an anti-administration candidate, but has since allied himself with the administration many times. He is running with the support of Mayor Thomas Vezzeiti.

His opponent, Cataldo DePinto, hopes voters continue the Sixth Ward tradition of rejecting administration-supported incumbents. Since 1983, the ward has had four council representatives.

Located in the center of the city, between Fourth and Eighth streets, the Sixth Ward is filled with single-family homes and was one of the first wards to feel gentrification.

CATALDO DEPINTO. DePinto, 43, a partner in a Queens, N.Y., trucking firm, is making his first bid for public office. He has been endorsed by the anti-administration Citizens Organization for Good Government.

Born and raised in Hoboken, DePinto lives in the Church Towers apartment complex with

his wife and two children. "I do not believe that my opponent has represented the interests of the ward," DePinto said. "We need independent leadership that is not aligned with the current administration to serve the needs of all our residents, both in the ward and throughout the city."



DAVID ROBERTS. Roberts, 30, is owner of the East L.A. restaurant on Washington and Fifth streets and is a former city firefighter.

A lifelong Hoboken resident, Roberts and his wife, Anna, own a home on Hudson Street.

He is an active member of the Hoboken Professional Retail Merchants Association.

In his two years on the council, Roberts has been a strong critic of the city Public Safety Department and sponsored legislation creating a table of organization for the Police and Fire departments.

He has also been a vocal advocate of responsible development and has supported developer givebacks, including plans to provide affordable housing.

"We need to operate our government, especially the council, like a business. I am a businessman and feel we can change the shape of the city in the coming years with good business practices."



Tax bills for the owners of one-, two- and three-family homes are expected to skyrocket because of a shift in the tax base — and tax burden — in Hoboken.

Council wins to help Vezzeiti

By JANET WILSON
Staff Writer

HOBOKEN—A fledgling group of councilmen known as "the fragile coalition" won brand-new four-year terms yesterday, giving Mayor Thomas F. Vezzeiti a clear working majority on the City Council, and further eroding former Mayor Steve Cappiello's control.

David Roberts in the 6th Ward, Joseph DellaFave in the 2nd Ward, and Thomas Newman in the 1st Ward all defeated anti-Vezzeiti candidates backed by Cappiello and Citizens Organization for Good Government.

"I'm elated, absolutely elated," said Roberts, who with 1,056 ballots received the highest vote here, de-

feating COGG candidate Aldo DePinto by 2-1.

"And tomorrow," continued Roberts, "Joe DellaFave, Tom Newman, Pat Pasculli and I are going down to the 3rd Ward, and for the next three weeks we're going to work as hard as we can to get Steve Cappiello out of City Hall once and for all."

See COUNCIL, Page 21

City sues D'Amelio over property deal

By Jim DeRogatis

For the second time in six months, the Hoboken administration has charged former Law Director Salvatore D'Amelio Jr. with conflict of interest stemming from a real estate deal.

City Law Director William Graves, D'Amelio's successor, filed a lawsuit in Hudson County Superior Court on Wednesday charging that D'Amelio "by acting as a real estate speculator within the city of Hoboken while he was law director and city attorney...breached the duty which he owed the city and was enriched and made profits by reason of his breach."

D'Amelio called the suit "frivolous (and) completely ridiculous." It is a political move by Mayor Thomas Vezzeiti and

is linked to Tuesday's City Council elections, he said.

D'Amelio is a leader of the anti-Vezzeiti political forces. The suit attempts to recover a \$100,000 profit D'Amelio and three partners made when they bought a building at 201-203 Bloomfield St. last June and "flipped" it, complete with a building permit, to other developers several months later, according to the deed.

According to the lawsuit, D'Amelio and partners Louis Picardo, city tax collector; Matthew Cannarozzi, city comptroller; and Mary Cipriani, girlfriend of Alfred Arezzo, city construction code official, purchased the building for \$265,000. They sold it to developers John Saracco and David Seligman for \$365,000 on Oct. 30, the same day Arezzo approved plans for the project.

The real estate transaction was a private business deal, D'Amelio said, comparing it to selling "my home to another party." He said he had notified the mayor's office, council and Hudson County attorney's ethics board of the deal at the time to avoid any charges of conflict of interest with his position as law director.

The lawsuit is the latest round in the fight between D'Amelio and the Vezzeiti administration. D'Amelio was fired by Vezzeiti in early October when the mayor charged he was guilty of conflict of interest because he ruled on appointments to the Zoning Board of Adjustment at the same time the board was considering the Presidential Towers condominiums. D'Amelio had been a partner in the project, which is scheduled to be built on land

owned by his father.

D'Amelio responded by filing two lawsuits against the administration in January, one seeking to remove Vezzeiti from office and another charging mayoral aide Laurie Fabiano with defamation.

The controversy over 201-203 Bloomfield St. surfaced three weeks ago when First Ward Councilman Thomas Newman questioned whether the developers needed zoning variances to add a floor to the building, which is being converted to a nine-unit condominium.

Newman claimed the building required variances because it exceeds allowable lot coverage, is too tall and does not provide necessary parking. Arezzo said he had granted the proper permits, but Newman won the right in

court last week to appeal the case before the Board of Adjustment.

The board set a May 21 hearing date and issued a stop-work order.

Both Arezzo and D'Amelio said Newman's charges were motivated by his attempt to win re-election to the First Ward council seat Tuesday. Newman and Arezzo are long-time political enemies.

Graves said he examined the case after Newman's charges and decided to file suit because, "Sal breached his duties as a public official. He is in very deep trouble because he should have known better."

D'Amelio confronted Graves in a second-floor hallway of City Hall yesterday after reading a newspaper account of the lawsuit. He shouted several obscenities at Graves, then

stormed out of the building.

"There is no precedent for this kind of lawsuit, and all ethics complaints should be reviewed by the state (attorney's) ethics board," D'Amelio said later at his office.

"If they had this complaint, it should have been added to the two lawsuits I filed," D'Amelio said. "But they wouldn't have been in time for Tuesday's election."

D'Amelio said he intends to pursue his lawsuits and fight the city "with everything I've got."

Meanwhile, Newman said he will bring the case to the attention of Real Property Appraisers, which is doing a revaluation of the city.

"I don't want this sort of real estate speculation deal hurting me or my neighbors by raising our taxes," he said.

Turnout by voters likely to be high

By Bill Campbell

The political balance of the nine-member City Council is at stake today as Hoboken voters go to the polls to choose representatives in the city's six wards.

The polls will be open from 7 a.m. to 8 p.m. Eighteen candidates are vying for the six seats, including a five-member slate backed by the anti-administration Citizens Organization for Good Government. Mayor Thomas Vezzeiti, who controls a slim majority on the council, has endorsed candidates in five wards.

City Clerk James Farina said he expects nearly two-thirds of the city's 20,000 registered voters to cast ballots. Voter turnout is traditionally high when all ward seats are up, he said.

Vezzeiti, who was elected to his four-year term in 1985, and other observers predict the election will be a mid-term referendum on the administration, and the results may set the tone of mayoral policy for the next two years. "I really hope this is a referendum on me," Vezzeiti said. "If this comes out the way we want, I will have no mercy." He declined to elaborate on the statement, but sources said that convincing victories could lead to a City Hall "purge" of anti-administration sympathizers.

Vezzeiti, whose three candidates in April's Board of Education election were defeated, said he would "reassess things" in the event of another loss.

The five-member COGG ticket, buoyed by the school board sweep, is hoping the momentum will transfer to the City Council races. COGG has endorsed candidates in all but the Third Ward, while Vezzeiti chose not to endorse a Fourth Ward candidate.

The COGG group encompasses organizers in the movement to recall the mayor, members of the city's Police and Fire departments who have opposed budget cuts, and

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Continued from Page 1

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Second Ward Councilman Joseph Della Fave, 35, a school teacher at St. Peter's Prep, is opposed by Michael Schaffer, a 36-year-old member of the Hudson County Utilities Authority. Schaffer lost to Della Fave in 1985, but claims to have support from other candidates in that race. Della Fave is supported by Vezzeiti.

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June runoffs are expected in the crowded Third and Fourth ward races as well as the three-candidate Fifth Ward race, observers say.

Third Ward incumbent Steve Cappiello, 64, the former mayor, is being challenged by three other candidates in a free-spending race. He faces

Frank "Pupie" Raia, 35, a real estate developer who was endorsed by Vezzeiti, Anthony Russo, 37, a public school teacher, and Cesidio "Joe" Del Boccio, 38, a longshoreman.

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The Fourth Ward race features five candidates: Florence Amato, 43, the COGG candidate, Edwin Duroy, 36, the principal of Connors School, Orlando Addeo, 67, a Housing Authority Commissioner, Frank Gullo, 36, a public school teacher and Frank Mussara, 47, a barber.

Fourth Ward Councilwoman Mary Francione is the only incumbent not to seek reelection.

In the Fifth Ward, City Council President E. Norman Wilson, an attorney, is being challenged by Vezzeiti-endorsed Helen Manogue, 55, a financier and environmentalist, and Leonard Luizzi, 42, the COGG candidate and businessman.

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COUNCIL

Continued from Page 1

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Cappiello received only 852 votes to his three opponents' combined 1,301 ballots in the 3rd Ward, his former stronghold. He will face a fourth "fragile coalition" candidate, Frank "Pupie" Raia, in a runoff election on June 9.

There will also be runoffs in the 4th and 5th wards, with front runner Edwin Duroy in the 4th Ward facing Florence Amato, and council President E. Norman Wilson up against Helen Manogue in the 5th Ward.

Vezzeiti's backers are expected to support Duroy, who supporters said received the largest Hispanic vote ever here, most of it late in the day. It is not clear if he will accept the endorsement.

In any case, the victories last night gave Vezzeiti a council with which he can work productively, and sent packing the COGG candidates who had hoped to revive a movement to recall the flamboyant mayor.

But it was Councilman-at-Large Patrick Pasculli who received the most credit from the jubilant voters. Pasculli, a member of the Young Democratic Club that many said helped defeat Vezzeiti's slate in last month's Board of Education race, not only campaigned for Roberts, a fellow Young Democrat, but surprised many by coming out for

most of the Vezzeiti team as well. Pasculli and Roberts have increasingly voted with Newman, DellaFave and Councilwoman-at-Large Helen Cunningham in the last few months, and have come to be known as "the fragile coalition." The mood outside Roberts' campaign headquarters last night suggested that the partnership had been cemented.

"The fragile coalition is the iron coalition now," said one worker.

Opposition Councilman-at-Large Robert A. Ranieri, who is a key force in COGG, said yesterday's vote was a "ricochet" effect from the serious loss suffered by Vezzeiti in the April school race.

DellaFave, who beat COGG candidate Michael Schaffer by 88 votes in Vezzeiti's old seat, did not have many kind words for his opponents after a rough day of campaigning. "We defeated the special interests, the developers, and all the dirt a political machine attracts," he said.

The turnout was light to moderate in many parts of the city, attributed by some to the heat, by others to the seemingly never-ending array of elections in the Mile Square City. With three runoffs spinning out of yesterday's races, and a number of local politicians running for Hudson County freeholder and state Senate and Assembly spots, the barnstorming probably is not about to slow down.

Election '87

ISSUES: Taxes

By Jim DeRogatis and Bill Campbell
(Last in a series)

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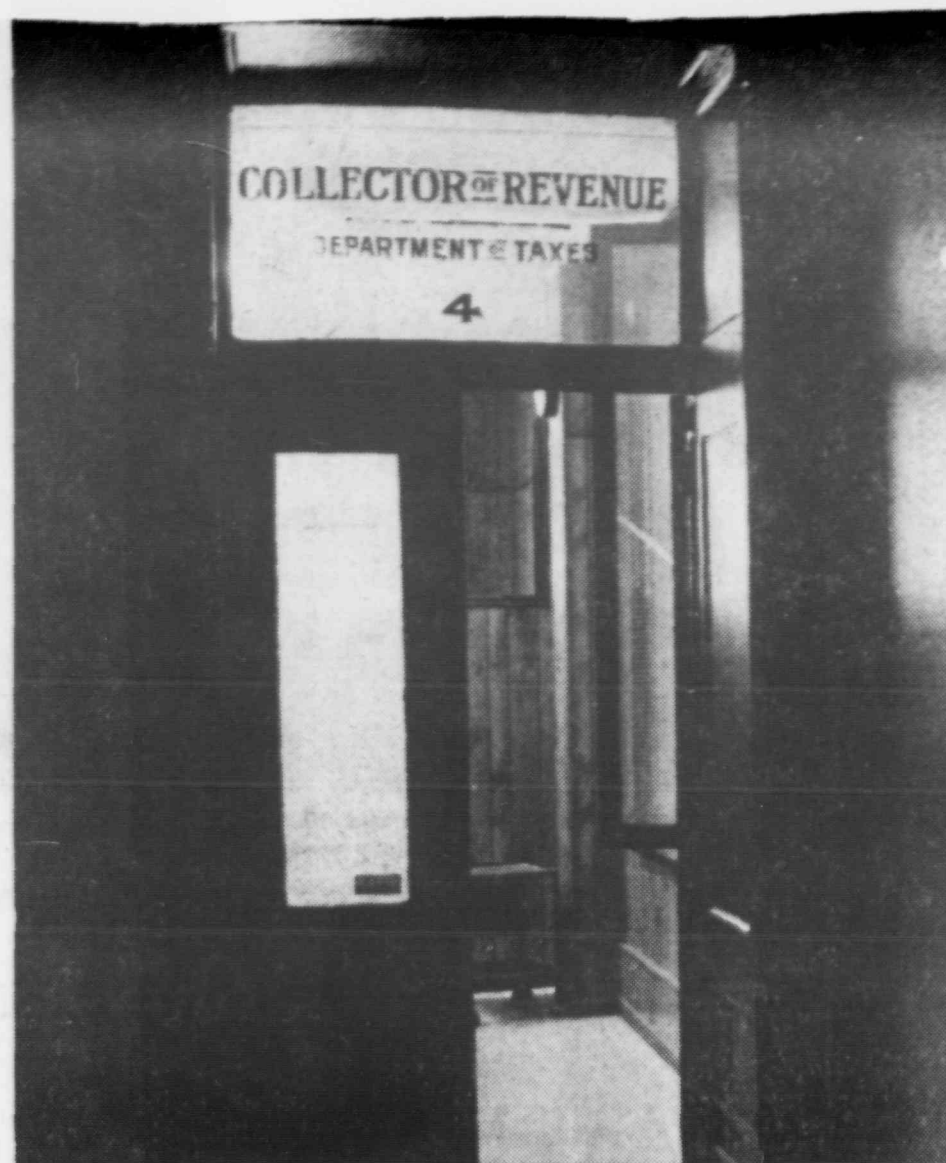
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his wife and two children.

"I do not believe that my opponent has represented the interests of the ward," DePinto said. "We need independent leadership that is not aligned with the current administration to serve the needs of all our residents, both in the ward and throughout the city."



DAVID ROBERTS, 30, is owner of the East L.A. restaurant on Washington and Fifth streets and is a former city firefighter.

A lifelong Hoboken resident, Roberts and his wife, Anna, own a home on Hudson Street.

He is an active member of the Hoboken Professional Retail Merchants Association.

In his two years on the council, Roberts has been a strong critic of the city Public Safety Department and sponsored legislation creating a table of organization for the Police and Fire departments.

He has also been a vocal advocate of responsible development and has supported developer give-backs, including plans to provide affordable housing.

"We need to operate our government, especially the council, like a business. I am a businessman and feel we can change the shape of the city in the coming years with good business practices."



Tax bills for the owners of one-, two- and three-family homes are expected to skyrocket because of a shift in the tax base — and tax burden — in Hoboken.

Council wins to help Vezzetti

By JANET WILSON

HOBOKEN—A fledgling group of councilmen known as "the fragile coalition" won brand-new four-year terms yesterday, giving Mayor Thomas F. Vezzetti a clear working majority on the City Council, and further eroding former Mayor Steve Cappiello's control.

David Roberts in the 6th Ward, Joseph DellaFave in the 2nd Ward, and Thomas Newman in the 1st Ward all defeated anti-Vezzetti candidates backed by Cappiello and Citizens Organized for Good Government.

"I'm elated, absolutely elated," said Roberts, who with 1,056 ballots received the highest vote here, de-

feating COGG candidate Aldo DePinto by 2-1.

"And tomorrow," continued Roberts, "Joe DellaFave, Tom Newman, Pat Pasculli and I are going down to the 3rd Ward, and for the next three weeks we're going to work as hard as we can to get Steve Cappiello out of City Hall once and for all."

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City sues D'Amelio over property deal

By Jim DeRogatis

For the second time in six months, the Hoboken administration has charged former Law Director Salvatore D'Amelio Jr. with conflict of interest stemming from a real estate deal.

City Law Director William Graves, D'Amelio's successor, filed a lawsuit in Hudson County Superior Court on Wednesday charging that D'Amelio "by acting as a real estate speculator within the city of Hoboken while he was law director and city attorney...breached the duty which he owed the city and was enriched and made profits by reason of his breach."

D'Amelio called the suit "frivolous (and) completely ridiculous." It is a political move by Mayor Thomas Vezzetti and

is linked to Tuesday's City Council elections, he said.

D'Amelio is a leader of the anti-Vezzetti political forces. The suit attempts to recover a \$100,000 profit D'Amelio and three partners made when they bought a building at 201-203 Bloomfield St. last June and "flipped" it, complete with a building permit, to other developers several months later, according to the deed.

According to the lawsuit, D'Amelio and partners Louis Picardo, city tax collector; Matthew Cannarozzi, city comptroller; and Mary Cipriani, girlfriend of Alfred Arezzo, city construction code official, purchased the building for \$265,000. They sold it to developers John Saracco and David Seligman for \$365,000 on Oct. 30, the same day Arezzo approved plans for the project.

The real estate transaction was a private business deal, D'Amelio said, comparing it to selling "my home to another party." He said he had notified the mayor's office, council and Hudson County attorney's ethics board of the deal at the time to avoid any charges of conflict of interest with his position as law director.

The lawsuit is the latest round in the fight between D'Amelio and the Vezzetti administration. D'Amelio was fired by Vezzetti in early October when the mayor charged he was guilty of conflict of interest because he ruled on appointments to the Zoning Board of Adjustment at the same time the board was considering the Presidential Towers condominiums. D'Amelio had been a partner in the project, which is scheduled to be built on land

owned by his father.

D'Amelio responded by filing two lawsuits against the administration in January, one seeking to remove Vezzetti from office and another charging mayoral aide Laurie Fabiano with defamation.

The controversy over 201-203 Bloomfield St. surfaced three weeks ago when First Ward Councilman Thomas Newman questioned whether the developers needed zoning variances to add a floor to the building, which is being converted to a nine-unit condominium.

Newman claimed the building required variances because it exceeds allowable lot coverage, is too tall and does not provide necessary parking. Arezzo said he had granted the proper permits, but Newman won the right in

court last week to appeal the case before the Board of Adjustment.

The board set a May 21 hearing date and issued a stop-work order.

Both Arezzo and D'Amelio said Newman's charges were motivated by his attempt to win re-election to the First Ward council seat Tuesday. Newman and Arezzo are long-time political enemies.

Graves said he examined the case after Newman's charges and decided to file suit because, "Sal breached his duties as a public official. He is in very deep trouble because he should have known better."

D'Amelio confronted Graves in a second-floor hallway of City Hall yesterday after reading a newspaper account of the lawsuit. He shouted several obscenities at Graves, then

stormed out of the building.

"There is no precedent for this kind of lawsuit, and all ethics complaints should be reviewed by the state (attorney's) ethics board," D'Amelio said later at his office.

"If they had this complaint, it should have been added to the two lawsuits I filed," D'Amelio said. "But they wouldn't do that because it wouldn't have been in time for Tuesday's election."

D'Amelio said he intends to pursue his lawsuits and fight the city "with everything I've got."

Meanwhile, Newman said he will bring the case to the attention of Real Property Appraisers, which is doing a revaluation of the city.

"I don't want this sort of real estate speculation deal hurting me or my neighbors by raising our taxes," he said.

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for all."

Cappiello received only 852 votes to his three opponents' combined 1,301 ballots in the 3rd Ward, his former stronghold. He will face a fourth "fragile coalition" candidate, Frank "Pupie" Raia, in a runoff election on June 9.

There will also be runoffs in the 4th and 5th wards, with front runner Edwin Duroy in the 4th Ward facing Florence Amato, and council President E. Norman Wilson up against Helen Manogue in the 5th Ward.

Vezzetti's backers are expected to support Duroy, who supporters said received the largest Hispanic vote ever here, making it late in the day. It is not clear if he will accept the endorsement.

In any case, the victories last night gave Vezzetti a council with which he can work productively, and sent packing the COGG candidates who had hoped to revive a movement to recall the flamboyant mayor.

But it was Councilman-at-Large Patrick Pasculli who received the most credit from the jubilant victors. Pasculli, a member of the Young Democratic Club that many said helped defeat Vezzetti's slate in last month's Board of Education race, not only campaigned for Roberts, a fellow Young Democrat, but surprised many by coming out for

most of the Vezzetti team as well. Pasculli and Roberts have increasingly voted with Newman, DellaFave and Councilwoman-at-Large Helen Cunniff in the last few months, and have come to be known as "the fragile coalition." The mood

quarters last night suggested that the partnership had been cemented.

"The fragile coalition is the iron coalition now," said one worker.

Opposition Councilman-at-Large Robert A. Ranieri, who is a key force in COGG, said yesterday's vote was a "ricochet" effect from the serious loss suffered by Vezzetti in the April school race.

DellaFave, who beat COGG candidate Michael Schaffer by 88 votes in Vezzetti's old seat, did not have many kind words for his opponents after a rough day of campaigning.

"We defeated the special interests, the developers, and all the dirt a political machine attracts," he said.

The turnout was light to moderate in many parts of the city, attributed by some to the heat, by others to elections in the Mile Square City. With three runoffs spinning out of yesterday's races, and a number of local politicians running for Hudson County freeholder and state Senate and Assembly spots, the barnstorming probably is not about to slow down.