

AFTER THE CRASH

Where are the yuppies?

In Hoboken, it's more hip to hide

By MATT DIETRICH
Staff Writer

On Wednesday night, the yuppies flock to the Gold Coast, which stands like a glowing grotto to prosperity at Tenth Street and Willow Avenue in Hoboken. It is "networking night," a theme night that began during the stock market's bullish days shortly after the bar opened in 1983.

By 10 p.m., the place looks, smells and sounds like a fraternity party. In reality it is a gathering place for people seeking to relieve the tensions of handling thousands of dollars of other people's money.

The scent of Polo cologne and Halston perfume lingers in the thick, humid air as dozens of young urbanites struggle to move among one another beneath swaying ferns. The attire of choice for most of the crowd consists of college sweatshirts, stonewashed jeans and tennis shoes, rather than wing tips and yellow ties.

Appearances notwithstanding,

the search for a yuppie in Hoboken these days is something akin to finding a leprechaun in Ireland — they seem to be lurking in every nook and cranny, yet the harder you look, the harder they are to find.

The young professionals who flocked to this once blue-collar city in the bullish early 1980s were once easy to spot by the symbols of their success: BMWs, condos, just to name two. But the October stock market crash seems to have ushered in a new breed of yuppie. The new upwardly-mobiles, unlike their predecessors, do not identify themselves with expensive cars or clothes, but rather by trying not to be identified.

"I think one of the big ways to be a yuppie is pretending not to be one," says John Derrevlany, co-author and editor of "Yuppies Invade My House At Dinnertime," a book that outlines the rise of the yuppie in Hoboken and the tension between long-time residents and newcomers in the city.

If yuppies actually do exist, says Derrevlany, they can be found after dark at O'Neal's Restaurant and Bar at 343 Park Ave., the Gold Coast Cafe at 935 Willow Ave. or at East L.A. at 508 Washington St. According to the 23 year-old author, these three spots make up the "Yuppie Trinity" of Hoboken.

DEREVLANY SAYS yuppies are young people trying to extend their college years for as long as they can. Rather than assimilate into society as past generations have done, yuppies try to take the attitudes and activities they enjoyed in college with them after leaving the campus.

Jamie Patterson is a bartender at the Gold Coast who says he deals with thousands of yuppies every week. He agrees with Derrevlany's college theory and says he can spot a yuppie from a mile away.

The apotheosis of yuppie society is probably "networking night."

Although the term may sound as if it were invented to bring young professionals together to exchange business cards and talk shop, Patterson assesses the night differently.

"It's basically a night to drink heavily and tip lightly," he says as he mixes an Absolut and tonic for a suspiciously upwardly-mobile looking customer. According to Patterson, the preferred drink of a true yuppie is "Absolut or Tanqueray and anything."

This night at the Gold Coast backs up Derrevlany's belief about yuppies and college. Most are drinking \$1 draft beers, to which they are entitled after paying a \$15 networking night membership fee.

The sound system is blasting rock music that is muddled amid the crowd noise, a break from the chamber music so readily identified with the yuppie set.

All around, though, there is denial. "I may look like one, but I don't have the attitude or the income to be a yuppie," says a young banker, sipping a draft and leaning against the brass rail in front of the bar. "If you don't have the income, you can't have the attitude."

His date, also a banker, laughs when asked if she is a yuppie. "Collectively, our incomes would make us a single yuppie," she says. Besides, she adds, it's much hipper "in 1988 to deny being a yuppie than to aspire to be one."



Greg O'Brien of Hoboken leaves the Hoboken Gourmet on Washington Street.

DON MCCOY THE HUDSON DISPATCH

ONCE A SHIPPING mecca and industrial center, Hoboken became a beacon for young professionals in the late 1970s and early 1980s after it underwent a host of changes that newcomers here call the "Hoboken Renaissance."

Tenements were converted to brownstone condominiums, and developers rushed to the city's waterfront, eager to cash in on Hoboken's newfound popularity. New restaurants sprung up to cater to the wine-and-cheese crowd. Everyone seemed happy — except, of course, the tenement residents, some of whom were killed or displaced by the rash of suspicious fires that struck the city in the period. Although many of the fires were declared arson, not one suspect ever was caught or brought to trial. The whole affair spilled a black stain on the "Renaissance" — making the darkness of "Black Monday" trivial by comparison.

The old-timers have been waiting for the young professionals to get theirs ever since.

The week after the stock market crash, Steven Renaud, a 27-year-old stockbroker, scrapped his plan to buy a Saab and opted instead for a Volkswagen. He now is planning to buy a condominium in Connecticut as an investment. He too, however, bristles at the mention of the dreaded "Y" word.

"I think a yuppie is someone who will do anything to get to the top, no matter who they drag down on the way," he says. "I'm not really that driven."

Renaud says the market crash has forced him to work harder for slightly less money than last year. He says his strongest defense against the yuppie label is the fact that he does not own a yellow tie and his preferred footwear is Pro-Keds.

He admits, however, that he "should have bought the Saab." East L.A. owner David Roberts, who doubles as a city councilman, admits much of his clientele fits the yuppie stereotype by age and appearance. But he is cautious to throw the label around anymore, because it has come to represent something vengeful.

"I'm reluctant to call them that because yuppies have been categorized as power-hungry, ruthless people," he says amid the clanging of pots and pans during a Sunday brunch at the restaurant. "I think they have very good characters and it's just the press and the media that have categorized them that way."

So, as the stock market teeters and threatens to cave in on top of all the condos and BMWs and VCRs that have been amassed in hidden corners of Hoboken during the '80s, young urban people who carry briefcases and wear business suits to work also must deal with the fear of being stigmatized.

Even an expert, however, can get caught in the trap.

"I'm young and I suspect I'm upwardly mobile and I live in an urban area," Derrevlany says when asked if being the author of a book about to be distributed internationally puts him in the upwardly-mobile genre. "I try not to confirm or deny it."

SEARCH COMMITTEE

Stevens taps new president

Dispatch 1-28-88
By CHRISTOPHER AVE
Staff Writer

HOBOKEN—A search committee of Stevens Tech has recommended that Harold J. Raveche, a dean of an upstate New York engineering school, be named president of the institute.

The Stevens Board of Trustees is scheduled to meet privately tonight to vote on the recommendation. Denise D. Smith, Stevens' public relations director, said the board is expected to approve the committee's selection. A press conference introducing Raveche is set for tomorrow morning, Smith said.

Raveche, 44, has been dean of science at the Rensselaer Polytechnic Institute in Troy since 1985. He worked for the National Bureau of Standards in Washington for 17 years before he joined RPI. He earned a Ph.D. in physical chemistry from the University of California-San Diego, and a B.A. in chemistry from Hofstra University in Hempstead, N.Y.

If Raveche is selected, it will

mark the end of a seven-month search to replace Kenneth C. Rogers, who left Stevens after he was appointed to a five-year term on the U.S. Nuclear Regulatory Commission in Washington.

Raveche did not return a phone call to his Troy home yesterday. Smith said Raveche will be available to answer questions tomorrow if the board selects him as president.

Raveche's wife Elizabeth holds a Ph.D. in immunogenetics. She is a faculty member at Albany (N.Y.) Medical College.

Stevens Tech, at Fifth and Hudson streets here, is a 117-year-old institution that hosted the first meeting of the American Society of Mechanical Engineers, and was where the nation's first mechanical engineering laboratory was founded.

A bequest from engineer Edwin A. Stevens provided for construction of the school in 1870. Stevens was the first college to offer a baccalaureate degree in mechanical engineering.

Rue School defenders speak out

By Earl Morgan 1-29-88

Speakers at a special hearing of the Hoboken Board of Education last night were overwhelmingly opposed to moving students from Rue School to Demarest School and turning Rue into a vocational school.

A recently-completed report on the Rue School, done by Superintendent of Schools Walter J. Fine, recommended the school, located on Garden Street, be closed.

While no official comments were made last night confirming rumors that the school would be closed, statements by board President Richard England and other trustees indi-

See RUE SCHOOL — Page 8.

Rue School defenders speak out

Continued from Page 1

cated that some discussions have taken place among school officials about leasing Rue to the Hudson County Vocational Technical School.

The board recently upgraded the machine shops in Rue.

Trustee Perry Belfiore told the audience that no students would be moved out of the Rue School to Demarest until that school, which is undergoing some renovation, is ready to receive them.

England said if the stu-

dents are moved, the school would still be leased for an educational purpose, and if the lease ends the city would still have possession of the building.

When asked how much repairs at Demarest will cost, Anthony Kirko, board secretary, claimed the district will spend a total of \$1.7 million on renovations of all schools.

Later he said approximately \$200,000 of those funds would be spent on Demarest.

England said he believed that repairs on Demarest could be completed during the summer months.

Trustee Joe Rafter said he heard that the issue of whether to close the Rue School would be on the board's agenda next month and suggested holding off on any decision on the matter.

Rafter said there are many unanswered questions about the issue, including what sort of lease will be sought and for how long, and what the dollar amount of the lease should be.

One speaker, Tom Schultz, who said he has a child in the Rue School, claimed the school has consistently garnered high scores in state-mandated tests.

He said it made no sense to him to close a school that performs so well.

A man who identified himself as a former teacher compared facilities at Rue and Demarest and noted that Demarest is larger, has more class space, and, in some areas, facilities that are larger than Rue.

OBITUARIES

John Calabrese, 46, Hoboken H.S. teacher

By James Efstathiou

John A. Calabrese, 46, chairman of the science department at Hoboken High School, died yesterday in West Hudson Hospital, Kearny.

"When I first started teaching in 1969, I noticed that John always made it a point to stay

late if students needed help," said Hoboken High School principal Charles Tortorella. "He had an impact on quite a few students over the past 26 years."

Calabrese began his teaching career in 1962 just after graduating from college. He

started as a science teacher at Demarest Junior High School, Hoboken, the first year the school opened.

"He did a lot of experiments and demonstrations," said Tortorella. "He tried to get the kids involved so they could understand the concepts he was teaching."

From 1969 to 1979, Calabrese served as ninth grade class club advisor at Demarest. In that position, he was involved in senior activities from ordering class rings to organizing class trips.

"He was a strong fellow," said Hoboken Superintendent of Schools Walter Fine, who first met student Calabrese when Fine was on the faculty at Elementary School 9, Hoboken. "He was a good student and a successful teacher."

Calabrese moved up to Ho-

boken High School in 1979 when the middle schools were eliminated. He was recently named head of the school's science department, a position he assumed Jan. 1.

"Science can be extremely difficult for some students," said Tortorella. "If you're good, you're really good, and if you're bad, you're horrible. John was good."

Born in Hoboken, Calabrese moved to Hasbrouck Heights 15 years ago. He served as a eucharist minister at Corpus Christi Church, Hasbrouck Heights, and was a member of the Monsignor Fitzpatrick Knights of Columbus, Hasbrouck Heights.

Mass will be said at 10 a.m. Saturday in Corpus Christi Church. Arrangements are by the Hennessey-Powell Funeral Home, Hasbrouck Heights.

Hoboken to get rent-ceiling plan

HOBOKEN—Councilman Dave Roberts plans to introduce amendments to the city's rent laws extending the ceiling that landlords can charge after rent-controlled tenants move out.

Roberts said yesterday that his proposal, which would allow landlords to charge new tenants the limit allowed by the federal Housing and Urban Development, would be introduced to the City Council Feb. 17.

Under Roberts' plan, landlords would be able to charge up to \$425 a month for a one-bedroom apartment, \$500 a month for a two-bedroom and \$625 a month for a three-bedroom. Those are the current amounts set by HUD, subject to annual adjustments.

"I'm calling this the good-landlord relief ordinance," Roberts said. He said the proposal included provisions discouraging landlord abuse of such a plan, including requirements that vacated apartments are well maintained, pass all city codes and are free of signs of tenant harassment.

Roberts said he would propose a second plan at a later date that would give tenants a six-month time limit in which to file rent-related complaints against landlords.

The Rev. Paul Hagerdorn of the Campaign for Housing Justice said that while he had not spoken to Roberts about his proposal, any such change in rent-control laws carry the potential for abuse.

"It seems to me that landlords are going to try to find different ways of harassing people," he said, "no matter how strongly it is worded."

—CHRISTOPHER AVE

An isolated city authority

With parking at a premium in Hoboken, the city government last year mandated permit parking to get out-of-town commuters to stop using the city as a parking lot.

But the law is not being given the rigorous enforcement that will permit a fair test of whether or not it can do what it is supposed to do.

As Councilman E. Norman Wilson said, "The key to it is, has to be, constant and vigorous enforcement."

The permit ordinance placed the burden of enforcement on the city parking authority. There have been hundreds of tickets issued, but the use of "boots" on offending cars — putting on a device to immobilize them — hasn't started yet. That technique could be the most effective deterrent, but the parking authority appears reluctant to use that technique aggressively.

"We have made a determination," said Dominick Pellicano, authority chairman, "to start implementation of the boots when we have a better feel for the areas of the city that require the booting. You just don't put a boot on a vehicle that has one ticket on it."

He also said the authority has 36 boots, is mapping out routes for its booting operations based on which blocks have the most permit parking violations, is hiring two full-time and two part-time new employees, and is waiting for the snow to melt to make sure that snow isn't obscuring resident permits or visitor passes.

Pellicano projects that the intensified enforcement effort will start next month. But many steps the authority is taking — such as hiring new employees — should have been completed by now. And even this stepped-up enforcement plan doesn't seem rigorous enough.

For example, the reluctance in booting cars with only one ticket doesn't make good sense for enforcing the permit parking ban. There already is a four-hour wait between the time an out of town car is first marked and the time when it gets its first ticket. Waiting an additional four hours could cut down sharply the opportunities for booting. That caution in using booting might make sense for dealing with overtime parkers at meters, but not in enforcing permit parking.

Now it's possible that a fair test of the parking permit ordinance would show that the problem of out-of-town commuters using the city streets has been exaggerated, and that the permit ban could turn out to be an inconvenience not worth keeping. But in that case it would be better to drop the ban from the books than to enforce it erratically and inadequately.

Not only does the parking authority need to take a more vigorous approach to enforcement, but the authority should change a rather odd press policy that makes it hard to find out what the authority is up to. Its executive director, Patrick Caufield, does not have permission under that policy to provide information to the newspapers; only Chairman Pellicano can.

This can slow up the public information process. A newsman, calling the authority on Tuesday, was told a message would be left for Pellicano. Pellicano, who said he got the message late Wednesday, called the paper Thursday.

In addition, it's certainly unusual that the nonsalaried commissioners of an autonomous public agency don't entrust their agency's highest paid staff member with giving accurate answers to a newspaper's questions. The newspaper's inquires reflect the public's right to know. The authority's commissioners ought to drop their silly gag rule at their next meeting.

And the city council ought to let the parking authority know that it wants the parking permit ordinance enforced rigorously. Hoboken motorists, who already have shelled out \$5 for the parking permit, need all the help they can get in finding a place to park.

New inductees learn of Elks' 100 years of tradition

By Dominick Calicchio

A civilian can only guess what transpires behind closed doors when the Hoboken Elks initiate new members. Everyone in Elksdom is sworn to secrecy.

But Hoboken resident Anthony Altilio displays no fear. Standing in line to "sign in" along with 44 other Elks recruits Thursday night, Altilio is cool as a cucumber.

"Look at all these members," he says, glancing around at the 200-or-so Elks who've come to witness the annual ceremony.

"They survived, so we'll survive. I hope."

Altilio is part of a special class of freshman Elks. This year marks the 100th anniversary of Lodge 74, housed at 1005 Washington St. since 1906. The lodge normally attracts between 15 and 20 new members annually but this year the number has swelled to 45 following a centennial-year membership drive. The recruits include Hoboken Councilman Edwin Duroy and the city's Deputy Fire Chief Richard Tremetiere.

"It's not a record," says Michael Shuter, leading knight, "but it's certainly the largest group in living memory."

The initiation ceremony is only part of a week's worth of commemorative ceremonies culminating tonight with a gala dinner-dance at Stevens Institute of Technology. Ted Callicot of Paris, Tenn., the highest ranking Elk in the nation, is scheduled to attend.

Before the ceremonies be-

gin, both new and old Elks gather for beers at tables in the basement in the lodge, some watching college basketball on a big screen in the corner.

The basement, divided into two sections, serves as the unofficial archives for the lodge. Trophies from various lodge activities are displayed on shelves in the back of the room and photos from past Elks gatherings hang along the walls.

There's a group of stoic-looking men pictured in suits, ties and hats — the lodge contingent at a Delaware Water Gap outing in May, 1896 — all the way up the smiling, T-shirt-and-baseball-cap crowd from the lodge trip to Yankee Stadium last summer.

Two of the lodge's most famous poker hands are immortalized on one wall: The Heart Royal Flush dealt to Franklin J. Walters on April 6, 1983 and the Club Royal Flush dealt to Ignatius Spinella on April 7, 1986.

"I, Ignatius Spinella, have achieved the miraculous," reads one inscription.

Standing and seated around the two rooms are the officer Elks, dressed in tuxedos with red ties and the rank-and-file members and recruits, in suits and sports jackets. The officers will later add the traditional Elks "jewels", neckwear signifying the office of the wearer and adorned with the Elk symbol.

The highest office inside the lodge is exalted ruler. He's followed by leading knight, loyal knight and lecturing knight. Except for the exalted ruler, "they all come out ES-

TEEMED Leading Knight, ES-TEEMED Lecturing Knight..." Shuter says. "They all spell Elk."

Seated among the regular membership is Charles DeFazio, 82, one of the lodge's oldest members. DeFazio, a former municipal court judge in Hoboken, became an Elk in 1930.

"I thought that it'd be a nice way to meet nice people — your peers, and I certainly was right," he says.

It's also a good way for a young lawyer to attract clients, he says.

"I didn't want to be an ambulance chaser and I didn't have feed lines or anything like that, so I did it for social reasons."

Elksdom began in Hoboken the same way it began in New York City, where the organization was founded, according to Shuter. It was started by men from the theatrical and music professions.

In the late 1800's Hoboken was kind of a resort area for New Yorkers, many of whom had second homes on this side of the Hudson, he said.

"People came over and they'd dance and they'd have a few beers and maybe go to the theater. There was a lot of theater in Hoboken at the time and some of these people formed the Elks."

To become an Elk an applicant must be sponsored by a member and must be approved by the membership in a secret-ballot vote.

Unless you're a convicted felon, chances are good you'll get in, Shuter says. "I've been here six or seven years and I've



Michael J. DiVincent and Edward Holloway, two of 45 1988 inductees to the Hoboken Elks, get a lesson in Elk history from Michael Shuter, leading knight and Gerard Ryan, exalted ruler of the lodge. The freshmen Elks took part in week-long ceremonies which culminate tonight at a dinner-dance at Stevens Institute of Technology.

only seen two proposed members blackballed."

Up on the third-floor, the ceremonial chambers resembles a British courtroom. Brother Elks begin to fill the benches running along the four walls.

In the center of the room is a table, draped with a purple cloth containing the Elk logo: An elk head and a clock signifying 11 p.m.

"The significance is that at 11 p.m. in every Elk lodge, a toast is said to remember the dead, the missing and those absent brothers. That is a nightly ritual wherever Elks gather."

A blue, five-pointed star hangs from the ceiling, just above the table. Shuter won't say a word about what will go on inside in a few minutes, but the secrecy involved in Elk rituals is nothing more than ad-

herence to tradition, he says.

Shuter will only say that the induction ceremony is elaborate. Each officer has speeches in archaic English that he must memorize and recite during the ceremony.

"You have to remember, this was a group formed by theater people. So there's a lot of references to 'life as a stage' and things like that," he says.

Housing deal is reached

DISPATCH 2-1-88

Hoboken compromise ready

By CHRISTOPHER AVE
Staff Writer

HOBOKEN—After two months of negotiations with developers, tenants, City Council members and community groups, the Vezzetti administration is set to unveil a compromise on a landmark affordable-housing proposal today.

The latest version of the ordinance, first proposed by Mayor Thomas F. Vezzetti in late November, relaxes proposed regulations on waterfront developments and the rehabilitation of smaller buildings. But even with the changes — which were designed to encourage support from pro-development groups — the proposed ordinance remains Hudson County's first plan that

would require developers to build affordably-priced units along with higher-priced ones.

The ordinance attempts to confront one of the city's largest ongoing problems: the lack of affordable rental housing.

Under the proposal, developers or renovators of residential structures of more than eight units would have to set aside 10 percent of them for affordable housing. Developers would have the option of asking the Planning Board for permission to provide the affordable units off-site, or to make a payment in lieu of constructing affordable units.

If the development is on the waterfront and the developer builds the affordable units off-site, he must make 15 percent of

Please see HOUSING Page 12

Assessor accused of making illegal deal

By John Petrick

Hoboken's tax assessor has been accused by a defendant named in a civil court case of making an illegal agreement with a city landlord.

Tax Assessor Woodrow Monte allegedly promised to reduce the assessment of a Hudson Street condominium complex in exchange for having an option to buy a unit in the complex at a much-reduced price.

Monte denied the charges, calling them "stupid and ridiculous."

The accusations were made in legal papers filed before Superior Court Judge Robert E. Tarleton.

The civil suit involves Monte's son

Dennis and James Severino, owner of the condos at 1000 Hudson St.

The younger Monte, the plaintiff, contends he signed a contract in which Severino gave him the option to buy the condo for \$60,500.

On July 15 last year, Woodrow Monte — acting as his son's agent — told Severino that his son had decided to purchase the unit.

Severino later sent a contract of sale to the elder Monte. In October, his son signed and returned the document to the defendant along with the required \$6,000 deposit, according to legal briefs.

The plaintiff argues that Severino never conveyed title of the property to

Monte, but has retained the \$6,000.

Attorney Joseph Perfilio, representing Severino, argues that the original agreement giving Monte the option to buy was illegal and invalid.

He argues that the agreement was secretly made between the defendant's father — Pasquale Severino — and the elder Monte, without the defendant's knowledge.

Perfilio could not be reached for comment yesterday, and it could not be confirmed how much interest the elder Severino owned in the condominium complex.

The elder Severino is now serving time in federal prison, but officials yesterday could not confirm the nature of his offense.

Perfilio states that the senior Monte agreed to reduce the assessment of the entire complex by \$150,000 in return for the defendant's father giving him the right to purchase the unit for approximately \$100,000 below its market value.

Judge Tarleton is awaiting further evidence from both sides before deciding whether to grant the plaintiff a preliminary injunction blocking Severino from conveying, mortgaging or leasing the unit to anyone else.

"It's fantasy. It's fiction," said the plaintiff's attorney, Joan Sorrentino, responding to the defendant's allegations.

According to Sorrentino, an elderly woman was renting the unit from Severino when the option-to-buy agreement was made between plaintiff and defendant.

The apartment was worth much less while that tenant was living there, since state law prevents landlords from evicting senior citizens unable to find affordable housing elsewhere.

But, according to Sorrentino, the tenant vacated the unit last October and moved to Florida. The attorney maintained that once the unit was freed for more lucrative use, Severino apparently decided to renege on his agreement to sell the condo to Monte for \$60,000.

TEST CASE

Trial on housing opens

Landlords seek to end city warehousing laws

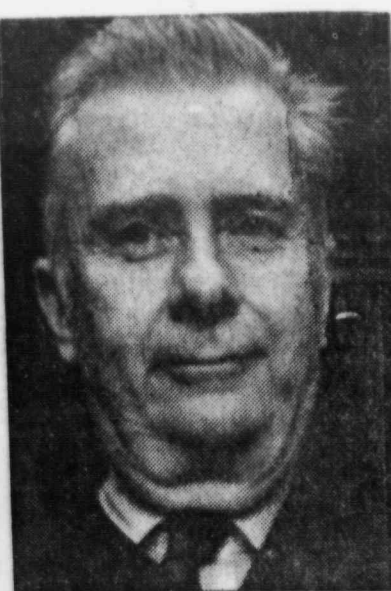
By JEFFREY HOFF
Staff Writer

A trial to test the validity of Hoboken and Jersey City ordinances prohibiting landlords from keeping apartments vacant began yesterday in a case that could decide the fate of similar laws in four Hudson County municipalities.

The Help Hoboken Housing landlords group that is challenging the law argues it could end condominium development in Hoboken. The city argues the law is needed to curb the shortage of low- and moderate-priced housing, caused in part by the wave of condominium conversions which has continued since the law first was enforced last year.

Assignment Judge Burrell Ives Humphreys of Hudson County Superior Court in Jersey City ruled yesterday that HHH only could challenge the law on the grounds it is "pre-empted" by or conflicts with other state real estate laws.

Arguments filed by HHH that the anti-warehousing law violates both U.S. and state constitutions will not enter the case,



BURRELL IVES HUMPHREYS
Rules on conflicts

Humphreys said. In December 1986, Judge Herbert J. Stern of the U.S. District Court found the anti-warehousing law does not violate the U.S. Constitution, but Stern did not rule on the pre-emption question.

Humphreys said, "There is nothing to indicate there is any serious irreparable harm to an individual or organization ... as a result of this ordinance."

The Hoboken law has been in force since Stern's ruling. Similar laws have been enacted in Jersey City, North Bergen, Union City, Weehawken and West New York.

Jersey City Councilman George Aviles, who, as an attorney, is representing a Hoboken tenants group in the case, estimated that the law has moved Jersey City landlords to place 150 to 200 apartments on the rental market.

\$60G condo allegedly used for payoff bait

The Hudson County Prosecutor's Office is investigating charges that the Hoboken tax assessor offered to reduce the assessment on a city building in exchange for a low-priced condominium unit, law enforcement sources said yesterday.

Assessor Woodrow Monte has denied charges made by a former city developer now serving time in federal prison, that he offered to reduce the assessment for 1000 Hudson St. in exchange for a \$60,000 condominium apartment for his son.

The charge was made by Pasquale Severino, former owner of the building who is now in federal prison in Montgomery, Pa.

—JEFFREY HOFF

Hoboken to consider housing ordinance

Continued from Page 1

velopers," Thomas said. The first version of the law required waterfront developers to locate 50 percent of their affordable units on site, but that requirement has been stricken. "We believe the developers will do this anyway because it is more economical," Thomas said.

Additions to the law include the creation of an annual review process to adjust the required contributions to market conditions if necessary and the maintenance of a CDA list of tenants for developers to draw from.

"The limited availability of affordable housing is the most critical issue in our city," Vezzetti said. "I truly hope the council lays aside all political concerns (this) week when dealing with this ordinance

and thinks about what is best for the people of Hoboken."

City housing advocates estimate that more than 2,500 people are in need of affordable housing in Hoboken. The city Housing Authority and the Applied Housing subsidized apartments both have waiting lists with several thousand applicants in need of affordable housing.

Tenants groups and housing advocates are expected to come out in force for Wednesday's council meeting to testify on behalf of the ordinance. If approved on first reading, the ordinance would have to be approved by the council again on second reading for it to become law.

The council is scheduled to meet Wednesday at 7 p.m. in the council chambers at City Hall.

Hoboken plan faces a delay

DISPATCH 2-3-88
By CHRISTOPHER AVE
Staff Writer

HOBOKEN—The City Council will table a landmark affordable housing plan when it meets tonight in City Hall, council members said yesterday.

The planned ordinance, which was proposed in November by Mayor Thomas F. Vezzetti, was put on Monday's council agenda. But yesterday, council members said they had decided to delay a vote.

They said they plan to work out particulars and allow the Planning Board time to review the proposal. The board also must approve the ordinance, since it would amend the city's zoning laws.

"It will definitely be tabled," Councilman Thomas Newman, a supporter of the Vezzetti administration, said. "The council will have a work session next week

on the numbers."

As it stands, the ordinance would require developers of residential structures to provide 10 percent of the units for affordable housing — to be rented at a rate determined by federal guidelines. Developers would have the option of contributing to an affordable housing fund if they did not provide affordable units.

It would be Hudson County's first such law.

Councilman Dave Roberts, often an opponent of the administration on housing matters, said he and other council members had been approached by business executives and developers with "legitimate concerns."

Under municipal guidelines, Roberts added, the Planning Board should have 35 days to review such an ordinance.

Hoboken to act on housing plan

By Jim DeRogatis

The Hoboken City Council this week is set to consider Hudson County's first ordinance requiring developers to contribute to affordable housing.

The ordinance proposed by Mayor Thomas Vezzetti comes before the council Wednesday for its first reading, and it is scheduled to be discussed at a council caucus at 7 tonight.

If approved, the Hoboken ordinance would be the first in the county to make into law a

formula for developers' contributions. Jersey City and other Hudson municipalities have been negotiating affordable housing contributions with developers on a per-project basis.

The ordinance has widespread support among council members and is expected to be approved without a fight. Its progress is being watched closely by other Hudson communities considering the same

sort of legislation, including Jersey City, West New York and Union City.

The Hoboken law would give developers of all projects of eight units or more a choice of setting aside 10 percent of the units onsite for low- and moderate-income housing or building 15 percent of the units offsite.

Developers could opt to make a cash contribution to an

affordable housing trust fund. Contributions would be set at \$10,000 per unit, except along the waterfront, where contributions would be \$15,000 per unit.

Half of the affordable units must be for low-income residents and half for middle-income residents. The law's definitions for low- and middle-income housing are adopted from the state Affordable

Housing Council. According to the council, low-income rents average \$195 a month for one bedroom and \$295 a month for three bedrooms. Middle-income rents average \$695 a month for one bedroom and \$970 a month for three bedrooms.

The law to be discussed by the council this week is slightly different from the version first presented by Vezzetti in No-

vember. The city Community Development Agency met with several leading Hoboken developers last week and drafted several amendments suggested by the builders, according to Peggy Thomas, assistant director of the CDA.

The ordinance originally applied to all developers of buildings with four units or more, but the law has been changed to eight units because the city "does not want to put an undue burden on small de-

See HOBOKEN — Page 8

Observer site draws bids by 2 developers

By Jim DeRogatis

The Hoboken City Council will choose one of two local developers to build a mixed luxury and affordable housing project on Observer Highway.

Joseph Barry, president of the Applied Development Company, and Frank "Pupie" Raia, owner of Hoboken's Raia Construction Company, presented separate proposals for a high-rise housing project on Observer Highway at a special meeting last night, the deadline for proposals.

They were the only developers to respond to the city's request for proposals for a housing project on city-owned land between Bloomfield Street and Willow Avenue along Observer Highway. The city has stipulated that 20 percent of the units be earmarked for affordable housing for Hoboken residents.

The council will decide who will receive the contract in the next 30 days, based on the proposals received last night and oral presentations to be made some time in the next two weeks.

The project would be the largest of its kind ever initiated by a Hudson County municipality, and Hoboken officials hope it will serve as a model for public-private partnerships to provide affordable housing.

Although 60 developers picked up Hoboken's RFP over the last three months, Barry and Raia were the only ones who responded. The two shook hands when they met in the council chambers at City Hall and cheerfully exchanged copies of each other's proposals.

Both developers have acquired powerful partners for the Observer Highway project, which city officials estimate will cost \$60 million. Barry hopes to build the project in partnership with Secaucus developer Hartz Mountain Industries, and Raia has joined with the Ala Construction Company of Paramus.

Barry and Raia are both familiar names in Hoboken development and political circles.

As president of Applied Housing, Barry rehabilitated 1,300 subsidized units in Hoboken. He is also the publisher of the local Hudson Reporter weekly newspapers.

Barry's newspapers recently entered a partnership with the Village Voice, which is owned by Hartz' chief executive officer Leonard Stern. Barry said he approached Hartz to become involved in the Observer Highway project because he felt he needed a powerful partner to compete.

"With people like Starratt Housing and K. Hovnanian picking up RFPs for this project, I felt it would be very difficult for the council to vote for me against those giants," Barry said. "I needed my own giant."

Hartz' Hudson development projects include an office center at Journal Square in Jersey City, a technical center on property owned by Stevens Institute of Technology in Hoboken, Lincoln Harbor in Weehawken and Harmon Cove in Secaucus.

Barry said that if he is awarded the contract, Hartz has agreed to construct the project and supply half of the necessary funding.



Developer Frank Raia submits his proposal.

Raia has undertaken numerous construction projects in Hoboken, including the Schoolhouse Condominiums. He has also run unsuccessfully for the Board of Education and the City Council with the support of Mayor Thomas Vezetti.

Raia's partners, the Alba Construction Company, built 4,000 senior citizens' apartments in Hoboken at the Fox Hill housing project, as well as thousands of housing units across the state.

Both Barry and Raia said they believe the city's strict affordable housing requirements limited the number of developers who responded. The city demanded that developers set aside 10 percent of their units for moderate-income Hoboken families and 10 percent for low-income families.

The city set the affordable rents based on the state guidelines for Hudson County of \$195 a month for one bedroom and \$295 a month for three bedrooms for low-income residents, and \$695 for one bedroom and \$975 for three bedrooms for middle-income residents.

The city received a \$3 million Housing Development Action Grant from the federal government for the project, and officials say the grant money and the rents from the luxury apartments will "cross-subsidize" the project's affordable units.

Barry's project, which is dubbed "Observer Park," includes three 16-story towers atop three block-long buildings of five stories each, along with parking, retail space and public recreation areas. The project includes 332 luxury apartments which will open as rental units and convert to condominiums, in addition to 118 affordable units.

Raia's proposal, known as "Observer Towers," calls for three block-long, 10-story buildings with two 16-story towers at Bloomfield Street and Park Avenue, as well as retail space, parking and public recreation areas. The project includes 135 luxury apartments and 115 affordable units.

Barry presented the first version of his proposal to the council two years ago and asked that he be named the exclusive developer. The Vezetti administration, however, insisted that the project be opened to all interested bidders.

Hoboken workers accept a contract

By CHRISTOPHER AVE
Staff Writer

HOBOKEN—The municipal employees union—representing some 180 city workers—voted to accept a contract yesterday after working 13 months without one.

Under the contract, city employees other than fire, police and school personnel will receive a 7 percent raise, retroactive to Jan. 1, 1987. They will receive an additional 6 percent raise for 1988.

The contract also provides for a new drug-testing program.

Jim Fisher, a fire alarm operator and the union president, said the contract, which was approved by a vote of 86-5, addressed many of the union's requests.

One sticking point, Fisher said, was the union's demand for some protection for longtime workers.

"It creates hard feelings when

they come in and hire someone at a higher salary than that of workers with seniority," he said.

To address that problem, city Business Administrator Edwin Chius and Fisher agreed on a provision to give workers who did not get a raise last year a \$750 salary increase or a raise to the maximum salary level, whichever amount is lower.

Under the drug-testing plan, if the director of a department has "reasonable suspicion" that an employee is using illegal drugs, he may order a drug test. Employees who fail the drug test can challenge those results. The plan is set to begin March 1.

Other features of the new contract include improved health benefits and a move toward biweekly, rather than weekly paychecks.

Fisher and Chius met nine times during the last 14 months to reach an agreement. The two are set to meet again Monday to discuss contract language.

Elysian is called stable

By JUDY TEMES
Business Writer

HOBOKEN—Despite losing \$30 million in savings accounts and \$12.5 million in capital, the Elysian Federal Savings Bank is on sound footing and needs no further remedial help right now, the Federal Home Loan Bank said yesterday.

"They're not as big as they used to be, and their cushion of capital is not what it once was believed to be, but that's behind them now," a FHLB executive said.

"We think the problem has been addressed, and there is every reason to believe they will continue to grow from this point on," said Eugene Sherman, senior vice president of the FHLB and its chief economist.

Elysian disclosed Friday that it lost \$30 million worth of savings accounts during the latter half of 1987, most after reports of federal investigations of the institution and a management shakeup last fall.

Elysian's net worth—the difference between assets and lia-



A customer walks out of the Elysian Federal Savings Bank on Washington Street in Hoboken yesterday.

Please see ELYSIAN Page 14

ELYSIAN

CONTINUED FROM PAGE 1

bilities—dropped from \$14.3 million to \$1.8 million. To make up for the decrease, the institution was forced to borrow \$14.6 million from the FHLB, something Elysian had done rarely in its 60-year history.

The decrease reflects a significant devaluation of assets and the writedown of some loans not considered sound by the FHLB. During audits of the institution, the FHLB found many of Elysian's loans and real estate holdings had been overvalued under the management of its former president, Ernest Badaracco Jr. The FHLB also found the institution's books to be less than orderly.

The savings and loan association, which bankrolled much of Hoboken's renaissance when no one else would, also posted a \$32 million drop in assets, from \$289 million in 1986 to \$257 million in 1987.

Even though the institution's net worth is below what the FHLB considers sound, Sherman said his bank will not force any remedial action.

"That's a judgment call that takes into account real estate values and the prosperity of the local area," Sherman said. "It's not probable that any remedial step will have to be taken," he said.

The FHLB has two standards for capital: It must be at least 6 or 3 percent of assets, depending on the type of institution. Elysian's capital—\$1.8 million—now accounts for only 0.7 percent of assets.

"That is below our target objective," Sherman said. "But it is not at the point where we have to step in with a forced change in management or a liquidation plan."

Sherman and Elysian officials yesterday tried to allay the fears of customers, stressing the institution is under new management and there is no need for panic.

"The correctional elements are in place," said Robert Nolan, vice president of marketing. "We have placed Elysian into an operational mode which will allow it to compete more effectively in the future."

Elysian is under the management of Edward Schultz, a Rochester, N.Y., consultant who was brought in with the FHLB's blessing after Badaracco resigned. Sources close to Elysian have said the management change was mandated by the FHLB.

Depositors at the institution were concerned yesterday, but one said he trusts the new management.

"It's a step in the right way," said a customer who did not wish to be named. "It was definitely needed. Badaracco was lending money out all over the place to all these condos without taking security. I'm worried, like anyone else. But so far, so good."

Councilman's rent plan is criticized

By Dominick Calicchio

Hoboken Councilman Dave Roberts says his proposed amendment to the city's rent-control ordinance is designed to help landlords who have charged lower rents than was permitted.

But the city's tenant advocate and rent regulation officer says Roberts' amendment would only make it more difficult for lower- and middle-income families to find decent apartments in the city.

Roberts introduced his amendment at the last City Council meeting Jan. 20. It will be read at tomorrow's meeting at 7 p.m. in City Hall.

The councilman says many city homeowners have been unduly hurt by the generosity they have shown relatives. They rent to relatives at a lower rate, but by law they can raise the rent only 25 percent after the family member

leaves. Roberts proposes that landlords who had rented to relatives at cheap rates be able to raise rents to the federal Housing and Urban Development (HUD) standards if the relative leaves. For example, \$425 for a one-bedroom apartment and \$625 for a three-bedroom apartment.

"The government has an idea of what it costs to maintain an apartment," Roberts says. However, the city's rent-regulation officer, Lourdes Arroyo, says landlords are already protected under the rent-control ordinance's "hardship" provision.

Any landlord not receiving an 11.5 percent annual return on his investment may apply for a higher rent increase, she says.

She calls Roberts' plan "to the least, discriminatory

See RENT PLAN — Page 16.



Litter on the city streets is the most common cause of gripes in Hoboken, says Mayor Thomas Vezetti.

Litter Force plans for a cleaner city

By Patricia Scott

The Hoboken Litter Task Force gathered yesterday for its first session to hammer out plans for a cleaner city.

Prior to the session, Mayor Thomas Vezetti said residential and business complaints about litter problems ruining the look of Hoboken's streets are the most common gripe he's dealt with in the past two years.

Under the new plan, there will be city-wide pickups of garbage every night except Tuesdays and Saturdays. Previously, garbage was picked up three nights a week, Vezetti said.

As of March 1, Hoboken residents must separate their recyclable garbage from regular garbage and dispose of it under new rules. Newspapers, cardboard, metal objects, glass and aluminum cans must be handled differently from routine garbage.

Tuesday night pickups will be reserved for "recyclables" only: newspapers and household metal objects.

Cardboard will be picked up by city sanitation workers six days a week from businesses and from residents by appointment. Appointments can

be made by calling the Recycling Coordinator, Vincent Logan, 420-2254.

Glass will be collected by the city four days a week, also by appointment through Logan.

Aluminum cans can be dropped off at the firehouses, at 1313 Washington St., at Eighth and Clinton streets, at Second and Jefferson streets and at Observer Highway and Madison Street. Cans can also be brought to City Hall, 94 Washington St.

Leaves will be collected and taken away by city sanitation personnel, and residents who need leaf-hauling services can make appointments by contacting Logan.

Residents and businesses can leave their refuse on the curb.

Vezetti said trash must be in plastic bags or garbage cans, and bags must be securely fastened and tied. Garbage cans must have handles and lids and the address of the owner's home must be on the can. Owners of multiple-dwelling buildings have to provide one can per apartment.

Laurie Fabiano, confidential aide to Vezetti, said resi-

See LITTER — Page 9.

Litter Force plans for a cleaner city

Continued from Page 1

lants Fabiano urged residents to call a Litter Hotline with information about people who defy the litter laws.

Residents may make complaints by calling 659-6082 or 420-2049.

Fabiano can keep her raise

By CHRISTOPHER AVE
Staff Writer

HOBOKEN—After more than an hour of debate about Mayor Thomas F. Vezetti and the role of top mayor aide Laurie Fabiano, the City Council last night lost a bid to void a \$17,000 salary increase Vezetti granted Fabiano last month.

Councilman Robert A. Ranieri, an ardent Vezetti foe, sponsored the proposal, which would have reduced Fabiano's salary to \$23,783 a year.

Ranieri, referring to Fabiano as a "clerk-stenographer," told the council that it should not allow the raise until after a court decides whether the mayor has the power to grant such increases.

But pro-administration Councilman Thomas Newman told the council that Fabiano deserves the raise, and should not suffer the loss in income because of the dispute.

"There is no question in my mind that Laurie Fabiano is

worth her salary," Newman said.

The issue came up last month after Vezetti vetoed a council ordinance that would have granted an assistant tax assessor a \$2,000-a-year raise. The council overrode the veto, and Vezetti ordered Law Director William Graves to file a motion for declaratory judgment in Hudson County Superior Court in Jersey City.

The council has not filed papers in response, but it went into

closed session last night to discuss the matter. No judge has been assigned to the case, according to Graves.

Before the vote, Council President Patrick Pasculli—also a Vezetti foe—called Vezetti a "ceremonial mayor" who had allowed Fabiano to take too much responsibility in government matters.

But Pasculli voted against Ranieri's ordinance, which lost by a vote of 5-2, with Councilman E. Norman Wilson abstaining.

Anti-warehousing law ripped

By JEFFREY HOFF
Staff Writer

If a Hoboken law prohibiting landlords from keeping apartments vacant prevents condominium conversions, it must be struck down, Hudson County's top judge said yesterday.

As a trial on the validity of the city's anti-warehousing law entered its second day in Superior Court in Jersey City before Assignment Judge Burrell Ives

Humphreys, an attorney representing many developers testified that conversions were continuing and that many of his clients are not complying with the ordinance.

Frank M. Leanza of Hackensack said the law is reducing the number of tenant buy-outs in Hoboken because the law requires that apartments be filled.

A suit asking that the law be invalidated has been brought

against the city by the Help Hoboken Housing Landlords' group, which charges the law conflicts with state laws permitting condominium conversions.

The anti-warehousing ordinance, which has been passed in nearly identical forms by Jersey City, North Bergen, Union City, West New York and Weehawken, exempts apartments where a full plan of con-

dominium conversion is filed.

Leanza argued that the ordinance makes it much more costly to complete a conversion because rehabilitation work cannot be done with a tenant in the apartment.

Humphreys suggested a settlement could be reached if the city agreed to amend the ordinance, but attorneys for the city and HHH appear far from such an agreement.

2 developers

By Jim DeRogatis

The Hoboken City Council will choose one of two local developers to build a mixed luxury and affordable housing project on Observer Highway.

Joseph Barry, president of the Applied Development Company, and Frank "Pupie" Raia, owner of Hoboken's Raia Construction Company, presented separate proposals for a high-rise housing project on Observer Highway at a special meeting last night, the deadline for proposals.

They were the only developers to respond to the city's request for proposals for a housing project on city-owned land between Bloomfield Street and Willow Avenue along Observer Highway. The city has stipulated that 20 percent of the units be earmarked for affordable housing for Hoboken residents.

The council will decide who will receive the contract in the next 30 days, based on the proposals received last night and oral presentations to be made some time in the next two weeks.

The project would be the largest of its kind ever initiated by a Hudson County municipality, and Hoboken officials hope it will serve as a model for public-private partnerships to provide affordable housing.

Although 60 developers picked up Hoboken's RFP over the last three months, Barry and Raia were the only ones who responded. The two shook hands when they met in the council chambers at City Hall and cheerfully exchanged copies of each other's proposals.

Both developers have acquired powerful partners for the Observer Highway project, which city officials estimate will cost \$60 million. Barry hopes to build the project in partnership with Secaucus developer Hartz Mountain Industries, and Raia has joined with the Ala Construction Company of Paramus.

Barry and Raia are both familiar names in Hoboken development and political circles.

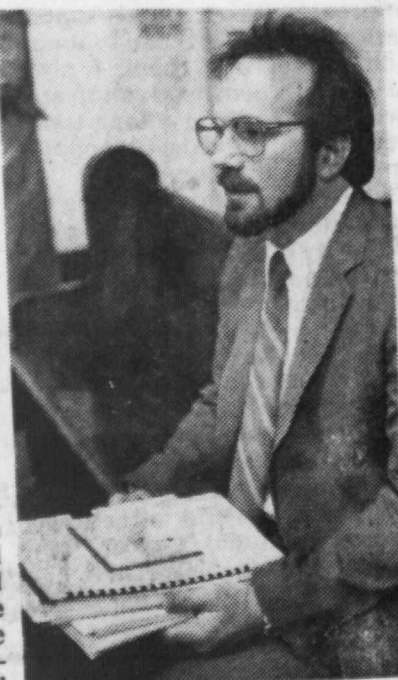
As president of Applied Housing, Barry rehabilitated 1,300 subsidized units in Hoboken. He is also the publisher of the local Hudson Reporter weekly newspapers.

Barry's newspapers recently entered a partnership with the Village Voice, which is owned by Hartz' chief executive officer Leonard Stern. Barry said he approached Hartz to become involved in the Observer Highway project because he felt he needed a powerful partner to compete.

"With people like Starrett Housing and K. Hovnanian picking up RFP's for this project, I felt it would be very difficult for the council to vote for me against those giants," Barry said. "I needed my own giant."

Hartz' Hudson development projects include an office center at Journal Square in Jersey City, a technical center on property owned by Stevens Institute of Technology in Hoboken, Lincoln Harbor in Weehawken and Harmon Meadow and Harmon Cove in Secaucus.

Barry said that if he is awarded the contract, Hartz has agreed to construct the project and supply half of the necessary funding.



Developer Frank Raia submits his proposal.

Raia has undertaken numerous construction projects in Hoboken, including the Schoolhouse Condominiums. He has also run unsuccessfully for the Board of Education and the City Council with the support of Mayor Thomas Vezetti.

Raia's partners, the Alba Construction Company, built 4,000 senior citizens' apartments in Hoboken at the Fox Hill housing project, as well as thousands of housing units across the state.

Both Barry and Raia said they believe the city's strict affordable housing requirements limited the number of developers who responded. The city demanded that developers set aside 10 percent of their units for moderate-income Hoboken families and 10 percent for low-income families.

The city set the affordable rents based on the state guidelines for Hudson County of \$195 a month for one bedroom and \$295 a month for three bedrooms for low-income residents and \$695 for one bedroom and \$975 for three bedrooms for middle-income residents.

The city received a \$3 million Housing Development Action Grant from the federal government for the project, and officials say the grant money and the rents from the luxury apartments will "cross-subsidize" the project's affordable units.

Barry's project, which is dubbed "Observer Park," includes three 16-story towers atop three block-long buildings of five stories each, along with parking, retail space and public recreation areas. The project includes 332 luxury apartments which will open as rental units and convert to condominiums, in addition to 118 affordable units.

Raia's proposal, known as "Observer Towers," calls for three block-long, 10-story buildings with two 16-story towers at Bloomfield Street and Park Avenue, as well as retail space, parking and public recreation areas. The project includes 135 luxury apartments and 115 affordable units.

Barry presented the first version of his proposal to the council two years ago and asked that he be named the exclusive developer. The Vezetti administration, however, insisted that the project be opened to all interested bidders.

to accept a contract yesterday after working 13 months without one.

Under the contract, city employees other than fire, police and school personnel will receive a 7 percent raise, retroactive to Jan. 1, 1987. They will receive an additional 6 percent raise for 1988.

The contract also provides for a new drug-testing program.

Jim Fisher, a fire alarm operator and the union president, said the contract, which was approved by a vote of 8-3, addressed many of the union's requests.

One sticking point, Fisher said, was the union's demand for some protection for longtime workers.

"It creates hard feelings when

Chius and Fisher agreed on a provision to give workers who did not get a raise last year a \$750 salary increase or a raise to the maximum salary level, whichever amount is lower.

Under the drug-testing plan, if the director of a department has "reasonable suspicion" that an employee is using illegal drugs, he may order a drug test. Employees who fail the drug test can challenge those results. The plan is set to begin March 1.

Other features of the new contract include improved health benefits and a move toward biweekly, rather than weekly paychecks.

Fisher and Chius met nine times during the last 14 months to reach an agreement. The two are set to meet again Monday to discuss contract language.

Elysian Federal Savings Bank is on sound footing and needs no further remedial help right now, the Federal Home Loan Bank said yesterday.

"They're not as big as they used to be, and their cushion of capital is not what it once was believed to be, but that's behind them now," a FHLB executive said.

"We think the problem has been addressed, and there is every reason to believe they will continue to grow from this point on," said Eugene Sherman, senior vice president of the FHLB and its chief economist.

Elysian disclosed Friday that it lost \$30 million worth of savings accounts during the latter half of 1987, most after reports of federal investigations of the institution and a management shakeup last fall.

Elysian's net worth — the difference between assets and lia-



A customer walks out of the Elysian Federal Savings Bank on Washington Street in Hoboken yesterday.

Please see ELYSIAN Page 14

Councilman's rent plan is criticized

By Dominick Calicchio

Hoboken Councilman Dave Roberts says his proposed amendment to the city's rent-control ordinance is designed to help landlords who have charged lower rents than was permitted.

But the city's tenant advocate and rent regulation officer says Roberts' amendment would only make it more difficult for lower- and middle-income families to find decent apartments in the city.

Roberts introduced his amendment at the last City Council meeting, Jan. 20. It will be read at tomorrow's meeting at 7 p.m. in City Hall.

The councilman says many city homeowners have been unduly hurt by the generosity they have shown relatives. They rent to relatives at a lower rate, but by law they can raise the rent only 25 percent after the family member

leaves. Roberts proposes that landlords who had rented to relatives at cheap rates be able to raise rents to the federal Housing and Urban Development (HUD) standards if the relative leaves. For example, \$425 for a one-bedroom apartment, \$500 for a two-bedroom apartment and \$625 for a three-bedroom apartment.

"The government has an idea of what it costs to maintain an apartment," Roberts says.

However, the city's rent-regulation officer, Lourdes Arroyo, says landlords are already protected under the rent-control ordinance's "hardship" provision.

Any landlord not receiving an 11.5 percent annual return on his investment may apply for a higher rent increase, she says.

She calls Roberts' plan "to the least, discriminatory

See RENT PLAN — Page 10.



Litter on the city streets is the most common cause of gripes in Hoboken, says Mayor Thomas Vezetti.

Rent plan is criticized

Continued from Page 1

against low-income people" because it would reduce the number of \$100, \$200 and \$300 rental units available in the city.

"If he's successful, then Hoboken is against the poor," Arroyo says. "That's his statement."

City tenant advocate Tom Olivieri notes that while Roberts expresses concern for landlords who rent to family members, that concern isn't specifically mentioned in the wording of the ordinance.

"They should spell it out," he says. "It should really be specifically addressed, that that's his interest, his concern."

Otherwise, Olivieri says, "if this is going to be another tool to displace, to get people to speculate on their property, I'm against it."

Olivieri sympathizes with "the small homeowner" who may not be making enough of a return to pay the mortgage, he says, but he's suspicious of the motives of landlords in the city who own several buildings strictly as investments.

"This might be another eviction tool," he says.

Roberts says he has "built in language" that will prohibit landlords from using the amendment to evict tenants.

The amendment says a landlord can raise the rent to the HUD guidelines only when "the (previous) tenant vacated the apartment unit voluntarily, and not through illegal means, and without harassment, duress or unreasonable pressure from the landlord or his agents."

Landlords have sometimes made cash offers to tenants to vacate apartments, Olivieri says, but the tenant finds later that there are few apartments of comparable rent remaining in Hoboken, so the tenant eventually leaves the city.

Nevertheless, Roberts says he expects to win the support of the full City Council.

Allowing homeowners to increase rents might also slow condo conversions in the city, he says. Some landlords have converted to condos solely because they couldn't afford to keep their units as rentals, he says.

Councilwoman Helen Cunningham, often an opponent of Roberts, says the amendment is a measure the city may have to consider in wake of upcoming property revaluations.

She says there's a danger that many homeowners might not be able to meet their tax payments if they don't receive some form of assistance.

Litter Force plans for a cleaner city

By Patricia Scott

The Hoboken Litter Task Force gathered yesterday for its first session to hammer out plans for a cleaner city.

Prior to the session, Mayor Thomas Vezetti said residential and business complaints about litter problems ruining the look of Hoboken's streets are the most common gripe he's dealt with in the past two years.

Under the new plan, there will be city-wide pickups of garbage every night except Tuesdays and Saturdays. Previously, garbage was picked up three nights a week, Vezetti said.

As of March 1, Hoboken residents must separate their recyclable garbage from regular garbage and dispose of it under new rules. Newspapers, cardboard, metal objects, glass and aluminum cans must be handled differently from routine garbage.

Tuesday night pickups will be reserved for "recyclables" only: newspapers and household metal objects.

Cardboard will be picked up by city sanitation workers six days a week from businesses and from residents by appointment. Appointments can

be made by calling the Recycling Coordinator, Vincent Logan, 420-2254.

Glass will be collected by the city four days a week, also by appointment through Logan.

Aluminum cans can be dropped off at the firehouses, at 1313 Washington St., at Eighth and Clinton streets, at Second and Jefferson streets and at Observer Highway and Madison Street. Cans can also be brought to City Hall, 94 Washington St.

Leaves will be collected and taken away by city sanitation personnel, and residents who need leaf-hauling services can make appointments by contacting Logan.

Residents and businesses can leave their refuse on the curb.

Vezetti said trash must be in plastic bags or garbage cans, and bags must be securely fastened and tied. Garbage cans must have handles and lids and the address of the owner's home must be on the can. Owners of multiple-dwelling buildings have to provide one can per apartment.

Laurie Fabiano, confidential aide to Vezetti, said resi-

See LITTER — Page 9.

thing Elysian had done rarely in its 60-year history.

The decrease reflects a significant devaluation of assets and the writeoff of some loans not considered sound by the FHLB. During audits of the institution, the FHLB found many of Elysian's loans and real estate holdings had been overvalued under the management of its former president, Ernest Badaracco Jr. The FHLB also found the institution's books to be less than orderly.

The savings and loan association, which bankrolled much of Hoboken's renaissance when no one else would, also posted a \$32 million drop in assets, from \$289 million in 1986 to \$257 million in 1987.

Even though the institution's net worth is below what the FHLB considers sound, Sherman said his bank will not force any remedial action.

"That's a judgment call that takes into account real estate values and the prosperity of the local area," Sherman said. "It's not probable that any remedial step will have to be taken," he said.

The FHLB has two standards for capital: It must be at least 6 or 3 percent of assets, depending on the type of institution. Elysian's capital — \$1.8 million — now accounts for only 0.7 percent of assets.

"That is below our target objective," Sherman said. "But it is not at the point where we have to step in with a forced change in management or a liquidation plan."

Sherman and Elysian officials yesterday tried to allay the fears of customers, stressing the institution is under new management and there is no need for panic.

"The correctional elements are in place," said Robert Nolan, vice president of marketing. "We have placed Elysian into an operational mode which will allow it to compete more effectively in the future."

Elysian is under the management of Edward Schultz, a Rochester, N.Y., consultant who was brought in with the FHLB's blessing after Badaracco resigned. Sources close to Elysian have said the management change was mandated by the FHLB.

Depositors at the institution were concerned yesterday, but one said he trusts the new management.

"It's a step in the right way," said a customer who did not wish to be named. "It was definitely needed. Badaracco was lending money out all over the place to all these condos without taking security. I'm worried, like anyone else. But so far, so good."

Litter Force plans for a cleaner city

Continued from Page 1

lans, Fabiano urged residents to call a Litter Hotline with information about people who defy the litter laws.

Residents can make complaints by calling 609-9062 or 420-2949.

Fabiano can keep her raise

By CHRISTOPHER AVE

Staff Writer

HOBOKEN—After more than an hour of debate about Mayor Thomas F. Vezetti and the role of top mayor aide Laurie Fabiano, the City Council last night lost a bid to void a \$17,000 salary increase Vezetti granted Fabiano last month.

Councilman Robert A. Ranieri, an ardent Vezetti foe, sponsored the proposal, which would have reduced Fabiano's salary to \$23,783 a year.

Ranieri, referring to Fabiano as a "clear stenographer," told the council that it should not allow the raise until after a court decides whether the mayor has the power to grant such increases.

But pro-administration Councilman Thomas Newman told the council that Fabiano deserves the raise, and should not suffer the loss in income because of the dispute.

"There is no question in my mind that Laurie Fabiano is

worth her salary," Newman said.

The issue came up last month after Vezetti vetoed a council ordinance that would have granted an assistant tax assessor a \$2,000-a-year raise. The council overrode the veto, and Vezetti ordered Law Director William Graves to file a motion for declaratory judgment in Hudson County Superior Court in Jersey City.

The council has not filed papers in response, but it went into

closed session last night to discuss the matter. No judge has been assigned to the case, according to Graves.

Before the vote, Council President Patrick Pasculi — also a Vezetti foe — called Vezetti a "ceremonial mayor" who had allowed Fabiano to take too much responsibility in government matters.

But Pasculi voted against Ranieri's ordinance, which lost by a vote of 5-2, with Councilman E. Norman Wilson abstaining.

Anti-warehousing law ripped

By JEFFREY HOFF

Staff Writer

If a Hoboken law prohibiting landlords from keeping apartments vacant prevents condominium conversions, it must be struck down, Hudson County's top judge said yesterday.

As a trial on the validity of the city's anti-warehousing law entered its second day in Superior Court in Jersey City before Assignment Judge Burrell Ives

Humphreys, an attorney representing many developers testified that conversions were continuing and that many of his clients are not complying with the ordinance.

Frank M. Leanza of Hackensack said the law is reducing the number of tenant buy-outs in Hoboken because the law requires that apartments be filled.

A suit asking that the law be invalidated has been brought

against the city by the Help Hoboken Housing Landlords' group, which charges the law conflicts with state laws permitting condominium conversions.

The anti-warehousing ordinance, which has been passed in nearly identical forms by Jersey City, North Bergen, Union City, West New York and Weehawken, exempts apartments where a full plan of con-

dominium conversion is filed.

Leanza argued that the ordinance makes it much more costly to complete a conversion because rehabilitation work cannot be done with a tenant in the apartment.

Humphreys suggested a settlement could be reached if the city agreed to amend the ordinance, but attorneys for the city and HHH appear far from such an agreement.

D'Amelio payback upheld

By JEFFREY HOFF
Staff Writer

A ruling by Hudson County's top judge that former Law Director Salvatore D'Amelio Jr. of Hoboken must pay the city profits he improperly obtained in a building sale will not be reconsidered, the judge decided yesterday.

Assignment Judge Burrell

Ives Humphreys of Hudson County Superior Court in Jersey City also ordered a former official of Construction Code Officer Alfred Arrezzo to testify under oath what she did with her profits from the sale. She also must present her 1986 tax return, the judge said.

That ruling will ease the city's efforts to determine how much

D'Amelio profited from the sale of the 201-203 Bloomfield St. property.

D'Amelio, two other city employees and Arrezzo's girlfriend, Mary Cipriani, divided a \$100,000 profit when the lot was sold Oct. 30, 1986.

Humphreys ruled last December that D'Amelio — city law director at the time of the sale — committed a conflict of interest by negotiating a sale contract that was dependent on his winning a building permit from the city.

"The facts cast a deep shadow upon this affair," Humphreys said in his December ruling. "This shadow is lengthened, not diminished by the fact that the defendant was not merely acting as an attorney for a client but also had a personal financial interest in the venture."

D'Amelio has not been charged with any criminal acts. In a related ruling, the judge yesterday said mayoral assistant Laurie Fabiano may be asked to testify under oath in a pre-trial action regarding a libel action filed against her by D'Amelio.

The suit, filed early last year, regards statements Fabiano made to the press concerning D'Amelio's hiring as attorney to the city Police Benevolent Association.

Hoboken assessor facing a probe

By John Petrick

The Hudson County Prosecutor is investigating allegations that Hoboken Tax Assessor Woodrow Monte illegally reduced the assessment of a city condominium complex in exchange for favors from a landlord.

Prosecutor Paul DePascale said he received written notice from Superior Court Judge Robert Tarleton that criminal accusations about Monte were made in his court by a defendant in a civil case.

The case involves Monte's son Dennis and James Severino, owner of one of the condos in the building at 1000 Hudson St.

Severino claims that the elder Monte agreed to reduce the entire complex's assessment by \$150,000. In return, Severino's father — who owned other units in the building — gave Monte the option to buy a unit for about \$100,000 below its fair market value.

The elder Monte said yesterday that no one from the prosecutor's office has contacted him about the allegations or requested records from his office.

Dennis Monte is suing Severino for failing to honor a contract giving him the option to buy Severino's unit for \$60,500.

See HOBOKEN — Page 9.

Hoboken assessor facing a probe

Continued from Page 1

Severino, in pre-trial briefs, contends the contract was an illegal and invalid agreement made secretly between his father Pasquale and the elder Monte.

Attorney Joan Sorrentino, representing Monte's son in the civil case, said the allegations were unfounded.

Attorney Joseph Perillo, representing Severino, also

states in legal briefs that the elder Monte harassed and threatened his son until he finally agreed to sign the illegal contract.

Since the contract was signed under duress, the attorney argues, it should be declared void.

DePascale would not comment further on the investigation. Monte has denied the allegations.

Fabiano's \$17G raise still safe — for now

By Dominick Calicchio

The \$17,000 pay raise awarded last month to Hoboken mayor's aide Laurie Fabiano is safe — for now.

The City Council last night voted down a resolution by Councilman Robert Ranieri that would have returned Fabiano to her former salary.

Three weeks ago, Mayor Thomas Vezzetti promoted Fabiano, 30, from administrative secretary to confidential aide, increasing her salary 72 percent in the process, from \$23,700 to \$41,000.

The move angered some council members, most notably Ranieri, who argued it's the council, not Vezzetti, that has the right to set salaries, unless

the question is submitted in the form of a budgetary line item. The council and the mayor are preparing for litigation on the matter.

The city's municipal employees union also objected to the raise, noting that it equaled or surpassed the annual salaries of many of its long-time members.

During a lengthy debate, Fabiano's job performance drew praise from pro-administration council members Thomas Newman and Helen Cuning and carefully-worded acknowledgement from two administration opponents, council members Patrick Pasculli and David Roberts.

See FABIANO — Page 10.

Fabiano's \$17G raise still safe — for now

Continued from Page 1

Ultimately, only Ranieri and Councilman Steve Cappiello voted to deny the raise.

Roberts said the question didn't appear to be whether Fabiano deserved the money, but whether by having Fabiano the city was being short-changed in paying \$38,000 to what Roberts called "a ceremonial mayor."

Fabiano, he said, "does a full week's work and the city benefits from that."

Newman agreed that Vezzetti's approach to his office is similar to President Reagan's — making up for shortcomings by hiring people who'll work effectively.

Vezzetti deserved credit for realizing he needed someone like Fabiano to carry out complex, day-to-day duties, the councilman observed.

As for the raise, Newman said, "The fact is, somebody's been doing a yeoman's work for dirt-cheap pay." He said the raise was an attempt on Vezzetti's part "to redress an injustice."

Newman credited Fabiano with assisting families made homeless by recent fires, a point which apparently of-

fended Cappiello. "That's not her job, Tom," Cappiello said. "There are people who go that voluntarily. The Red Cross does a very good job."

Cappiello's wife, Dorothy, is co-owner of 318 Hudson St., a five-story tenement in which a 55-year-old grandmother, Savi-taben Amin, died following an accidental fire in October.

More than three months later, none of the 10 families have been able to return to the building, despite pressure from the mayor's office that the owners repair the apartments, which were only moderately damaged. Cappiello, meanwhile, has been attempting to sell the property.

"You touched a very sore point on that," he told Newman.

Following the public portion of the meeting, the council entered a closed session to discuss hiring an attorney for its case against Vezzetti on the question of the mayor's right to raise Fabiano's salary.

The council also considered the possibility of Hoboken Law Director William Graves taking a leave of absence if he defends Vezzetti and Fabiano in court.

Judge restricts legal challenge on warehousing

By John Petrick

Legal challenges to Hoboken's and Jersey City's anti-warehousing ordinances finally got under way in Superior Court yesterday, as a planning consultant began testimony for plaintiff Help Hoboken Housing.

Just before the trial began, Assignment Judge Burrell Ives Humphreys ruled that the plaintiffs cannot argue the ordinance's constitutionality, since that issue was already raised in a federal suit challenging the anti-warehousing measure.

Under Humphreys' ruling, the plaintiff — an organization of Hoboken landlords — must stick to the question of whether the ordinance is superseded by state laws governing evictions.

A lone Jersey City landlord, Jerome St. is challenging Jersey City's anti-warehousing law, which is almost identical to Hoboken's. The two cases have been consolidated into one trial.

Help Hoboken Housing filed its suit in January, 1987. In legal briefs, attorney Roger Sauer argues that, if upheld, the ordinance "would in effect chill and prohibit much of the future housing development which has been planned in the City of Hoboken."

The law requires landlords to rent vacant apartments within 60 days or face fines of up to \$500 per day.

"Through the use of both expert and law testimony, plaintiff will prove that the ordinance, rather than promoting the creation and maintenance of safe and decent housing, will instead stratify essentially uninhabitable housing in its current status for all time," the attorney states in his brief.

Fred Suljic, currently the director of planning for Sussex County, is scheduled to continue testimony today as to whether there is a housing crisis in Hoboken.

A portion of Hoboken's ordinance states that the city "has previously determined

that an emergency exists in the city with respect of affordable rental housing."

The witness is also expected to detail the Fair Housing Act, state legislation passed in response to the New Jersey Supreme Court's rulings in the Mount Laurel housing cases.

SCHOOLS

CONTINUED FROM PAGE 1

Union City, the elections are key tests of political strength, considered by some observers the most important elections of the year because of the large amount of political patronage controlled by school systems. In Hoboken and North Bergen, there are three three-year terms up in the election. Four spots are open on Union City's board, three for three years and one for the year left in an unexpired term.

The boards are preparing their budgets even as Gov. Thomas H. Kean is calling for an increase in state aid to local districts and hikes in teacher salaries.

But so far, the proposals are too vague to allow the districts to account for additional aid in their budgets, according to Jack Duffy, secretary of the Board of Education in North Bergen, where the budget is expected to increase by about 10 percent.

State aid could lessen the blow to taxpayers brought on by any budget increases, Duffy noted.

IN HOBOKEN, where the election could set the stage for next year's mayoral race, it is seen as a key indicator of the strength of the self-described reformers who are battling the strong remnants of the old-guard organization, which controls the board.

Hoboken's Committee For Quality Education, which has been challenging allies of City Councilman Steve Cappiello for dominance of the school board, may not field a formal slate of

candidates, according to Trustee Joseph P. Rafter, who predicted that Gerard Costa would run and be endorsed by the committee.

Rafter said that after CQE lost badly in last year's election, some candidates were concerned that the CQE banner could detract votes.

Costa, Natalie Smith, Claire DePalma, Jerry Forman Sr. and Margaret O'Brien have picked up candidate's petitions, according to board Secretary Anthony Curko.

IN NORTH BERGEN, the election will be the first vote since the majority of the Board of Commissioners banded together against political boss Joseph Mocco.

It could not be learned yesterday who would file as a school board candidate. Petitions for candidacy have been picked up by Octavio J. Alfonso, a former county freeholder; Herbert Shaw, a perennial anti-administration candidate; and Edward Krup Sr., according to board Secretary Jack Duffy.

Public Affairs Commissioner Nicholas J. Sacco, who has led efforts to neutralize or oust allies of Mocco, the former township clerk and alleged racketeer, said he plans to help form a ticket that does not include any of the three incumbents up for election.

Sacco said all three — President Frank Simmons, Vice President Frances Cohan and Marisa Pascual — came to power while Mocco exerted political in-

Industrial park proposed in Hoboken

By Bill Campbell

Hoboken officials yesterday released a state report urging construction of a \$25 million multi-story industrial park in the under-utilized northwestern section of the city.

The report, prepared by the state Economic Development Authority, recommends construction of the park on a 20-acre, nine-block site bounded by the 14th Street viaduct, Madison, 16th and Clinton streets.

The EDC said said that new and existing industrial users could generate 1,500 jobs and \$1.6 million in taxable income.

Hoboken Community Development Agency Executive Director Michael Coleman said the city is also eyeing the 10-acre, three-block site of the Levolor Loretzen factory on Monroe Street as a possible location for a business incubator and industrial park.

Levolor, which is based in Parsippany, announced in December that it would close the outdated facility and lay off 600 employees. The Levolor site was not included in the state report, but Coleman called the location "the logical place to

start." Hoboken's industrial base has been steadily eroding over the past two decades as gentrification and the skyrocketing tax rate priced out traditional manufacturers. The process has had a ripple effect on

City Council. The city has already initiated discussions with Levolor officials for the purchase of the factory for the incubator site and would soon begin talks with the 30 property owners in the zone of the proposed industrial park, he said.

Coleman said the city's interest in the Levolor site stemmed from the property's being owned by a single company. The city could move on only one project at a time, he said, but is optimistic that the EDC would still be interested in the industrial park site.

The EDA has already completed two industrial projects each in Jersey City, Newark and Elizabeth, generating nearly 4,500 jobs. The agency, which acts as a developer, uses a combination of public and private funds to construct its projects.

Public funds lent for the project are interest-free, with the principal repaid to the agency from rents, he said. The city will attempt to purchase each parcel, but may exercise its right of eminent domain, Coleman said.

The report recommends

See LEVOLOR — Page 4.

the local economy, from a loss of jobs to a reduction in municipal taxables.

Hoboken asked the EDA, a quasi-public agency with broad powers for spurring economic development, to prepare a fea-

Vezzetti, who released the report at a City Hall news conference.

Coleman said the report has already received support from the administration and several key members of the

NEWS ANALYSIS

School board races heat up

By DOUGLAS LAVIN
Staff Writer

Upcoming hearings on school budgets and Board of Education elections in seven Hudson County municipalities promise to mark the beginning of the spring political season in the county, where public education and backroom politics frequently

mix. School boards throughout the county are preparing their budgets for the next school year in order to meet a Monday deadline, even as candidates for local boards are trying to meet their own Thursday filing deadline for the April 5 election.

In Hoboken, North Bergen and

Please see SCHOOLS Page 10

About the school vote

Key deadlines in upcoming school board elections and budget process:

- Submission of budget to county superintendent: Feb. 8.
- Petitions filed to run for school board: Feb. 11.
- Budget released to public: March 11.
- Public hearings on budget: March 18.
- Elections on trustees and budget: April 5.

■ Elections will be held in East Newark, Hoboken, Kearny, North Bergen, Secaucus, Union City and Weehawken.

■ Guttenberg, Jersey City, Bayonne, Harrison, West New York, and the Hudson County Area Vocational-Technical School have appointed boards.

York do not have elected boards, but they are subject to the same Feb. 8 deadline for submission of a budget to the county and the same March 18 deadline for hearings on their budgets.

In the 1986-87 school year, \$357 million was spent on 72,000 students at public schools throughout the county, with the bulk of the funds being spent on pay-rolls.

Although more attention traditionally is paid to state and federal elections, local politicians must pay close attention to board races because school systems are among the largest employers in most Hudson municipalities and because politicians frequently use school payrolls to reward their supporters.

Mayors Leo Gattoni Sr. of North Bergen, Anthony M. De-Fino of West New York, Robert

Menendez of Union City and Anthony R. Cucci of Jersey City all have political supporters — as well as relatives — who work for their local school boards.

Last year, the Union City school race was marked by brawls and accusations of vandalism, while November election campaigns there for such other offices as county executive and state Legislature were comparatively quiet.

The state Department of Education has accused the Jersey City school system of being too closely tied to local politics. Last year, Administrative Law Judge Ward R. Young, ruling on conduct during the school election, found that the city "is a politically controlled environment" and "there was governmental intimidation" during the election.

Sinatra Drive shut awaiting guard rail

By Jim DeRogatis

Frank Sinatra Drive in Hoboken is closed indefinitely until the city installs a guard rail to stop motorists from driving into the Hudson River.

Police Chief George Crimmins said a study of the potentially hazardous situation on Sinatra Drive, which runs along the river from Sixth to Eleventh Street, found that the city could be liable in the event of an accident on the twisting road.

Waterfront piers owned by Stevens Institute of Technology were removed last year, and there is only about six feet between the road and the river.

See SINATRA — Page 4.

There is no guard rail at the site, and city officials have been arguing about whether it is Stevens' or the city's responsibility to install a protective barrier.

Public Works Director Roy Haack said the city decided the road had to be closed to traffic when the police report noted that the city would ultimately be responsible if there were an accident.

A 24-year-old Hoboken woman was killed in 1985 when her car drove off the piers into the river. A 19-year-old Hoboken resident nearly drove off the rain-slicked road into the

Coffee plant work halted by sewage

By Bill Campbell

Production at General Food's Maxwell House Coffee plant in Hoboken was halted for several hours early yesterday after a sewage valve malfunctioned, spilling sewage throughout the waterfront plant.

General Foods spokesman Peter Ackley said production was curtailed for about two hours after a faulty city-owned

valve resulted in the sewage backup.

Hoboken Public Works Director Roy Haack said the problem probably stemmed from repairs to municipal tide gates and regulators. He said the tide gates may have closed, backing up sewage from a Maxwell House discharge line.

Representatives of General Foods, Maxwell House's parent company, and Hoboken will meet today to discuss the prob-

lem, Haack said.

"Obviously, as a major taxpayer and water-bill payer, we are very interested in resolving this problem," Ackley said. "Since we operate continuously, a problem like this can be very disruptive."

The coffee plant, the city's largest private employer and taxpayer, has been the target of a cost-cutting and streamlining by General Foods. Last December, General Foods executives

offered some 120 employees an early retirement package as an alternative to closing the facility.

Employment at the plant has dropped nearly 50 percent in the past two decades, from 1,300 in 1968 to about 700 today. Analysts have attributed the drop to a reduction in consumer coffee buying.

Haack said the sewage backup occurred shortly after 6 a.m. yesterday.

Sinatra Drive closed

Continued from Page 1

river in November, raising questions again about the road's safety.

Haack is getting prices from companies for a guard rail or concrete barrier and will approach the City Council for an emergency appropriation next week, he said. "The road will be closed until we get something up there. It's just a matter of time," he said.

"That road was a disaster waiting to happen," Haack said.

D'Amelio payback upheld

By JEFFREY HOFF
Staff Writer

A ruling by Hudson County's top judge that former Law Director Salvatore D'Amelio Jr. of Hoboken must pay the city profits he improperly obtained in a building sale will not be reconsidered, the judge decided yesterday.

Assignment Judge Burrell

Ives Humphreys of Hudson County Superior Court in Jersey City also ordered a former girlfriend of Construction Code Official Alfred Arrezzo to testify under oath what she did with her profits from the sale. She also must present her 1986 tax return, the judge said.

That ruling will ease the city's efforts to determine how much

D'Amelio profited from the sale of the 201-203 Bloomfield St. property.

D'Amelio, two other city employees and Arrezzo's girlfriend, Mary Cipriani, divided a \$100,000 profit when the lot was sold Oct. 30, 1986.

Humphreys ruled last December that D'Amelio — city law director at the time of the sale — committed a conflict of interest by negotiating a sale contract that was dependent on his winning a building permit from the city.

"The facts cast a deep shadow upon this affair," Humphreys said in his December ruling. "This shadow is lengthened, not diminished by the fact that the defendant was not merely acting as an attorney for a client but also had a personal financial interest in the venture."

D'Amelio has not been charged with any criminal acts. In a related ruling, the judge yesterday said mayoral assistant Laurie Fabiano may be asked to testify under oath in a pre-trial action regarding a libel action filed against her by D'Amelio.

The suit, filed early last year, regards statements Fabiano made to the press concerning D'Amelio's hiring as attorney to the city Police Benevolent Association.

Industrial park proposed in Hoboken

By Bill Campbell
J.J. 2-5-88

Hoboken officials yesterday released a state report urging construction of a \$25 million multi-story industrial park in the under-utilized northwestern section of the city.

The report, prepared by the state Economic Development Authority, recommends construction of the park on a 20-acre, nine-block site bounded by the 14th Street viaduct, Madison, 16th and Clinton streets.

The EDC said said that new and existing industrial users could generate 1,500 jobs and \$1.6 million in taxable income.

Hoboken Community Development Agency Executive Director Michael Coleman said the city is also eyeing the 10-acre, three-block site of the Levolor Lorentzen factory on Monroe Street as a possible location for a business incubator and industrial park.

Levolor, which is based in Parsippany, announced in December that it would close the outdated facility and lay off 600 employees. The Levolor site was not included in the state report, but Coleman called the location "the logical place to

start." Hoboken's industrial base has been steadily eroding over the past two decades as gentrification and the skyrocketing tax rate priced out traditional manufacturers. The process has had a ripple effect on

sibility report on the industrial park last February. "This is a major step forward for Hoboken because it's so important for us to keep an industrial/residential mix in the city," said Mayor Thomas

Levolor layoffs start today

By Dominick Calicchio

The first layoffs at Hoboken's Levolor Lorentzen window-blind plant will begin at the end of work today.

The company announced in December that it will cease Hoboken operations this year with a gradual shut-down. The decision, which surprised city officials, affects more than 600 workers, many of whom are Hoboken residents.

Levolor's management wouldn't disclose the number of employees involved in today's first phase of the shut-down, but J. Robert White, representative of the state Department of Labor who attended a special meeting at Levolor yesterday, estimated that 30 people will lose their jobs today.

Levolor, at Eighth and Monroe streets, is the second-largest private employer in the city, the largest being the Maxwell House coffee plant.

See LEVOLOR — Page 4.

the local economy, from a loss of jobs to a reduction in municipal ratables.

Hoboken asked the EDA, a quasi-public agency with broad powers for spurring economic development, to prepare a fea-

Vezzetti, who released the report at a City Hall news conference.

Coleman said the report has already received support from the administration and several key members of the

City Council. The city has already initiated discussions with Levolor officials for the purchase of the factory for the incubator site and would soon begin talks with the 30 property owners in the zone of the proposed industrial park, he said.

Coleman said the city's interest in the Levolor site stemmed from the property's being owned by a single company. The city could move on only one project at a time, he said, but is optimistic that the EDC would still be interested in the industrial park site.

The EDA has already completed two industrial projects each in Jersey City, Newark and Elizabeth, generating nearly 4,500 jobs. The agency, which acts as a developer, uses a combination of public and private funds to construct its projects.

Public funds lent for the project are interest-free, with the principal repaid to the agency from rents, he said. The city will attempt to purchase each parcel, but may exercise its right of eminent domain, Coleman said.

The report recommends

See INDUSTRIAL — Page 4.

Industrial

Continued from Page 1

creating labor-intensive, pollution-free industries which require proximity to Manhattan.

Likely tenants would be garment manufacturers and printers, Coleman said. Several existing Hoboken companies like the Poggie Press, a printer and Dan Dee Bag and Belt Co. a manufacturer of clothing accessories, have expressed interest in expanding, he said.

High land-acquisition costs, estimated at \$7.6 million for the northwest site, have created the need for a multi-story facility, the report said.

The northwestern site would house a series of five- and six-story buildings, each with between 200,000 and 500,000 square feet. Parking for 500 to 750 cars would be provided on site, according to the report.

Currently, the northwest site contains 200,000 square feet and contributes 280 jobs and \$137,000 in taxes, according to Coleman.

Levolor layoffs start

Continued from Page 1

The press was excluded from yesterday's meeting of employees, company officials, state Department of Labor personnel and representatives of the city's Community Development Agency.

One employee said, however, that the first round of layoffs will affect workers on the plant's fourth floor — those who make the one-inch window blinds.

For the last two weeks those workers were required to come in only three days a week, the employee said.

Another employee said workers on the plant's fifth floor have been working four-day weeks for the last several weeks. They are rumored to be the next department to be let go, the employee said.

That group would be let go a week from today.

Employees are planning a rally today at 2 p.m. at the plant to discuss their layoff benefits.

Hoboken assessor facing a probe

By John Petrick

The Hudson County Prosecutor is investigating allegations that Hoboken Tax Assessor Woodrow Monte illegally reduced the assessment of a city condominium complex in exchange for favors from a landlord.

Prosecutor Paul DePascale said he received written notice from Superior Court Judge Robert Tarleton that criminal accusations about Monte were made in his court by a defendant in a civil case.

The case involves Monte's son Dennis and James Severino, owner of one of the condos in the building at 1000 Hudson St.

Severino claims that the elder Monte agreed to reduce the entire complex's assessment by \$150,000. In return, Severino's father — who owned other units in the building — gave Monte the option to buy a unit for about \$100,000 below its fair market value.

The elder Monte said yesterday that no one from the prosecutor's office has contacted him about the allegations or requested records from his office.

Dennis Monte is suing Severino for failing to honor a contract giving him the option to buy Severino's unit for \$60,500.

See HOBOKEN — Page 9.

Hoboken assessor facing a probe

Continued from Page 1

Severino, in pre-trial briefs, contends the contract was an illegal and invalid agreement made secretly between his father Pasquale and the elder Monte.

Attorney Joan Sorrentino, representing Monte's son in the civil case, said the allegations were unfounded.

Attorney Joseph Perillo, representing Severino, also

states in legal briefs that the elder Monte harassed and threatened his son until he finally agreed to sign the illegal contract.

Since the contract was signed under duress, the attorney argues, it should be declared void.

DePascale would not comment further on the investigation. Monte has denied the allegations.

Fabiano's \$17G raise still safe — for now

By Dominick Calicchio

The \$17,000 pay raise awarded last month to Hoboken mayor's aide Laurie Fabiano is safe — for now.

The City Council last night voted down a resolution by Councilman Robert Ranieri that would have returned Fabiano to her former salary.

Three weeks ago, Mayor Thomas Vezzetti promoted Fabiano, 30, from administrative secretary to confidential aide, increasing her salary 72 percent in the process, from \$23,700 to \$41,000.

The move angered some council members, most notably Ranieri, who argued it's the council, not Vezzetti, that has the right to set salaries, unless

the question is submitted in the form of a budgetary line item. The council and the mayor are preparing for litigation on the matter.

The city's municipal employees union also objected to the raise, noting that it equaled or surpassed the annual salaries of many of its long-time members.

During a lengthy debate, Fabiano's job performance drew praise from pro-administration council members Thomas Newman and Helen Cunningham and carefully-worded acknowledgement from two administration opponents, council members Patrick Pasculli and David Roberts.

See FABIANO — Page 10.

Fabiano's \$17G raise still safe — for now

Continued from Page 1

Ultimately, only Ranieri and Councilman Steve Cappiello voted to deny the raise.

Roberts said the question didn't appear to be whether Fabiano deserved the money, but whether by having Fabiano the city was being short-changed in paying \$38,000 to what Roberts called "a ceremonial mayor."

Fabiano, he said, "does a full week's work and the city benefits from that."

Newman argued that Vezzetti's approach to his office is similar to President Reagan's — making up for shortcomings by hiring people who'll work effectively.

Vezzetti deserved credit for realizing he needed someone like Fabiano to carry out complex, day-to-day duties, the councilman observed.

As for the raise, Newman said: "The fact is, somebody's been doing a yeoman's work for dirt-cheap pay." He said the raise was an attempt on Vezzetti's part "to redress an injustice."

Newman credited Fabiano with assisting families made homeless by recent fires, a point which apparently of-

fended Cappiello. "That's not her job, Tom," Cappiello said. "There are people who do that voluntarily. The Red Cross does a very good job."

Cappiello's wife, Dorothy, is co-owner of 318 Hudson St., a five-story tenement in which a 55-year-old grandmother, Savitaben Amin, died following an accidental fire in October.

More than three months later, none of the 14 families have been able to return to the building, despite pressure from the mayor's office that the owners repair the apartments, which were only moderately damaged. Cappiello, meanwhile, has been attempting to sell the property.

"You touched a very sore point on that," he told Newman.

Following the public portion of the meeting, the council entered a closed session to discuss hiring an attorney for its case against Vezzetti on the question of the mayor's right to raise Fabiano's salary.

The council also considered the possibility of Hoboken Law Director William Graves taking a leave of absence if he defends Vezzetti and Fabiano in court.

Judge restricts legal challenge on warehousing

By John Petrick

Legal challenges to Hoboken's and Jersey City's anti-warehousing ordinances finally got under way in Superior Court yesterday, as a planning consultant began testimony for plaintiff Help Hoboken Housing.

Just before the trial began, Assignment Judge Burrell Ives Humphreys ruled that the plaintiffs cannot argue the ordinance's constitutionality, since that issue was already raised in a federal suit challenging the anti-warehousing measure.

Under Humphreys' ruling, the plaintiff — an organization of Hoboken landlords — must stick to the question of whether the ordinance is superseded by state laws governing evictions.

A lone Jersey City landlord owning property at 135 Montgomery St. is challenging Jersey City's anti-warehousing law, which is almost identical to Hoboken's. The two cases have been consolidated into one trial.

Help Hoboken Housing filed its suit in January, 1987. In legal briefs, attorney Roger Sauer argues that, if upheld, the ordinance "would in effect chill and prohibit much of the future housing development which has been planned in the City of Hoboken."

The law requires landlords to rent vacant apartments within 60 days or face fines of up to \$500 per day.

"Through the use of both expert and law testimony, plaintiff will prove that the ordinance, rather than promoting the creation and maintenance of safe and decent housing, will instead stratify essentially uninhabitable housing in its current status for all time," the attorney states in his brief.

Fred Suljic, currently the director of planning for Sussex County, is scheduled to continue testimony today as to whether there is a housing crisis in Hoboken.

A portion of Hoboken's ordinance states that the city "has previously determined

that an emergency exists in the city with respect of affordable rental housing."

The witness is also expected to detail the Fair Housing Act, state legislation passed in response to the New Jersey Supreme Court's rulings in the Mount Laurel housing cases.

SCHOOLS

CONTINUED FROM PAGE 1

Union City, the elections are key tests of political strength, considered by some observers the most important elections of the year because of the large amount of political patronage controlled by school systems. In Hoboken and North Bergen, there are three three-year terms up in the election. Four spots are open on Union City's board, three for three years and one for the year left in an unexpired term.

The boards are preparing their budgets even as Gov. Thomas H. Kean is calling for an increase in state aid to local districts and hikes in teacher salaries.

But so far, the proposals are too vague to allow the districts to account for additional aid in their budgets, according to Jack Duffy, secretary of the Board of Education in North Bergen, where the budget is expected to increase by about 10 percent. State aid could lessen the blow to taxpayers brought on by any budget increases, Duffy noted.

IN HOBOKEN, where the election could set the stage for next year's mayoral race, it is seen as a key indicator of the strength of the self-described reformers who are battling the strong remnants of the old-guard organization, which controls the board.

Hoboken's Committee For Quality Education, which has been challenging allies of City Councilman Steve Cappiello for dominance of the school board, may not field a formal slate of

candidates, according to Trustee Joseph P. Rafter, who predicted that Gerard Costa would run and be endorsed by the committee.

Rafter said that after CQE lost badly in last year's election, some candidates were concerned that the CQE banner could detract votes.

Costa, Natalie Smith, Claire DePalma, Jerry Forman Sr. and Margaret O'Brien have picked up candidate's petitions, according to board Secretary Anthony Curko.

IN NORTH BERGEN, the election will be the first vote since the majority of the Board of Commissioners banded together against political boss Joseph Mocco.

It could not be learned yesterday who would file as a school board candidate. Petitions for candidacy have been picked up by Octavio J. Alfonso, a former county freeholder; Herbert Shaw, a perennial anti-administration candidate; and Edward Krup Sr., according to board Secretary Jack Duffy.

Public Affairs Commissioner Nicholas J. Sacco, who has led efforts to neutralize or oust allies of Mocco, the former township clerk and alleged racketeer, said he plans to help form a ticket that does not include any of the three incumbents up for election.

Sacco said all three — President Frank Simmons, Vice President Frances Cohan and Marisa Pascual — came to power while Mocco exerted political in-

fluence as the township clerk, and said they need to be replaced by individuals who are not indebted to the ex-clerk.

But according to one political observer, the pro- and anti-Mocco factions may unify behind a compromise slate.

IN UNION CITY, the balloting is expected once again to try the political power of the Alliance Civic Association, which controls the school board and the Board of Commissioners.

No formal opposition has been announced, but four anti-administration candidates are expected to file together as an opposition ticket. A possible tax increase and a state report failing the district in a handful of educational tests are expected to be key issues in the election.

In the past, politicians have taken advantage of the lack of a primary or a runoff in school elections and fielded candidates with the same last names as their opponents in order to confuse voters. One result of that practice is that interested parties have refused to comment on who will be running for the boards. They say that names will not be released until the filing deadline.

In the seven municipalities with elected boards — Hoboken, North Bergen, Secaucus, Union City, Weehawken, Kearny and East Newark — voters are to cast ballots for trustees and the school budgets.

JERSEY CITY and West New

About the school vote

Key deadlines in upcoming school board elections and budget process:

- Submission of budget to county superintendent: Feb. 8.
- Petitions filed to run for school board: Feb. 11.
- Budget released to public: March 11.
- Public hearings on budget: March 18.
- Elections on trustees and budget: April 5.
- Elections will be held in East Newark, Hoboken, Kearny, North Bergen, Secaucus, Union City and Weehawken.
- Guttenberg, Jersey City, Bayonne, Harrison, West New York, and the Hudson County Area Vocational-Technical School have appointed boards.

Please see SCHOOLS Page 10

York do not have elected boards, but they are subject to the same Feb. 8 deadline for submission of a budget to the county and the same March 18 deadline for hearings on their budgets.

In the 1986-87 school year, \$357 million was spent on 72,000 students at public schools throughout the county, with the bulk of the funds being spent on payrolls.

Although more attention traditionally is paid to state and federal elections, local politicians must pay close attention to board races because school systems are among the largest employers in most Hudson municipalities and because politicians frequently use school payrolls to reward their supporters.

Mayors Leo Gattoni Sr. of North Bergen, Anthony M. DeFino of West New York, Robert

Menendez of Union City and Anthony R. Cucci of Jersey City all have political supporters — as well as relatives — who work for their local school boards.

Last year, the Union City school race was marked by brawls and accusations of vandalism, while November election campaigns there for such other offices as county executive and state Legislature were comparatively quiet.

The state Department of Education has accused the Jersey City school system of being too closely tied to local politics. Last year, Administrative Law Judge Ward R. Young, ruling on conduct during the school election, found that the city "is a politically controlled environment" and "there was governmental intimidation" during the election.

Sinatra Drive shut awaiting guard rail

By Jim DeRogatis

Frank Sinatra Drive in Hoboken is closed indefinitely until the city installs a guard rail to stop motorists from driving into the Hudson River.

Police Chief George Crimmins said a study of the potentially hazardous situation on Sinatra Drive, which runs along the river from Sixth to Eleventh Street, found that the city could be liable in the event of an accident on the twisting road.

Waterfront piers owned by Stevens Institute of Technology were removed last year, and there is only about six feet between the road and the river.

There is no guard rail at the site, and city officials have been arguing about whether it is Stevens' or the city's responsibility to install a protective barrier.

Public Works Director Roy Haack said the city decided the road had to be closed to traffic when the police report noted that the city would ultimately be responsible if there were an accident.

A 24-year-old Hoboken woman was killed in 1985 when her car drove off the piers into the river. A 19-year-old Hoboken resident nearly drove off the rain-slicked road into the

See SINATRA — Page 4.

Coffee plant work halted by sewage

By Bill Campbell
J.J. 2-5-88

Production at General Food's Maxwell House Coffee plant in Hoboken was halted for several hours early yesterday after a sewage valve malfunctioned, spilling sewage throughout the waterfront plant.

General Foods spokesman Peter Ackley said production was curtailed for about two hours after a faulty city-owned

valve resulted in the sewage backup.

Hoboken Public Works Director Roy Haack said the problem probably stemmed from repairs to municipal tide gates and regulators. He said the tide gates may have closed, backing up sewage from a Maxwell House discharge line.

Representatives of General Foods, Maxwell House's parent company, and Hoboken will meet today to discuss the prob-

lem, Haack said. "Obviously, as a major taxpayer and water-bill payer, we are very interested in resolving this problem," Ackley said. "Since we operate continuously, a problem like this can be very disruptive."

The coffee plant, the city's largest private employer and taxpayer, has been the target of a cost-cutting and streamlining by General Foods. Last December, General Foods executives

offered some 120 employees an early retirement package as an alternative to closing the facility.

Employment at the plant has dropped nearly 50 percent in the past two decades, from 1,300 in 1968 to about 700 today. Analysts have attributed the drop to a reduction in consumer coffee buying.

Haack said the sewage backup occurred shortly after 6 a.m. yesterday.

Sinatra Drive closed

Continued from Page 1

river in November, raising questions again about the road's safety.

Haack is getting prices from companies for a guard rail or concrete barrier and will approach the City Council for an emergency appropriation next week, he said. "The road will be closed until we get something up there. It's just a matter of time," he said.

"That road was a disaster waiting to happen," Haack said.

HOBOKEN LOOPHOLES

Illegal lights bared

Most tickets faulty on Washington St.
DISPATCH 2-5-88
By CHRISTOPHER AVE
Staff Writer

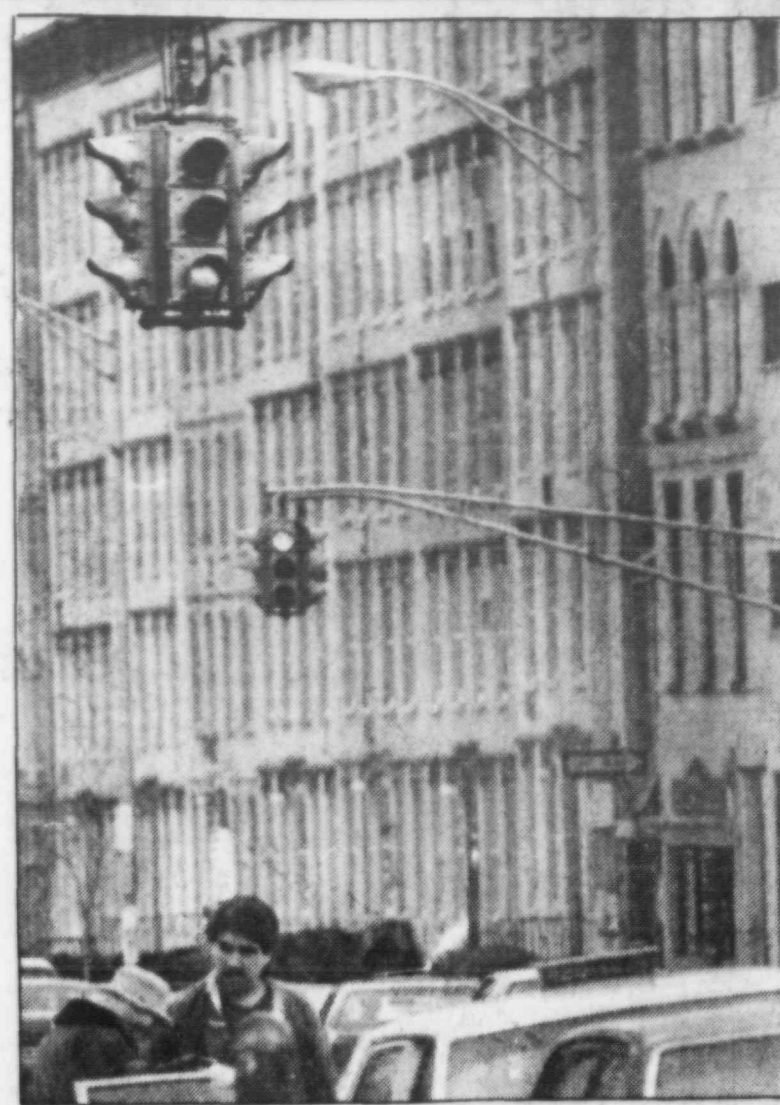
HOBOKEN—Almost every traffic light on the city's busiest street is illegal, and any ticket issued for running a red light there can be overturned.

City and state officials have determined that the city's aging lights at intersections on Washington Street between Newark and 14th streets do not meet statewide standards for size, visibility and other features. Police have known about the problem for almost a year, but did not publicize it because they feared people would ignore the lights routinely.

City officials say they will not repair the lights any time soon because it would be too expensive to do so.

Police estimate that 500 tickets were issued for running red lights on Washington Street

Please see LIGHTS Page 10



These are two of the lights on Washington Street in Hoboken that the state Department of Transportation has ruled are illegal because they do not conform to its standards.

DON MCCOY THE HUDSON DISPATCH

LIGHTS

CONTINUED FROM PAGE 1

last year. Of those, only three were challenged and overturned, according to municipal Violations Clerk Marian Roland. If everyone who received a ticket paid the maximum fee, the city collected about \$25,000 last year on summonses that would not have stood up in court had they been challenged.

Police found out about the situation, Lt. John Aiello said, when a motorist successfully challenged a summons given for running a red light on Washington Street early last year.

The state Department of Transportation notified the city at that time that the 15 lights on Washington Street and a number of stop signs throughout the city are illegal. Aiello then circulated an internal memorandum—dated March 1—that listed the city's legal traffic signals. None of the Washington Street signals were on the list.

Police did not make the list public, Aiello and other officers say, because they feared motorists would turn Washington Street into a speedway.

"It could open a Pandora's box, and we'll have guys screaming down Washington Street," said Sgt. Thomas Meekin, who works under Aiello in the Division of Traffic.

Aiello estimates the cost of making the lights legal to be "at least" \$50,000 per intersection. City Business Administrator Edwin Chius, who said he was aware of the situation, put the figure closer to \$100,000 each, sending repair-cost estimates to well above \$1 million.

"It's stupid for us to spend \$100,000 an intersection to fix them," Chius said. "There are a lot of better things to spend a million dollars on."

Aiello said police would continue to issue tickets to people who run red lights, but the tickets will be for other offenses, such as failure to slow at an intersection, or careless driving. All three offenses carry a maximum penalty of \$50.

"We won't be arbitrary, capricious or punitive in any way," Aiello said. "But if we feel there is another violation there, we're going to act upon it." However, Aiello concedes that there may be situations in which no ticket can be issued legally for running a stoplight.

"If I go to careless driving—what would I do if a guy stops at the red light, looks, and goes through it? Would you call it careless driving?" he asked.

City Law Director William Graves said he was not aware of the situation until yesterday, when a reporter notified him about it. He said people who previously have paid the fine for running traffic lights on Washington Street probably will not be able to recoup their money because paying the fine is equivalent to a guilty plea.

"A guilty plea is a waiver of any defects in the proceedings," Graves said. He said he will investigate the situation.

The state requires conformity to the Uniform Traffic Control Devices Manual, according to a spokesman for the state Department of Transportation. The Washington Street lights do not conform to DOT standards, the spokesman said.

Aiello said that to bring the 15 lights into state compliance, the city would have to purchase new lights and poles, and level curbs to allow people in wheelchairs access to curbs. Improvements also would force the city to eliminate about 100 parking spaces on upper Washington Street that the state opposes, Aiello said.

VEZZETTI

CONTINUED FROM PAGE 1

Pasculli agreed yesterday "it probably would be helpful" to get a judge's opinion on the debate.

There is only one current employee with that position now on the city payroll, Eileen Lorenzo. The ordinance raised the range of salary for a principal assessing clerk from under \$20,000 to a range of \$21,431-\$24,500.

CLERK'S PROMOTION

Vezzetti sues own council

DISPATCH 2-6-88
By JEFFREY HOFF
Staff Writer

Hoboken Mayor Thomas F. Vezzetti has filed suit against the City Council, charging they do not have the right to set the salary of a city employee.

A civil complaint revealed yesterday in Hudson County Superior Court in Jersey City charges the council violated the state Faulkner Act when it changed the salary range of a principal assessing clerk.

An ordinance adopted by the council Dec.

Records back Monte

DISPATCH 2-5-88
Papers show assessment wasn't reduced in a deal

By CHRISTOPHER AVE
Staff Writer

HOBOKEN—City tax records obtained yesterday contradict charges made in a civil suit that the city tax assessor lowered the assessed value of a building in exchange for a bargain price on a condominium.

Pasquale Severino, who owned part of the building in question at 1000 Hudson St., charged this week that Tax Assessor Woodrow Monte lowered the building's assessment by \$150,000 in exchange for the rights to buy a condominium in the building for \$60,000, a price Severino's attorney alleges is much lower than its real value.

The charge was made before Judge Robert E. Tarleton of Hudson County Superior Court in Jersey City in briefs filed this week. Monte's son Dennis is suing Severino for failing to honor a contract to buy the disputed condominium.

City records show no such \$150,000 decrease in the assessed value of the building, contradicting Severino's charges. Records do show several valuation decreases of lesser amounts, but each decrease was approved by

the county, according to the records.

Records also reveal that the condominium in question—Unit 510—was occupied by a senior citizen in July, when Dennis Monte exercised his option to buy the unit from Severino for the prearranged price of \$60,000.

The senior citizen, identified only as Mrs. Zorn, had a 40-year lease and a frozen rent level of \$246 a month—much lower than the market value of the unit. The presence of a senior citizen tenant normally devalues such condominiums.

After Zorn moved out in October, the deal stalled, and Dennis Monte filed his civil suit against Severino, alleging that Severino refused to close on the deal because Zorn had left. In briefs filed for that action this week, Severino accused the elder Monte of making an illegal deal to get the apartment for the \$60,000 price.

Severino is in a federal prison in Montgomery, Pa., on a cocaine conviction. He is scheduled for release in September 1989, according to prison officials. Severino's lawyer, Joseph Perillo of Hoboken, did not return phone calls to his office and home yesterday.



Hoboken Tax Assessor Woodrow Monte sits in his City Hall office in front of a huge map of his domain.

DON MCCOY THE HUDSON DISPATCH

Records for other, larger condominiums in the building in question show that they were sold for amounts of less than

\$60,000. Monte said he would not comment on the case on the advice of an attorney.

Catherine I. Rush named Hoboken finance director

By Janet Wilson

Catherine I. Rush has been appointed Hoboken's new Director of the Department of Finance by Mayor Thomas F. Vezzetti.

The appointment, subject to City Council approval, will be effective March 7.

Rush, 30, a resident of Hoboken for the last two years, has extensive experience as a financial and planning consultant to various municipal and state government offices, including the Department of Environmental Protection, the New Jersey Highway Authority, the Cape May County Municipal Utilities Authority, and the cities of Buffalo, N.Y. and Alexandria, Va.

Rush, whose salary will be in the mid-40's, said she looked forward to directly in municipal government rather than in an advisory capacity.

Rush was vice president of the Public Resources Advisory Group of New York City until recently. She has also structured debt issues for Princeton and Drew Universities. She earned her Master's degree in Public Administration-Public Affairs from Princeton in 1983, and her B.A. from Washington State University in 1980.

The Director of Finance position was created last year under a mayoral reorganization plan for many City Hall functions. The Director is responsible for all financial planning and analysis, all investments, bond issues and state and federal funding applications, and overseeing the City Controller and Tax Collector. One of Rush's first challenges will be to computerize the city's financial operations.

Edwin Chius, Business Administrator, had handled many of the tasks previously. Chius will still be responsible for the city budget and daily business management of the city.

16 seeking Hoboken 3 school seats

By Jody Rolnick 2-12-88

Sixteen candidates will be on the ballot April 5 when the Hoboken School Board elections are held.

Three seats are to be filled. The board consists of nine members, each elected for three years.

Peter Perry Belfiore is the only incumbent seeking reelection. He was appointed in July to fill Zelma Lugo's unexpired term.

Neil Mosca, a manager for the Hoboken Housing Authority; Felix Rivera, recently appointed commissioner on the Hoboken Housing Authority, and Ray Falco, former Hoboken fire captain and inspector, are among the candidates. Rivera ran unsuccessfully last year.

Antonio Moya, La Concha restaurant owner; Claire DePalma, wife of the Sixth Ward Block Association president, and Natalie Smith are also on the ballot.

Gerard Costa, former campaign manager for the founder of the Citizens for Quality Education; Jerry Foreman, former Hoboken welfare director; William Metcalfe, Hoboken public safety employee, and Jude Fitzgibbons, chief Hoboken housing inspector, are also seeking election.

Mary Gastar, former board member; Margaret O'Brien, Hoboken crossing guard and PTO member; Joan D'Agostino, and Vivian Flora Destasio, are also seeking seats.

Incumbents Eugene Drayton and Raul Morales are not seeking reelection.

D'Amelio loses his profits from Hoboken sale

J.J. 2-6-88

All profits from a property sale which former Hoboken city attorney Salvatore D'Amelio received belong to the city, a Superior Court judge ruled yesterday. The city's problem now is to determine the amount of those profits.

Superior Court Judge Burrell Ives Humphreys denied a motion to reconsider his previous decision Dec. 21, 1987 that established a constructive trust for the money.

Humphreys also granted several other motions that will help the city establish the amount of D'Amelio's gain. The \$125,000 profit was split four ways with D'Amelio getting at least \$25,000, said William Graves, the city's present attorney.

The transaction, in June, 1986, was challenged because the sale of the property, at 201-203 Bloomfield St., was contingent on the seller's obtaining zoning approval and building permits for a nine-unit residential building.

As city attorney, D'Amelio would be consulted about the zoning approval and building permits. The city claims that D'Amelio breached his fiduciary duty because he would profit from the decision granting zoning and permits.

In reading his opinion, Humphreys said, "The defendant's conflict of interest was patent and flagrant."

D'Amelio violated the ethics of the legal profession by putting himself in a position to make a profit, Humphreys said. He was obliged to give legal advice to city officials about granting zoning and building permit approval. Therefore, the ethical conflict is plain and so is the city's duty to seek any profits, he said.

Before Humphreys made his decision, Graves said D'Amelio "went into the deal with his eyes open."

"Rules of professional conduct bind every lawyer," he said. The city petitioned the court for the profits to ensure that legal standards are followed.

Law Director William Graves said yesterday a letter he sent to the council cautioned that only the mayor has the right to establish the salaries of municipal employees, except those of department heads.

The suit asks for a declaratory judgment on the issue. Graves said there is no state case law on the subject, which concerns what are known as the Lynch Amendments to the Faulkner Act.

Please see VEZZETTI Page 14



Hoboken High School basketball player Derek England helps Soviet Peace Committee Treasurer Elena Mikhailova, try on Joseph Shearn's varsity jacket. Peace Committee president, Natalia Elizarova admires the design.

Photo by Wally Fleming

Soviets get big welcome throughout Hudson

By Patricia Scott J.J. 2-10-88

Natalia Elizarova had her first taste of "American" food this week: a beef taco with refried beans at a fast-food Mexican stop along the Connecticut highways.

"It was so good, because it was very different and unusual," explains Natalia, who also shared a platter of enchiladas with her friend Elena Mikhailova. "I think I like it very much."

The Soviets, members of the 100-strong Moscow-based Soviet Peace Committee, were among 15 Russian professionals, educators, artists, editors and physicians who yesterday toured Hoboken and Jersey City to visit with local business and educational leaders and see the county's sights.

Elizarova, assistant to the president of the Soviet Peace Committee in Moscow, and Mikhailova, committee treasurer, have a whole new range of experience to draw upon when they compare food these days.

"I would say that the Mexican food was, to me, like a lasagne," explains Elizarova, squeezing in mention of another dish she tasted this week for the first time. "There are so many kinds of food to try here!"

Sergei Stepanov didn't care much about Mexican food, but loved jaunts into McDonald's franchises.

Stepanov, "a worker" with the International Department of the Soviet Peace Committee, was holding out yesterday for more than a Big Mac.

"I want all of the good, tasty American seafood we hear so much about all the time in the Soviet Union!"

First port of call on the local tour was Stevens Institute of Technology at Hoboken's Castle Point, where the Soviet group mingled and sipped coffee in the Stevens Center seminar rooms. The tour group then listened to renditions of the Soviet and American National Anthems, followed by a performance from children of Jersey City's Cornerstone School who offered violin and flute ensembles.

"The music makes me very happy, because this trip is just the very beginning of a

reach-out between our people and your people," said Elizarova. "Everyone we meet has been so warm and hospitable during our time here."

Evgeny Orekhov, chief desk officer of the Soviet Peace Fund Board, and Yuri Orlov, a Moscow-based cameraman, said they particularly enjoyed weekend stay with families in Connecticut.

"It was a chance to live like Americans in your environment," said Orekhov.

"It is very much warmer in Moscow!" said Elizarova. "We always hear it is warmed here but it has been very cold. We think the weather maybe is better there."

Several tour members wore furry brown fox hats and stayed bundled into thick overcoats throughout the Stevens proceedings.

A total of eighty Soviets came to the United States on Feb. 1 to take part in the Soviet-American Citizens' Summit held in Washington D.C. The participants met informally with 400 Americans, then broke into groups to discuss politics, humanities and social problems.

The smaller group of Soviets who continued their tour to Hudson County yesterday chose to stay in America an additional week, and have now visited Alexandria, Virginia, New York and Connecticut as well as Hudson County.

"This has been a very satisfying experience to meet with you people and receive this warm and happy welcome," Soviet Cosmonaut Svetlana Savitskaya told the audience, through interpreter Tanya Zhukova. "This is so exciting to all of us."

Savitskaya, an engineer who was graduated from the Moscow Middle Schools, went on to become a member of the Soviet Aerobatics Squad and to go on solo space flights as both a test pilot and cosmonaut for the Soviet Space Institute.

"Many things here make sense to me and I admire your NASA program very much," she said. "But some things I cannot understand: why do you people use Mrs. and Miss or Ms. for different people when you speak? I have had people explain this to me but it doesn't make sense."



THOMAS F. VEZZETTI
Opposed to raise

She cooked her way into Olympics

By Ronald Leir

J.J. 2-13-88
Laurie Ronga, a Hoboken mother with two young children, used to cook up a storm at home.

When she wasn't in the kitchen, she was working as a secretary. "I wasn't really happy," Ronga said. "Being a single parent and knowing I was going to have to work, I felt I should get into cooking for a living."

Now she's an Olympic Cook of the Week.

Ronga, 35, is in Calgary, where the Winter Olympics open today, working with a team feeding corporate sponsors of the games.

She's a chef with Mr. Mort, Ltd., of New York.

She took a leave from her other job as a teacher of commercial foods preparation at the Hudson County Area Vocational-Technical School's Jersey City Center.

Ronga talked to a reporter before catching a flight from Newark to Toronto, the first leg of her trip to Calgary.

She was trying to decide what clothes to pack for the Canadian weather.

"They told us it's like two degrees up there, but at least we'll be working indoors," she said. All meals will be prepared in a giant kitchen in the complex where the employees are staying.

"There'll be 18 of us altogether — two shifts covering breakfast and lunch and a late shift for cocktail hour and dinner," Ronga added.

Her specialty is pastries.

Employees will get at least one day off during the week and Ronga hopes to spend

that day catching some Olympic action, preferably hockey.

On her last stint with Mr. Mort, in the summer of 1986, she traveled to the U.S. Open golf tournament in Southampton, Long Island.

"We worked under big tents, preparing mainly buffets, in all sorts of weather conditions for eight days," Ronga said.



"When it rained — and it rained very hard — we had to work in the mud. And we were on our feet the whole time, from 5 a.m. sometimes to as late as 8 or 9 at night."

"It may sound glamorous, going to a big golf tournament like that, but believe me, we worked hard," she recalled.

The catering team whipped up omelettes for breakfast, salads and carved

turkey and roast beef for lunch. Occasionally, a golfer on the tour, or a celebrity or TV newscaster would stride up to a tent for a refresher.

"I never expected that stuff when I signed up to work," Ronga said.

When she takes jobs with the catering firm, Ronga sends her son Joshua, 12, and daughter Melissa, 9, to stay with relatives.

Both youngsters attend the Calabro School in Hoboken; Joshua is a seventh-grader; Melissa is in the fourth grade.

After giving up on secretarial work, Ronga tried cooking for restaurants and hotels but ran into problems because "more and more places wanted you to have a degree."

That convinced her to enroll in Hudson County Community College for a two-year associate degree program in culinary arts.

"They taught me all the right things to do," Ronga said. "Things like the proper tools to use in the kitchen, the set-up, food presentation, all sorts of classical cooking, traditional sauces. We learned the whole language of cooking."

Ronga got more than an education at HCCC — she also got a recommendation for a job with Mr. Mort from her culinary arts teacher, Paul Dillon.

When she's not traveling with the corporate caterers, Ronga teaches special needs youngsters at the Vo-Tech School in Jersey City.

To expand her career opportunities, Ronga has enrolled at Jersey City State College to pursue a degree in education and perhaps a home economics teaching post in an elementary or high school.

Hoboken eyes industry plan

Factories sought on 20 acres

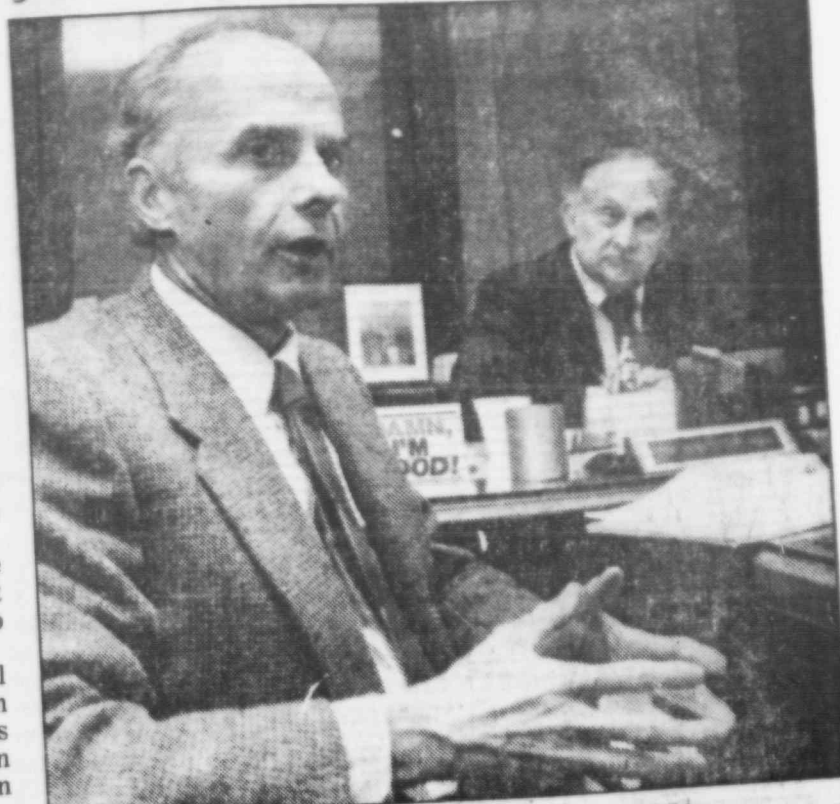
By JUDY TEMES

Business Writer

HOBOKEN—Officials yesterday unveiled a sweeping proposal to turn 20 acres in the northwest section of the city into an industrial park that could create 1,500 jobs and add \$1.6 million a year to the tax rolls.

The city also wants to include the Levolor-Lorentzen Inc. plant on Monroe Street, scheduled to close this year, in that plan.

The industrial park proposal — a government-subsidized plan under which low-cost space is made available for industry in one central location — has been under discussion here for some time. Yesterday, city officials released a state report that concludes that such a park is



Michael Coleman, director of Hoboken's Community Development Agency, discusses a proposed 20-acre industrial park Hoboken during a press conference yesterday afternoon at City Hall. Looking on is Mayor Thomas F. Vezetti.

Please see PARK Page 8

Factory workers call Levolor unfair

By Dominick Calicchio

J.J. 2-6-88
About two dozen Levolor Lorentzen workers held a rally outside the window-blind plant in Hoboken yesterday to complain of unfair treatment.

The protestors, all manufacturing employees and mostly women, charged Levolor gave its office staff four weeks of severance pay, but did not offer any money to factory personnel.

Some of Levolor's 600 Hoboken workers were laid off yesterday. In December the company announced it would close its Hoboken plant for good in six to nine months. The employees laid off yesterday were given about two weeks notice, the protestors said.

Rally organizers standing in the cold outside the plant at Eighth and Monroe streets collected about 75 signatures on a petition they said they'll present to company officials.

"Why did they do this?" asked Daisy Ramos. "Because they work behind a desk and we work at a machine? What's the difference?"

Next to their names, employees who signed the petition listed their years of service to Levolor. One man wrote that he'd been with the company for 17 years; a woman employee wrote 13 years.

"It was my second home," said Jacqueline Mejias, a five-year employee who'll be out of work come Monday. "I'll always say Levolor blinds are number one, but for what we're going through these last days I'm glad it's closed."

"They give it to the people



Photo by Ed Peters

Ciro Castro, center, is surrounded by fellow workers as he complains about lack of severance pay for manufacturing employees being laid off from the Levolor plant in Hoboken.

in the office, but us people who break our backs everyday — we get nothing."

"They act like they're washing their hands of the whole thing," said Eroida Toro, another five-year employee. "They don't have an answer for us, you know what I mean?"

"All we want to know is why we're not getting anything," said Angela Alequin, a two-year employee.

All employees, both manufacturing and office, have been offered inclusion in a job retraining program sponsored by the state Department of Labor, said Stew Kippelman, human resources manager at Levolor's Parsippany headquarters.

Kippelman would neither confirm nor deny whether office staff was being treated differently than manufacturing

personnel. "That's not an item we wish to discuss," he said.

Kippelman has been fielding questions for Levolor since late last month, when company president John Kurtz suddenly resigned, about a month after announcing plans to close the Hoboken plant and a small research facility in North Bergen. The resignation wasn't connected to the closings, Levolor officials said.

Kippelman couldn't provide an exact number of how many employees were to be laid off beginning yesterday, but J. Robert White, an official of the Department of Labor's Plant Closing Response Team, estimated that about 30 workers were affected.

In meetings at Levolor the last two days White gave the workers pamphlets outlining what the Plant Closing Re-

sponse Team will do for them. The services include helping employees file for unemployment insurance and Title III training benefits and helping them prepare resumes for finding new jobs.

Also attending were representatives of the city's Community Development Agency.

CDA official Jean Forest said the agency's primary goal is to get other area companies to hire the displaced Levolor workers.

Employees at the rally said the next round of layoffs is set for two weeks from now.

Kurtz said in December that much of the work done in the Hoboken plant will be absorbed by a Levolor facility in Rockaway. He said the Hoboken building, built more than 100 years ago, is no longer considered efficient.

PARK

CONTINUED FROM PAGE 1

feasible and desirable.

Hoboken, according to one official, is at the top of a list of municipalities vying for state money for the project.

A year in the making, the report was prepared by the state Economic Development Authority, which operates seven industrial parks in the state, including two in Jersey City.

Under the proposal, the city and state would buy the entire 20-acre parcel, bordered by the 14th Street Viaduct and Clinton

streets. If the city cannot negotiate a deal with the parcel's 30 owners, it would blight the area and buy it under its rights of eminent domain, said Michael Coleman, executive director of the Community Development Agency.

Coleman said yesterday that the city is negotiating a deal with executives at Levolor-Lorentzen under which that 10-acre site would be added to the industrial park site. The conversion of that parcel is a high priority to the city, partly to retain the 600 blue-collar workers who will be laid off when the Levolor plant closes, he said.

Coleman said recent talks with the EDA about the Levolor site look promising. If Levolor is unwilling to sell the property to the city, Coleman said the local administration would be ready to acquire it through eminent domain. Levolor executives could not be reached for comment last night.

Coleman said industrial parks are feasible for both the northwest area and the Levolor site.

The costs of acquisition and road and utility improvements for both sites would be paid by the state EDA, the U.S. Economic Development Administration and the federal Department of Housing and Urban Development.

Urban industrial parks are set up by the EDA to create affordable industrial space in inner cities. The goal is to retain blue-collar jobs and build a tax base in older cities.

Hoboken is an ideal location, according to the state's report. There has been a 57 percent drop in manufacturing jobs here between 1970 and 1983.

"This downward direction will continue into the future unless

Hoboken counterbalances this by deliberately stimulating the market to attract and retain industry," the report states. "Hoboken's unbalanced economy is not caused by insufficient growth — it is the product of uncontrolled growth."

It would cost the city and EDA \$6.25 million to buy the 20-acre parcel and another \$1.35 million for improvements, according to the EDA.

The price, according to Coleman, is four to five times the amount paid for industrial space in other New Jersey communities, but would not make the project impossible.

About \$25 million worth of investment in needed to build out the park, according to Coleman, the bulk of it coming from private investors. Planning and building would take six to eight years.

Under the plan put forth by the state, six to eight multi-story buildings would be built, each containing 200,000 to 500,000 square feet of space. There would be parking for 500 to 750 cars. The site would be linked to major transportation centers by rail lines.

Are condos going belly up?

Continued from Page 1

downturn in the Hoboken market, nor is it rethinking construction or mortgage loans in the city.

"I don't know of any other developer in his situation," Reynolds said of Reynolds. "This is atypical and certainly not a trend."

Alan Williams, president of the Hudson County Savings League, agreed. "I don't know of any savings and loan institution which underwrites in the county amending its standing on Hoboken," he said.

"I don't think there is a problem with Hoboken's image at all," said Williams, who is also president of Guttenberg Savings & Loan Association.

West Bank Construction and the project lender, the Trust Company Bancorporation of Jersey City, said they have since resolved their differences and will close on the property later this month.

But Reynolds's financial difficulties were called unique by the president of Haven Savings, John Wessling Sr. He said Haven has not detected a

"From my standpoint, the entire county looks strong," he said.

In June, Reynolds, whom some observers refer to as a real estate speculator, closed on the property for the Newark Street project after receiving a \$4.5 million loan from the BRT Realty Trust. Original plans for the project filed in 1985 call for the construction of a 16-story condominium project called Park Plaza.

Reynolds has said he plans to convert the Hotel Victor, which he purchased for \$1.5 million in 1986, into upscale lodging.

He said he plans to go ahead with both those projects.

Condos go belly up?

By Bill Campbell

J.J. 2-9-88
In the early 1980s, Patrick Reynolds' free-spending ways won him a reputation as a major player in Hoboken's supercharged real estate market.

Today, Reynolds, the principal partner of P.A. Reynolds & Associates, says the perception of a weak real estate market is to blame for the financial woes of two condominium projects.

Haven Savings & Loan Association, Hoboken, has announced plans to foreclose on a \$1.1 million loan to Reynolds to develop a condominium pro-

Hoboken developer facing foreclosure

ject at 253 Tenth St. in Hoboken, according to a legal notice published yesterday.

The announcement comes a month after Haven Savings said it was foreclosing on an \$800,000 loan to Reynolds for a condominium project 919 Willow Ave.

The properties are scheduled to be auctioned at a sher-

iff's sale in Jersey City on Feb. 25.

Reynolds said his difficulties stem from the loss of a business partner and "the problems of doing business in Hoboken these days."

He said, however, that he is close to striking a deal with another partner and is optimistic that an agreement can be

reached with the bank later this month to salvage the projects.

"I don't think you'll see that auction take place," he said. "No one, especially the banks, benefits by a developer going down the tubes."

Reynolds, who is also planning to renovate the landmark Hotel Victor on Hudson Place and to construct a high-rise condominium project on Newark Street, said the October stock market crash, a high municipal tax rate and a glut of condominium units, are caus-

See ARE CONDOS — Page 4.

New guard rail planned for Sinatra Drive

Frank Sinatra Drive in Hoboken will be open again, with a new guard rail, by the end of next week J.J. 2-11-88

Fox Guard Rail of Clifton will be paid \$6500 to wrap a protective steel guard rail along the drive, which twists and curves a few feet from the Hudson River between Sixth and Eleventh streets. Fox workers will begin measuring the roadway this morning, and start building the rail Monday,

according to Public Works Director Roy Haack.

Haack ordered the road closed earlier this week, calling it "a disaster waiting to happen." A recently study by Hoboken police showed the city could be liable in the event

of an accident on the curving road.

A 24-year-old woman was killed in 1985 when her car went off the piers that formerly lined the river and a 19-year-old Hobokenite nearly drove off the road after a rainstorm

last November.

Fox submitted the lowest of four bids for the emergency work; the highest was \$23,000 for concrete barriers. The work can begin immediately without City Council approval because it will cost less than \$8500.

Police say they interrupt sale

DISPATCH 2-3-88

By JOHN ROFE

Staff Writer

HOBOKEN—Two men were arrested yesterday afternoon during the sale of a kilogram of cocaine, the Hudson County Prosecutor's Office said.

Gerard Howard Harper, 45, of Church Towers in Hoboken, was arrested here by members of the prosecutor's Narcotics Strike Force after receiving the drugs from Ramon Marino, 34, of the 500 block of 27th Street in Union City, who also was arrested, according to Kevin Armstrong, spokesman for the task force.

Armstrong said Lois Mary Poggioni, 37, was arrested inside the Church Towers apartment she shared with Harper while flushing an undisclosed amount of cocaine and narcotics paraphernalia down the toilet. Also found in the apartment was a

loaded .25-caliber semi-automatic handgun, Armstrong said. The arrests came after a short investigation, he said. He would not disclose how the Prosecutor's Office became aware of the deal.

The spokesman said laboratory tests to determine the purity of the cocaine were incomplete, and said he could not estimate the value of the narcotics seized. Depending upon the purity, the cocaine reportedly could have a street value of more than \$30,000.

All three suspects will be arraigned in county Central Judicial Processing Court in Jersey City today on charges of possession of narcotics with the intent to distribute, Armstrong said. Harper faces the additional charge of unlawful possession of a handgun.

HOBOKEN LOOPHOLES

Illegal lights bared

Most tickets faulty on Washington St.

DISPATCH 2-5-88
By CHRISTOPHER AVE
Staff Writer

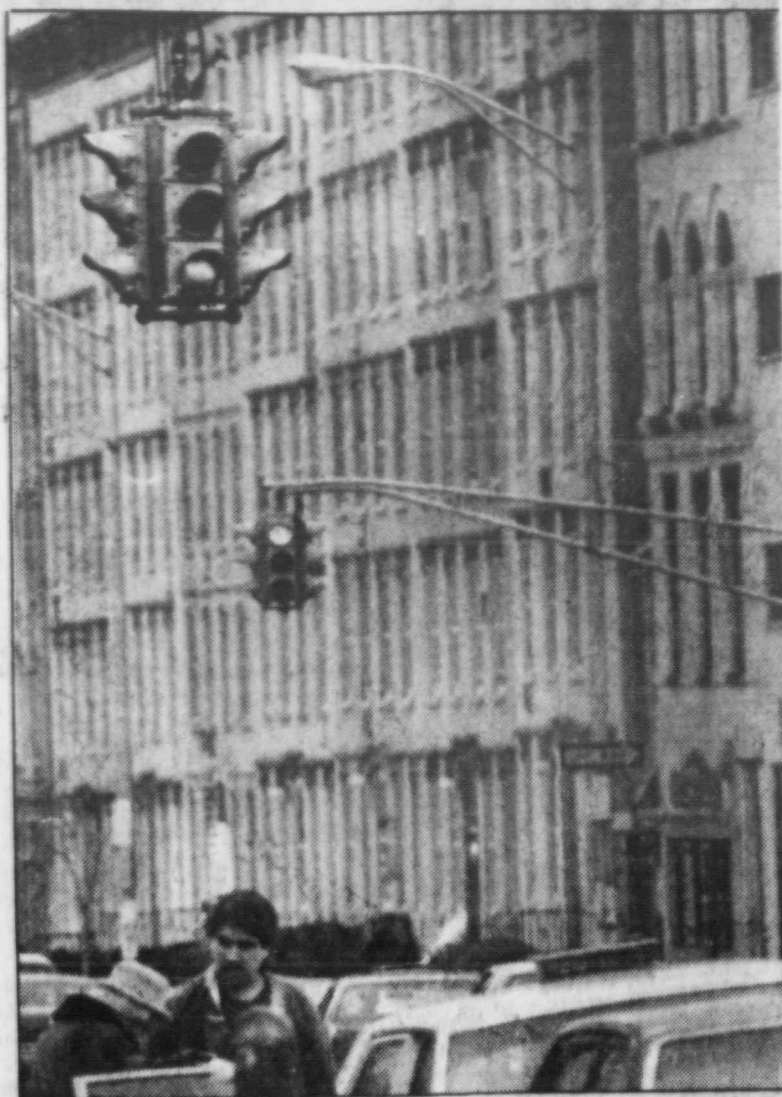
HOBOKEN—Almost every traffic light on the city's busiest street is illegal, and any ticket issued for running a red light there can be overturned.

City and state officials have determined that the city's aging lights at intersections on Washington Street between Newark and 14th streets do not meet statewide standards for size, visibility and other features. Police have known about the problem for almost a year, but did not publicize it because they feared people would ignore the lights routinely.

City officials say they will not repair the lights any time soon because it would be too expensive to do so.

Police estimate that 500 tickets were issued for running red lights on Washington Street

Please see LIGHTS Page 10



These are two of the lights on Washington Street in Hoboken that the state Department of Transportation has ruled are illegal because they do not conform to its standards.

DON MCCOY THE HUDSON DISPATCH

LIGHTS

CONTINUED FROM PAGE 1

last year. Of those, only three were challenged and overturned, according to municipal Violations Clerk Marian Roland. If everyone who received a ticket paid the maximum fee, the city collected about \$25,000 last year on summonses that would not have stood up in court had they been challenged.

Police found out about the situation, Lt. John Aiello said, when a motorist successfully challenged a summons given for running a red light on Washington Street early last year.

The state Department of Transportation notified the city at that time that the 15 lights on Washington Street and a number of stop signs throughout the city are illegal. Aiello then circulated an internal memorandum — dated March 1 — that listed the city's legal traffic signals. None of the Washington Street signals were on the list.

Police did not make the list public, Aiello and other officers say, because they feared motorists would turn Washington Street into a speedway.

"It could open a Pandora's box, and we'll have guys screaming down Washington Street," said Sgt. Thomas Meehin, who works under Aiello in the Division of Traffic.

Aiello estimates the cost of making the lights legal to be "at least" \$50,000 per intersection. City Business Administrator Edwin Chius, who said he was aware of the situation, put the figure closer to \$100,000 each, sending repair-cost estimates to well above \$1 million.

"It's stupid for us to spend \$100,000 an intersection to fix them," Chius said. "There are a lot of better things to spend a million dollars on."

Aiello said police would continue to issue tickets to people who run red lights, but the tickets will be for other offenses, such as failure to slow at an intersection, or careless driving. All three offenses carry a maximum penalty of \$50.

"We won't be arbitrary, capricious or punitive in any way," Aiello said. "But if we feel there is another violation there, we're going to act upon it." However, Aiello concedes that there may be situations in which no ticket can be issued legally for running a stoplight.

"If I go to careless driving — what would I do if a guy stops at the red light, looks, and goes through it? Would you call it careless driving?" he asked.

City Law Director William Graves said he was not aware of the situation until yesterday, when a reporter notified him about it. He said people who previously have paid the fine for running traffic lights on Washington Street probably will not be able to recoup their money because paying the fine is equivalent to a guilty plea.

"A guilty plea is a waiver of any defects in the proceedings," Graves said. He said he will investigate the situation.

The state requires conformity to the Uniform Traffic Control Devices Manual, according to a spokesman for the state Department of Transportation. The Washington Street lights do not conform to DOT standards, the spokesman said.

Aiello said that to bring the 15 lights into state compliance, the city would have to purchase new lights and poles, and level curbs to allow people in wheelchairs access to curbs. Improvements also would force the city to eliminate about 100 parking spaces on upper Washington Street that the state opposes, Aiello said.

reach-out between our people and your people," said Elizorova. "Everyone we meet has been so warm and hospitable during our time here."

Evgeny Orekhov, chief desk officer of the Soviet Peace Fund Board, and Yuri Orlov, a Moscow-based cameraman, said they particularly enjoyed weekend stay with families in Connecticut.

"It was a chance to live like Americans in your environment," said Orekhov.

"It is very much warmer in Moscow!" said Elizorova. "We always hear it is warmed here but it has been very cold. We think the weather maybe is better there!"

Several tour members wore furry brown-fur hats and stayed bundled into thick overcoats throughout the Stevens proceedings.

A total of eighty Soviets came to the United States on Feb. 1 to take part in the Soviet-American Citizens' Summit held in Washington D.C. The participants met informally with 400 Americans, then broke into groups to discuss politics, humanities and social problems.

The smaller group of Soviets who continued their tour to Hudson County yesterday chose to stay in America an additional week, and have now visited Alexandria, Virginia, New York and Connecticut as well as Hudson County.

"This has been a very satisfying experience to meet with you people and receive this warm and happy welcome," Soviet Cosmonaut Svetlana Savitskaya told the audience, through interpreter Tanya Zhukova. "This is so exciting to all of us."

Savitskaya, an engineer who was graduated from the Moscow Middle Schools, went on to become a member of the Soviet Aerobatics Squad and to go on solo space flights as both a test pilot and cosmonaut for the Soviet Space Institute.

"Many things here make sense to me and I admire your NASA program very much," she said. "But some things I cannot understand: why do you people use Mrs. and Miss or Ms. for different people when you speak? I have had people explain this to me but it doesn't make sense."

Records back Monte

Papers show assessment wasn't reduced in a deal

By CHRISTOPHER AVE
Staff Writer

HOBOKEN—City tax records obtained yesterday contradict charges made in a civil suit that the city tax assessor lowered the assessed value of a building in exchange for a bargain price on a condominium.

Pasquale Severino, who owned part of the building in question at 1000 Hudson St., charged this week that Tax Assessor Woodrow Monte lowered the building's assessment by \$150,000 in exchange for the rights to buy a condominium in the building for \$60,000, a price Severino's attorney alleges is much lower than its real value.

The charge was made before Judge Robert E. Tarleton of Hudson County Superior Court in Jersey City in briefs filed this week. Monte's son Dennis is suing Severino for failing to honor a contract to buy the disputed condominium.

City records show no such \$150,000 decrease in the assessed value of the building, contradicting Severino's charges. Records do show several valuation decreases of lesser amounts, but each decrease was approved by

the county, according to the records.

Records also reveal that the condominium in question — Unit 510 — was occupied by a senior citizen in July, when Dennis Monte exercised his option to buy the unit from Severino for the prearranged price of \$60,000.

The senior citizen, identified only as Mrs. Zorn, had a 40-year lease and a frozen rent level of \$246 a month — much lower than the market value of the unit. The presence of a senior citizen tenant normally devalues such condominiums.

After Zorn moved out in October, the deal stalled, and Dennis Monte filed his civil suit against Severino, alleging that Severino refused to close on the deal because Zorn had left. In briefs filed for that action this week, Severino accused the elder Monte of making an illegal deal to get the apartment for the \$60,000 price.

Severino is in a federal prison in Montgomery, Pa., on a cocaine conviction. He is scheduled for release in September 1989, according to prison officials. Severino's lawyer, Joseph Perillo of Hoboken, did not return phone calls to his office and home yesterday.



Hoboken Tax Assessor Woodrow Monte sits in his City Hall office in front of a huge map of his domain.

DON MCCOY THE HUDSON DISPATCH

Records for other, larger condominiums in the building in question show that they were sold for amounts of less than

\$60,000. Monte said he would not comment on the case on the advice of an attorney.

Catherine I. Rush named Hoboken finance director

By Janet Wilson

Catherine I. Rush has been appointed Hoboken's new Director of the Department of Finance by Mayor Thomas F. Vezzetti.

The appointment, subject to City Council approval, will be effective March 7.

Rush, 30, a resident of Hoboken for the last two years, has extensive experience as a financial and planning consultant to various municipal and state government offices, including the Department of Environmental Protection, the New Jersey Highway Authority, the Cape May County Municipal Utilities Authority, and the cities of Buffalo, N.Y. and Alexandria, Va.

Rush, whose salary will be in the mid-40's, said she looked forward to directly in municipal government rather than in an advisory capacity.

Rush was vice president of the Public Resources Advisory Group of New York City until recently. She has also structured debt issues for Princeton and Drew Universities. She earned her Master's degree in Public Administration-Public Affairs from Princeton in 1983, and her B.A. from Washington State University in 1980.

The Director of Finance position was created last year under a mayoral re-organization plan for many City Hall functions. The Director is responsible for all financial planning and analysis, all investments, bond issues and state and federal funding applications, and overseeing the City Comptroller and Tax Collector. One of Rush's first challenges will be to computerize the city's financial operations.

Edwin Chius, Business Administrator, had handled many of the tasks previously. Chius will still be responsible for the city budget and daily business management of the city.

16 seeking Hoboken 3 school seats

By Jody Rolnick 2-12-88

Sixteen candidates will be on the ballot April 5 when the Hoboken School Board elections are held.

Three seats are to be filled. The board consists of nine members, each elected for three years.

Peter Perry Belfiore is the only incumbent seeking re-election. He was appointed in July to fill Zelma Lugo's unexpired term.

Neil Mosca, a manager for the Hoboken Housing Authority; Felix Rivera, recently appointed commissioner on the Hoboken Housing Authority, and Ray Falco, former Hoboken fire captain and inspector, are among the candidates. Rivera ran unsuccessfully last year.

Antonio Moya, La Concha restaurant owner; Claire DePalma, wife of the Sixth Ward Block Association president, and Natalie Smith are also on the ballot.

Gerard Costa, former campaign manager for the founder of the Citizens for Quality Education; Jerry Foreman, former Hoboken welfare director; William Metcalf, Hoboken public safety employee, and Jude Fitzgibbons, chief Hoboken housing inspector, are also seeking election.

Mary Gastar, former board member; Margaret O'Brien, Hoboken crossing guard and PTO member; Joan D'Agostino, and Vivian Flora Destasio, are also seeking seats.

Incumbents Eugene Drayton and Raul Morales are not seeking re-election.

D'Amelio loses his profits from Hoboken sale

All profits from a property sale which former Hoboken city attorney Salvatore D'Amelio received belong to the city, a Superior Court judge ruled yesterday. The city's problem now is to determine the amount of those profits.

Superior Court Judge Burrell Ives Humphreys denied a motion to reconsider his previous decision Dec. 21, 1987 that established a constructive trust for the money.

Humphreys also granted several other motions that will help the city establish the amount of D'Amelio's gain. The \$125,000 profit was split four ways with D'Amelio getting at least \$25,000, said William Graves, the city's present attorney.

The transaction, in June, 1986, was challenged because the sale of the property, at 201-203 Bloomfield St., was contingent on the seller's obtaining zoning approval and building permits for a nine-unit residential building.

As city attorney, D'Amelio would be consulted about the zoning approval and building permits. The city claims that D'Amelio breached his fiduciary duty because he would profit from the decision granting zoning and permits.

In reading his opinion, Humphreys said, "The defendant's conflict of interest was patent and flagrant."

D'Amelio violated the ethics of the legal profession by putting himself in a position to make a profit, Humphreys said. He was obliged to give legal advice to city officials about granting zoning and building permit approval. Therefore, the ethical conflict is plain and so is the city's duty to seek any profits, he said.

Before Humphreys made his decision, Graves said D'Amelio "went into the deal with his eyes open."

"Rules of professional conduct bind every lawyer," he said. The city petitioned the court for the profits to ensure that legal standards are followed, Graves said.

Law Director William Graves said yesterday a letter he sent to the council cautioned that only the mayor has the right to establish the salaries of municipal employees, except those of department heads.

The suit asks for a declaratory judgment on the issue. Graves said there is no state case law on the subject, which concerns what are known as the Lynch Amendments to the Faulkner Act.

Please see VEZZETTI Page 14

lowed, Graves said. "That's what this case is all about."

Although other city officials were involved in the sale, "they're not members of the New Jersey bar. They don't have to adhere to the same standards that Mr. D'Amelio does," Graves said.

Louis Picardo, the city's tax collector, and Matthew Cannarozzi, the city's comptroller, were partners with D'Amelio in the sale.

D'Amelio's defense rests on the grounds that the city's challenge to the sale and its petition for the money was maliciously and politically motivated.

Humphreys also denied a motion that would keep the city from taking a deposition from Mary Cipriani — one of those who profited from the property sale — and reviewing her tax records.

Cipriani's name was added to the list of property owners only at the closing. She received \$39,000 from the sale.

The city maintains that it needs those records to track any money D'Amelio may have received from the sale and which was funneled through Cipriani.

Humphreys allowed the deposition and examination of tax records, saying the information was important to establishing D'Amelio's profit and that getting the information from other sources would be difficult.

Cipriani, who now lives in Hackensack, was registered to vote last year at the same Hoboken address as that of City Zoning Officer Alfred Arezzo.

Arezzo gave the buyers of the Bloomfield property the preliminary zoning and plan review and issued building permits that were necessary for the sale.

Humphreys also granted a motion from the defense to take depositions of Graves, Hoboken Mayor Thomas Vezzetti and confidential aide Laurie Fabiano.

— Emily M. Smith

Soviets get big welcome throughout Hudson

By Patricia Scott

Natalia Elizorova had her first taste of "American" food this week: a beef taco with refried beans at a fast-food Mexican stop along the Connecticut highways.

"It was so good, because it was very different and unusual," explains Natalia, who also shared a platter of enchiladas with her friend Elena Mikhailova. "I think I like it very much."

The Soviets, members of the 100-strong Moscow-based Soviet Peace Committee, were among 15 Russian professionals, educators, artists, editors and physicians who yesterday toured Hoboken and Jersey City to visit with local business and educational leaders and see the county's sights.

Elizorova, assistant to the president of the Soviet Peace Committee in Moscow, and Mikhailova, committee treasurer, have a whole new range of experience to draw upon when they compare food these days.

"I would say that the Mexican food was, to me, like a lasagne," explains Elizorova, squeezing in mention of another dish she tasted this week for the first time. "There are so many kinds of food to try here!"

Sergei Stepanov didn't care much about Mexican food, but loved jaunts into McDonald's franchises.

Stepanov, "a worker" with the International Department of the Soviet Peace Committee, was holding out yesterday for more than a Big Mac.

"I want all of the good, tasty American seafood we hear so much about all the time in the Soviet Union!"

First port of call on the local tour was Stevens Institute of Technology at Hoboken's Castle Point, where the Soviet group mingled and sipped coffee in the Stevens Center seminar rooms. The tour group then listened to renditions of the Soviet and American National Anthems, followed by a performance from children of Jersey City's Cornerstone School who offered violin and flute ensembles.

"The music makes me very happy, because this trip is just the very beginning of a

reach-out between our people and your people," said Elizorova. "Everyone we meet has been so warm and hospitable during our time here."

Evgeny Orekhov, chief desk officer of the Soviet Peace Fund Board, and Yuri Orlov, a Moscow-based cameraman, said they particularly enjoyed weekend stay with families in Connecticut.

"It was a chance to live like Americans in your environment," said Orekhov.

"It is very much warmer in Moscow!" said Elizorova. "We always hear it is warmed here but it has been very cold. We think the weather maybe is better there!"

VEZZETTI

CONTINUED FROM PAGE 1

Pasculli agreed yesterday "it probably would be helpful" to get a judge's opinion on the debate.

There is only one current employee with that position now on the city payroll, Eileen Lorenzo. The ordinance raised the range of salary for a principal assessing clerk from under \$20,000 to a range of \$21,431-\$24,500.

CLERK'S PROMOTION

Vezzetti sues own council

By JEFFREY HOFF
Staff Writer

Hoboken Mayor Thomas F. Vezzetti has filed suit against the City Council, charging they do not have the right to set the salary of a city employee.

A civil complaint revealed yesterday in Hudson County Superior Court in Jersey City charges the council violated the state Faulkner Act when it changed the salary range of a principal assessing clerk.

An ordinance adopted by the council Dec.

2 and vetoed by the mayor Dec. 8 raised the salary range for that position. The council overrode the veto Dec. 12.

In a letter the mayor sent to Council President Pat Pasculli Thursday, Vezzetti denies claims by Pasculli that he has refused to negotiate this deal. Pasculli has charged that the mayor walked out of a meeting of the council law committee last week called to discuss the issue. Mayoral aide Laurie Fabiano said yesterday the mayor told the committee the matter should be reviewed by the Law Department and would not discuss it further.

Law Director William Graves said yesterday a letter he sent to the council cautioned that only the mayor has the right to establish the salaries of municipal employees, except those of department heads.

The suit asks for a declaratory judgment on the issue. Graves said there is no state case law on the subject, which concerns what are known as the Lynch Amendments to the Faulkner Act.



THOMAS F. VEZZETTI
Opposed to raise

She cooked her way into Olympics

By Ronald Leir

Laurie Ronga, a Hoboken mother with two young children, used to cook up a storm at home.

When she wasn't in the kitchen, she was working as a secretary. "I wasn't really happy," Ronga said. "Being a single parent and knowing I was going to have to work, I felt I should get into cooking for a living."

Now she's an Olympic Cook of the Week.

Ronga, 35, is in Calgary, where the Winter Olympics open today, working with a team feeding corporate sponsors of the games.

She's a chef with Mr. Mort, Ltd., of New York.

She took a leave from her other job as a teacher of commercial foods preparation at the Hudson County Area Vocational-Technical School's Jersey City Center.

Ronga talked to a reporter before catching a flight from Newark to Toronto, the first leg of her trip to Calgary.

She was trying to decide what clothes to pack for the Canadian weather.

"They told us it's like two degrees up there, but at least we'll be working indoors," she said. All meals will be prepared in a giant kitchen in the complex where the employees are staying.

"There'll be 18 of us altogether — two shifts covering breakfast and lunch and a late shift for cocktail hour and dinner," Ronga added.

Her specialty is pastries. Employees will get at least one day off during the week and Ronga hopes to spend

that day catching some Olympic action, preferably hockey.

On her last stint with Mr. Mort, in the summer of 1986, she traveled to the U.S. Open golf tournament in Southampton, Long Island.

"We worked under big tents, preparing mainly buffets, in all sorts of weather conditions for eight days," Ronga said.



"When it rained — and it rained very hard — we had to work in the mud. And we were on our feet the whole time, from 5 a.m. sometimes to as late as 8 or 9 at night."

"It may sound glamorous, going to a big golf tournament like that, but believe me, we worked hard," she recalled.

The catering team whipped up omelettes for breakfast, salads and carved

turkey and roast beef for lunch. Occasionally, a golfer on the tour, or a celebrity or TV newscaster would stride up to a tent for a refresher.

"I never expected that stuff when I signed up to work," Ronga said.

When she takes jobs with the catering firm, Ronga sends her son Joshua, 12, and daughter Melissa, 9, to stay with relatives.

Both youngsters attend the Calabro School in Hoboken; Joshua is a seventh-grader; Melissa is in the fourth grade.

After giving up on secretarial work, Ronga tried cooking for restaurants and hotels but ran into problems because "more and more places wanted you to have a degree."

That convinced her to enroll in Hudson County Community College for a two-year associate degree program in culinary arts.

"They taught me all the right things to do," Ronga said. "Things like the proper tools to use in the kitchen, the set-up, food presentation, all sorts of classical cooking, traditional sauces. We learned the whole language of cooking."

Ronga got more than an education at HCCC — she also got a recommendation for a job with Mr. Mort from her culinary arts teacher, Paul Dillon.

When she's not traveling with the corporate caterers, Ronga teaches special-needs youngsters at the Vo-Tech School in Jersey City.

To expand her career opportunities, Ronga has enrolled at Jersey City State College to pursue a degree in education and perhaps a home economics teaching post in an elementary or high school.

Hoboken eyes industry plan

Factories sought on 20 acres

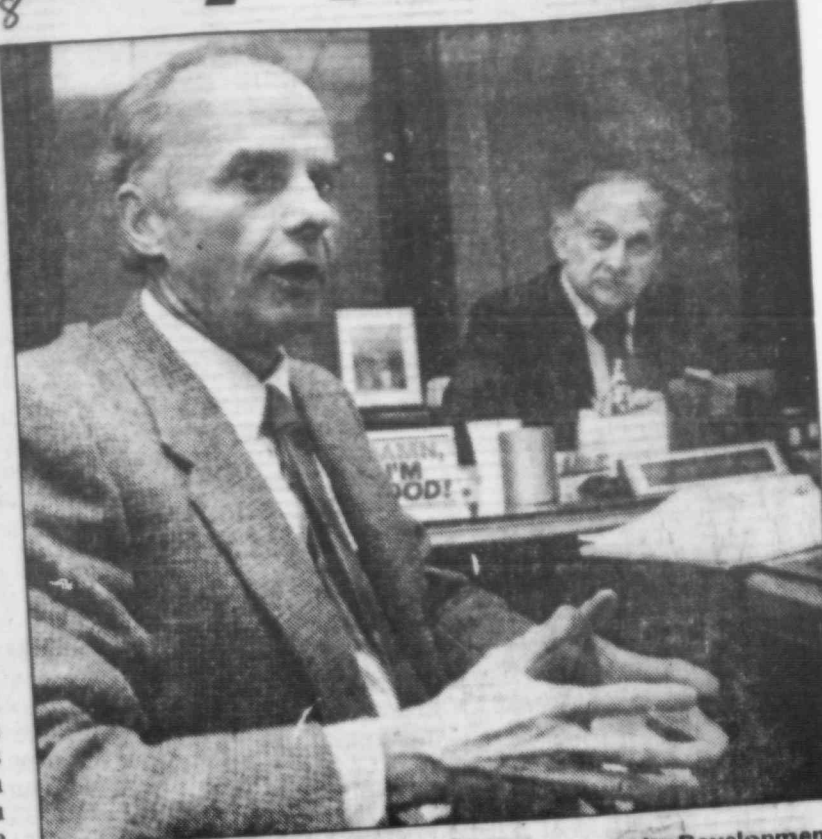
By JUDY TEMES

Business Writer

HOBOKEN—Officials yesterday unveiled a sweeping proposal to turn 20 acres in the northwest section of the city into an industrial park that could create 1,500 jobs and add \$1.6 million a year to the tax rolls.

The city also wants to include the Levolor-Lorentzen Inc. plant on Monroe Street, scheduled to close this year, in that plan.

The industrial park proposal — a government-subsidized plan under which low-cost space is made available for industry in one central location — has been under discussion here for some time. Yesterday, city officials released a state report that concludes that such a park is



Michael Coleman, director of Hoboken's Community Development Agency, discusses a proposed 20-acre industrial park Hoboken during a press conference yesterday afternoon at City Hall. Looking on is Mayor Thomas F. Vezetti.

Please see PARK Page 8

Factory workers call Levolor unfair

By Dominick Calicchio

About two dozen Levolor Lorentzen workers held a rally outside the window-blind plant in Hoboken yesterday to complain of unfair treatment.

The protesters, all manufacturing employees and mostly women, charged Levolor gave its office staff four weeks of severance pay, but did not offer any money to factory personnel.

Some of Levolor's 600 Hoboken workers were laid off yesterday. In December the company announced it would close its Hoboken plant for good in six to nine months. The employees laid off yesterday were given about two weeks notice, the protesters said.

Rally organizers standing in the cold outside the plant at Eighth and Monroe streets collected about 75 signatures on a petition they said they'll present to company officials.

"Why did they do this?" asked Daisy Ramos. "Because they work behind a desk and we work at a machine? What's the difference?"

Next to their names, employees who signed the petition listed their years of service to Levolor. One man wrote that he'd been with the company for 17 years; a woman employee wrote 13 years.

"It was my second home," said Jacqueline Mejias, a five-year employee who'll be out of work come Monday. "I'll always say Levolor blinds are number one, but for what we're going through these last days I'm glad it's closed."

"They give it to the people



Ciro Castro, center, is surrounded by fellow workers as he complains about lack of severance pay for manufacturing employees being laid off from the Levolor plant in Hoboken.

in the office, but us people who break our backs everyday — we get nothing."

"They act like they're washing their hands of the whole thing," said Erolida Toro, another five-year employee. "They don't have an answer for us, you know what I mean?"

"All we want to know is why we're not getting anything," said Angela Alequin, a two-year employee.

All employees, both manufacturing and office, have been offered inclusion in a job retraining program sponsored by the state Department of Labor, said Stew Kippelman, human resources manager at Levolor's Parsippany headquarters.

Kippelman would neither confirm nor deny whether office staff was being treated differently than manufacturing

personnel. "That's not an item we wish to discuss," he said.

Kippelman has been fielding questions for Levolor since late last month, when company president John Kurtz suddenly resigned, about a month after announcing plans to close the Hoboken plant and a small research facility in North Bergen. The resignation wasn't connected to the closings, Levolor officials said.

Kippelman couldn't provide an exact number of how many employees were to be laid off beginning yesterday, but J. Robert White, an official of the Department of Labor's Plant Closing Response Team, estimated that about 30 workers were affected.

In meetings at Levolor the last two days White gave the workers pamphlets outlining what the Plant Closing Re-

sponse Team will do for them. The services include helping employees file for unemployment insurance and Title III training benefits and helping them prepare resumes for finding new jobs.

Also attending were representatives of the city's Community Development Agency. CDA official Jean Forest said the agency's primary goal is to get other area companies to hire the displaced Levolor workers.

Employees at the rally said the next round of layoffs is set for two weeks from now.

Kurtz said in December that much of the work done in the Hoboken plant will be absorbed by a Levolor facility in Rockaway. He said the Hoboken building, built more than 100 years ago, is no longer considered efficient.

reached with the bank later this month to salvage the projects.

"I don't think you'll see that auction take place," he said. "No one, especially the banks, benefits by a developer going down the tubes."

Reynolds, who is also planning to renovate the landmark Hotel Victor on Hudson Place and to construct a high-rise condominium project on Newark Street, said the October stock market crash, a high municipal tax rate and a glut of condominium units, are caus-

ing the problems.

Reynolds said his difficulties stem from the loss of a business partner and "the problems of doing business in Hoboken these days."

He said, however, that he is close to striking a deal with another partner and is optimistic that an agreement can be

See ARE CONDOS — Page 4.

PARK

CONTINUED FROM PAGE 1

feasible and desirable.

Hoboken, according to one official, is at the top of a list of municipalities vying for state money for the project.

A year in the making, the report was prepared by the state Economic Development Authority, which operates seven industrial parks in the state, including two in Jersey City.

Under the proposal, the city and state would buy the entire 20-acre parcel, bordered by the 14th Street Viaduct and Madison, 16th and Clinton streets. If the city cannot negotiate a deal with the parcel's 30 owners, it would blight the area and buy it under its rights of eminent domain, said Michael Coleman, executive director of the Community Development Agency.

Coleman said yesterday that the city is negotiating a deal with executives at Levolor-Lorentzen under which that 10-acre site would be added to the industrial park site. The conversion of that parcel is a high priority to the city, partly to retain the 600 blue-collar workers who will be laid off when the Levolor plant closes, he said.

Coleman said recent talks with the EDA about the Levolor site look promising. If Levolor is unwilling to sell the property to the city, Coleman said the local administration would be ready to acquire it through eminent domain. Levolor executives could not be reached for comment last night.

Coleman said industrial parks are feasible for both the northwest area and the Levolor site.

The costs of acquisition and road and utility improvements for both sites would be paid by the state EDA, the U.S. Economic Development Administration and the federal Department of Housing and Urban Development.

Urban industrial parks are set up by the EDA to create affordable industrial space in inner cities. The goal is to retain blue-collar jobs and build a tax base in older cities.

Hoboken is an ideal location, according to the state's report. There has been a 57 percent drop in manufacturing jobs here between 1970 and 1983.

"This downward direction will continue into the future unless

Hoboken counterbalances this by deliberately stimulating the market to attract and retain industry," the report states. "Hoboken's unbalanced economy is not caused by insufficient growth — it is the product of uncontrolled growth."

It would cost the city and EDA \$6.25 million to buy the 20-acre parcel and another \$1.35 million for improvements, according to the EDA.

The price, according to Coleman, is four to five times the amount paid for industrial space in other New Jersey communities, but would not make the project impossible.

About \$25 million worth of investment in needed to build out the park, according to Coleman, the bulk of it coming from private investors. Planning and building would take six to eight years.

Under the plan put forth by the state, six to eight multi-story buildings would be built, each containing 200,000 to 500,000 square feet of space. There would be parking for 500 to 750 cars. The site would be linked to major transportation centers by rail lines.

Under the plan put forth by the state, six to eight multi-story buildings would be built, each containing 200,000 to 500,000 square feet of space. There would be parking for 500 to 750 cars. The site would be linked to major transportation centers by rail lines.

Under the plan put forth by the state, six to eight multi-story buildings would be built, each containing 200,000 to 500,000 square feet of space. There would be parking for 500 to 750 cars. The site would be linked to major transportation centers by rail lines.

Under the plan put forth by the state, six to eight multi-story buildings would be built, each containing 200,000 to 500,000 square feet of space. There would be parking for 500 to 750 cars. The site would be linked to major transportation centers by rail lines.

Under the plan put forth by the state, six to eight multi-story buildings would be built, each containing 200,000 to 500,000 square feet of space. There would be parking for 500 to 750 cars. The site would be linked to major transportation centers by rail lines.

Under the plan put forth by the state, six to eight multi-story buildings would be built, each containing 200,000 to 500,000 square feet of space. There would be parking for 500 to 750 cars. The site would be linked to major transportation centers by rail lines.

Under the plan put forth by the state, six to eight multi-story buildings would be built, each containing 200,000 to 500,000 square feet of space. There would be parking for 500 to 750 cars. The site would be linked to major transportation centers by rail lines.

Under the plan put forth by the state, six to eight multi-story buildings would be built, each containing 200,000 to 500,000 square feet of space. There would be parking for 500 to 750 cars. The site would be linked to major transportation centers by rail lines.

Under the plan put forth by the state, six to eight multi-story buildings would be built, each containing 200,000 to 500,000 square feet of space. There would be parking for 500 to 750 cars. The site would be linked to major transportation centers by rail lines.

Under the plan put forth by the state, six to eight multi-story buildings would be built, each containing 200,000 to 500,000 square feet of space. There would be parking for 500 to 750 cars. The site would be linked to major transportation centers by rail lines.

Under the plan put forth by the state, six to eight multi-story buildings would be built, each containing 200,000 to 500,000 square feet of space. There would be parking for 500 to 750 cars. The site would be linked to major transportation centers by rail lines.

Under the plan put forth by the state, six to eight multi-story buildings would be built, each containing 200,000 to 500,000 square feet of space. There would be parking for 500 to 750 cars. The site would be linked to major transportation centers by rail lines.

Under the plan put forth by the state, six to eight multi-story buildings would be built, each containing 200,000 to 500,000 square feet of space. There would be parking for 500 to 750 cars. The site would be linked to major transportation centers by rail lines.

Under the plan put forth by the state, six to eight multi-story buildings would be built, each containing 200,000 to 500,000 square feet of space. There would be parking for 500 to 750 cars. The site would be linked to major transportation centers by rail lines.

Under the plan put forth by the state, six to eight multi-story buildings would be built, each containing 200,000 to 500,000 square feet of space. There would be parking for 500 to 750 cars. The site would be linked to major transportation centers by rail lines.

Under the plan put forth by the state, six to eight multi-story buildings would be built, each containing 200,000 to 500,000 square feet of space. There would be parking for 500 to 750 cars. The site would be linked to major transportation centers by rail lines.

Under the plan put forth by the state, six to eight multi-story buildings would be built, each containing 200,000 to 500,000 square feet of space. There would be parking for 500 to 750 cars. The site would be linked to major transportation centers by rail lines.

Under the plan put forth by the state, six to eight multi-story buildings would be built, each containing 200,000 to 500,000 square feet of space. There would be parking for 500 to 750 cars. The site would be linked to major transportation centers by rail lines.

Under the plan put forth by the state, six to eight multi-story buildings would be built, each containing 200,000 to 500,000 square feet of space. There would be parking for 500 to 750 cars. The site would be linked to major transportation centers by rail lines.

Under the plan put forth by the state, six to eight multi-story buildings would be built, each containing 200,000 to 500,000 square feet of space. There would be parking for 500 to 750 cars. The site would be linked to major transportation centers by rail lines.

Under the plan put forth by the state, six to eight multi-story buildings would be built, each containing 200,000 to 500,000 square feet of space. There would be parking for 500 to 750 cars. The site would be linked to major transportation centers by rail lines.

Under the plan put forth by the state, six to eight multi-story buildings would be built, each containing 200,000 to 500,000 square feet of space. There would be parking for 500 to 750 cars. The site would be linked to major transportation centers by rail lines.

Under the plan put forth by the state, six to eight multi-story buildings would be built, each containing 200,000 to 500,000 square feet of space. There would be parking for 500 to 750 cars. The site would be linked to major transportation centers by rail lines.

Under the plan put forth by the state, six to eight multi-story buildings would be built, each containing 200,000 to 500,000 square feet of space. There would be parking for 500 to 750 cars. The site would be linked to major transportation centers by rail lines.

Under the plan put forth by the state, six to eight multi-story buildings would be built, each containing 200,000 to 500,000 square feet of space. There would be parking for 500 to 750 cars. The site would be linked to major transportation centers by rail lines.

Under the plan put forth by the state, six to eight multi-story buildings would be built, each containing 200,000 to 500,000 square feet of space. There would be parking for 500 to 750 cars. The site would be linked to major transportation centers by rail lines.

Under the plan put forth by the state, six to eight multi-story buildings would be built, each containing 200,000 to 500,000 square feet of space. There would be parking for 500 to 750 cars. The site would be linked to major transportation centers by rail lines.

Under the plan put forth by the state, six to eight multi-story buildings would be built, each containing 200,000 to 500,000 square feet of space. There would be parking for 500 to 750 cars. The site would be linked to major transportation centers by rail lines.

Under the plan put forth by the state, six to eight multi-story buildings would be built, each containing 200,000 to 500,000 square feet of space. There would be parking for 500 to 750 cars. The site would be linked to major transportation centers by rail lines.

Under the plan put forth by the state, six to eight multi-story buildings would be built, each containing 200,000 to 500,000 square feet of space. There would be parking for 500 to 750 cars. The site would be linked to major transportation centers by rail lines.

Under the plan put forth by the state, six to eight multi-story buildings would be built, each containing 200,000 to 500,000 square feet of space. There would be parking for 500 to 750 cars. The site would be linked to major transportation centers by rail lines.

Under the plan put forth by the state, six to eight multi-story buildings would be built, each containing 200,000 to 500,000 square feet of space. There would be parking for 500 to 750 cars. The site would be linked to major transportation centers by rail lines.

Under the plan put forth by the state, six to eight multi-story buildings would be built, each containing 200,000 to 500,000 square feet of space. There would be parking for 500 to 750 cars. The site would be linked to major transportation centers by rail lines.

Under the plan put forth by the state, six to eight multi-story buildings would be built, each containing 200,000 to 500,000 square feet of space. There would be parking for 500 to 750 cars. The site would be linked to major transportation centers by rail lines.

Condos go belly up?

By Bill Campbell

In the early 1980s, Patrick Reynolds' free-spending ways won him a reputation as a major player in Hoboken's super-charged real estate market.

Today, Reynolds, the principal partner of P.A. Reynolds & Associates, says the perception of a weak real estate market is to blame for the financial woes of two condominium projects.

Haven Savings & Loan Association, Hoboken, has announced plans to foreclose on a \$1.1 million loan to Reynolds to develop a condominium pro-

Hoboken developer facing foreclosure

ject at 253 Tenth St. in Hoboken, according to a legal notice published yesterday.

The announcement comes a month after Haven Savings said it was foreclosing on an \$800,000 loan to Reynolds for a condominium project 919 Willow Ave.

The properties are scheduled to be auctioned at a sher-

iff's sale in Jersey City on Feb. 25.

Reynolds said his difficulties stem from the loss of a business partner and "the problems of doing business in Hoboken these days."

He said, however, that he is close to striking a deal with another partner and is optimistic that an agreement can be

See ARE CONDOS — Page 4.

reached with the bank later this month to salvage the projects.

"I don't think you'll see that auction take place," he said. "No one, especially the banks, benefits by a developer going down the tubes."

Reynolds, who is also planning to renovate the landmark Hotel Victor on Hudson Place and to construct a high-rise condominium project on Newark Street, said the October stock market crash, a high municipal tax rate and a glut of condominium units, are caus-

ing the problems.

Reynolds said his difficulties stem from the loss of a business partner and "the problems of doing business in Hoboken these days."

He said, however, that he is close to striking a deal with another partner and is optimistic that an agreement can be

See ARE CONDOS — Page 4.

Hoboken shelter has \$13.5G grant

The Bishop John Mahurter Shelter for the homeless in Hoboken received a \$13.500 emergency grant from the state Department of Community Affairs.

The grant was one of several awarded Thursday to aid municipal shelters throughout the state, said to Cordella Englund of Hoboken's Community Development Agency.

It will be used to buy an industrial stove and cots, and to pay for six months of utility bills, she said. The shelter receives about \$56,000 annually in federal emergency funds from the United Way, as well as local contributions.

Police say they interrupt sale

By JOHN ROFE

Staff Writer

HOBOKEN—Two men were arrested yesterday afternoon during the sale of a kilogram of cocaine, the Hudson County Prosecutor's Office said.

Gerard Howard Harper, 45, of Church Towers in Hoboken, was arrested here by members of the prosecutor's Narcotics Strike Force after receiving the drugs from Ramon Marino, 34, of the 500 block of 27th Street in Union City, who also was arrested, according to Kevin Armstrong, spokesman for the task force.

Armstrong said Lois Mary Poggioli, 37, was arrested inside the Church Towers apartment she shared with Harper while flushing an undisclosed amount of cocaine and narcotics paraphernalia down the toilet. Also found in the apartment was a

loaded .25-caliber semi-automatic handgun, Armstrong said.

The arrests came after a short investigation, he said. He would not disclose how the Prosecutor's Office became aware of the deal.

The spokesman said laboratory tests to determine the purity of the cocaine were incomplete, and said he could not estimate the value of the narcotics seized. Depending upon the purity, the cocaine reportedly could have a street value of more than \$30,000.

All three suspects will be arraigned in county Central Judicial Processing Court in Jersey City today on charges of possession of narcotics with the intent to distribute, Armstrong said. Harper faces the additional charge of unlawful possession of a handgun.

All three suspects will be arraigned in county Central Judicial Processing Court in Jersey City today on charges of possession of narcotics with the intent to distribute, Armstrong said. Harper faces the additional charge of unlawful possession of a handgun.

All three suspects will be arraigned in county Central Judicial Processing Court in Jersey City today on charges of possession of narcotics with the intent to distribute, Armstrong said. Harper faces the additional charge of unlawful possession of a handgun.

All three suspects will be arraigned in county Central Judicial Processing Court in Jersey City today on charges of possession of narcotics with the intent to distribute, Armstrong said. Harper faces the additional charge of unlawful possession of a handgun.

All three suspects will be arraigned in county Central Judicial Processing Court in Jersey City today on charges of possession of narcotics with the intent to distribute, Armstrong said. Harper faces the additional charge of unlawful possession of a handgun.

All three suspects will be arraigned in county Central Judicial Processing Court in Jersey City today on charges of possession of narcotics with the intent to distribute, Armstrong said. Harper faces the additional charge of unlawful possession of a handgun.

All three suspects will be arraigned in county Central Judicial Processing Court in Jersey City today on charges of possession of narcotics with the intent to distribute, Armstrong said. Harper faces the additional charge of unlawful possession of a handgun.

New guard rail planned for Sinatra Drive

Frank Sinatra Drive in Hoboken will be open again, with a new guard rail, by the end of next week.

Fox Guard Rail of Clifton will be paid \$6500 to wrap a protective steel guard rail along the drive, which twists and curves a few feet from the Hudson River between Sixth and Eleventh streets. Fox workers will begin measuring the roadway this morning, and start building the rail Monday,

according to Public Works Director Roy Haack.

Haack ordered the road closed earlier this week, calling it "a disaster waiting to happen." A recently study by Hoboken police showed the city could be liable in the event

of an accident on the curving road.

A 24-year-old woman was killed in 1985 when her car went off the piers that formerly lined the river and a 19-year-old Hobokenite nearly drove off the road after a rainstorm

Hoboken project is delayed

By Dominick Calicchio 2-3-88

Plans by the Knights of Columbus, Hoboken chapter, to build a 67-unit senior citizens housing project were put on hold last night by the Planning Board.

There was a dispute between the Knights and the board over the size of the proposed entrance to the project's off-street parking area.

Some of the parking spaces would be under the building, others would be outside, behind the building.

The Knights argued that their planned 11-foot-high entrance to the enclosed parking area would be enough space for cars to pass through easily.

Board members said, however, that an entrance of that size wouldn't accommodate trucks going to the planned loading bay.

According to the proposal, the loading bay would be in the outdoor parking area, access to which would be gained only by driving through the enclosed parking area first.

Board chairman Peter Ali-candri and secretary James Starrett argued that the entrance would have to be at least 14 feet, as required by law, to accommodate trucks.

The board gave the Knights the option of asking for variance on the entrance size, to 11 feet, or asking for a variance to eliminate the loading bay, which is required by law. The Knights may re-submit their plans in March.

If approved the project would be funded solely by a grant from the federal department of Housing and Urban Development.

The Knights' plan was one of those selected last year by HUD as part of an annual program, said Martin McCarthy, consultant to the Knights on the project.

McCarthy said the HUD program is open to non-profit organizations.

The project, proposed for 514-526 Madison St., would include 49 one-bedroom units (47 standard and two equipped for handicapped tenants), 17 efficiency apartments (one equipped for a handicapped tenant), plus one two-bedroom apartment.

It would also include 25 off-street parking spaces, said Murray DeGennaro, a Knights of Columbus officer.

Rent for the proposed units would be 30 percent of the tenants' monthly incomes, with the remainder subsidized by HUD, McCarthy said.

The proposed project would be a smaller version of Hoboken's Columbia Towers.

Attorneys quitting city sewage case

By Janet Wilson

The law firm handling Hoboken's three major sewage cases has quit because the City Council hasn't paid it \$62,000 in back bills and tabled the extension of its contract.

The mayor's office yesterday charged the council with stonewalling payment of the bills, and urged them to reconsider at next Wednesday's meeting.

Kimmelman, Wolff and Samson has been negotiating with the federal EPA on behalf of Hoboken to finalize reduction of \$28 million in fines for

violation of the Clean Water Act to \$225,000.

The city's secondary sewage treatment plant is largely non-functioning, with raw sewage being dumped into the Hudson River.

The firm has also been representing the city with the state DEP, which sent a telegram this week criticizing the bungled reconstruction of Hoboken's secondary sewage treatment plant, the latest in a series of violations of state regulations that could also result in hefty fines.

See ATTORNEYS — Page 25.

Attorneys quitting city sewage case

Continued from Page 1

Hoboken is also in the midst of a lawsuit with Mayo, Lynch and Associates of Secaucus concerning allegedly flawed plans for upgrading the plant, and an associate of Kimmelman, Wolff and Samson was scheduled to take depositions from Joseph Lynch this week.

But Irwin Kimmelman wrote Mayor Thomas Vezetti and City Council President Patrick Pasculli last Wednesday saying he would notify Superior Court Judge Burrell Ives

Humphreys that the firm was no longer handling the case.

He cited unpaid bills dating back to December and the failure of the City Council to extend the firm's contract as reasons for the termination.

Kimmelman, Wolff and Samson of Roseland was hired by the city in October of 1986 to handle some of its legal sewage woes, with an original contract of \$8,000.

The firm was gradually assigned to handle all of the sewage matters, and the bills

mushroomed to \$262,000. The firm has requested another contract extension of up to \$300,000.

City Council members Robert Ranieri and Steve Cappiello argued last week that the costs were too high, and Cappiello suggested that the city Law Department begin to take over some of the work.

Business Administrator Edwin Chius said yesterday that "you need big-name attorneys to fight the EPA," and he and the mayoral staff pointed out that it was a Kimmelman associate that had successfully

convinced the EPA to cut the city's fines for its water pollution to \$225,000 from \$28 million.

Vezetti, in a letter to the council this week, urged them to consider the "potentially disastrous ramifications of not having expert legal advice, or changing legal representation at this time."

Laurie Fabiano, executive assistant to the mayor, was more blunt.

"It's like bringing a woman to labor, getting the woman to push, and then leaving the room," she said.

School tax rate: Through the roof?

By Janet Wilson

Residents of Hoboken, who already pay the highest local taxes in New Jersey, could be forced to fork over \$5.6 million more than last year to keep the public school system afloat.

A crushing new school budget for Hoboken taxpayers was introduced by the Board of Education Tuesday night.

City officials were infuriated by the new budget request, totalling \$28 million. They also accused the school board of overspending \$2.2 million this school year.

School board officials rejected the criticism. They said state revaluation of Hoboken's assets was to blame for the giant jump in the local share for next year.

Unexpected federal and state aid of \$1.1 million, plus a surplus of \$1.1 million built up over the past few years, had enabled them to add money at the last minute for computer programs, library improvements, physical repairs to school buildings, and to restore staff that had been cut, school board officials said.

In fact, the school board will end up spending \$26,790,543 by the end of this school year, \$1 million more than the budget that was overwhelmingly defeated by Hoboken voters last April, and \$2 million more than the compromise budget hammered out between the board and the City Council.

"They ought to be shot," said Laurie Fabiano, executive assistant to the mayor.

"Those months of negotiation were obviously a total exercise in futility."

Trustee James Farina had no comment about the overexpenditure. But board Secretary Anthony Curko said he was "tired of the criticism being levelled at the school board. We get a pretty good turnaround for our money."

Hoboken spends an average of \$7,200 for each of its 4,000 students, although some receive more because of involvement in remedial, bilingual and special education programs. Although those costs are among the highest in the state, Hoboken still has been placed under Level 3 state monitoring, along with four other school districts, and faces state takeover if

See SCHOOL — Page 16.

Russians bring glasnost to area

Stevens, Newport featured

By CHRISTOPHER AVE

They came to shatter stereotypes, and their message was glasnost and mir — openness and peace.

In a brief, frenetic swing through Hoboken, Weehawken and Jersey City, a dozen Soviet citizens — including a cosmonaut — were greeted by a U.S. senator, watched a video advertisement for Stevens Tech, ate lunch at the Clam Broth House, rode a rickety bus to the Newport Center mall, were lectured in American history by Newport developer Samuel LeFrak and were rushed to LeFrak's waiting ferry boat for a trip to Manhattan.

"It is a day I will always remember," Sergei Stepanov, Soviet Peace Committee member, said breathlessly.



Soviet cosmonaut Svetlana Savitskaya, left, talks to Rebecca Schrier, 6, center, and her brother Josh, 8, of Jersey City yesterday at Stevens Tech in Hoboken. DON MCCOY THE HUDSON DISPATCH

The Soviets, dressed in fashionable coats, sweaters and suits, politely endured a crush of reporters, a breakneck schedule and a capitalist lecture from the colorful LeFrak. They will spend the next few days in Manhattan, and are scheduled to leave the metropolitan area Sunday. All of it, committee ex-

ecutive Natalia Elizarova said, was to foster better relations between the superpowers.

Please see RUSSIANS Page 6

Council warned on sewage plant

By CHRISTOPHER AVE

HOBOKEN—Mayor Thomas F. Vezetti sent a stinging letter to the City Council yesterday, charging that any further delays in paying an attorney would damage the city's efforts to upgrade its sewage treatment.

Last week, the council again tabled a motion to extend a contract for the Roseland firm of Kimmelman Wolff and Samson, which has been handling the lion's share of the city's struggle to adhere to state and federal standards for sewage treatment.

The firm also has been involved with a mass of litigation between the city and Mayo Lynch and Associates, the local firm which lost a contract for a sewage plant here after Vezetti refused to sign over a check to the firm in August 1986.

The city, according to council President Patrick Pasculli, has paid Kimmelman about \$200,000. Kimmelman is seeking

a contract extension, and about \$62,000 more.

In the letter, Vezetti listed "potentially disastrous ramifications" of losing Kimmelman's services. The mayor said the council was "jeopardizing grant payments and subjecting the city to all the fines and bans associated with the plant."

He listed agreements with the state Department of Environmental Protection and the federal Environmental Protection Agency that the city reached under Kimmelman's direction, saving taxpayers as much as \$20 million in fines and helping secure a federal grant that will pay more than half of the \$50 million cost of a new plant.

But Pasculli, who has opposed extending the contract, said the council needed a definite time limit on the contract extension before it would support it. He said he thought the city Law Department should begin to take on more of Kimmelman's legal work.

CONTRACT DECISION TODAY

Guard rail due for Hoboken's Sinatra Drive

By CHRISTOPHER AVE

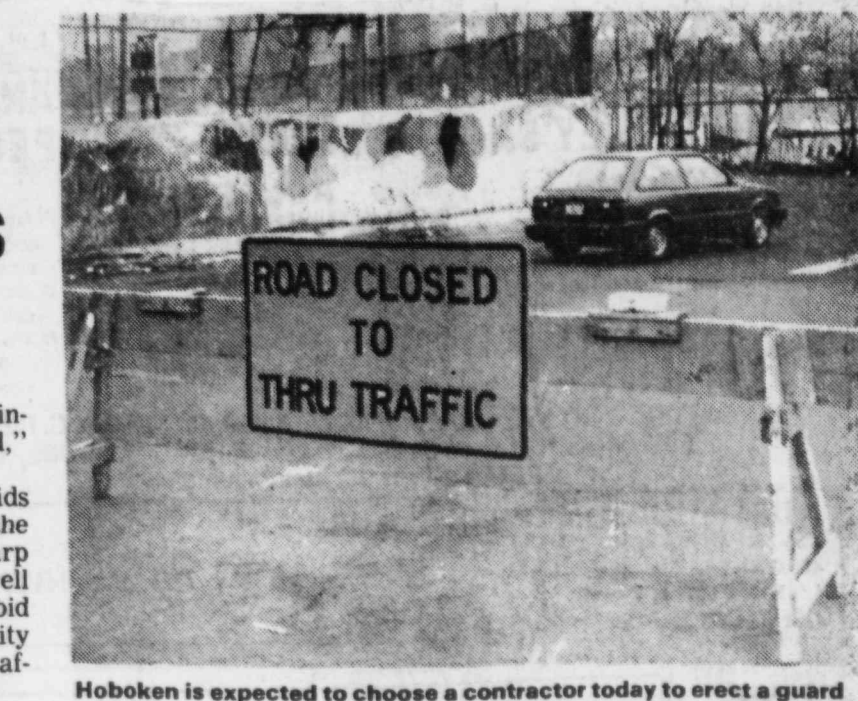
HOBOKEN—The city will choose a contractor today to build a guard rail on Frank Sinatra Drive, according to Public Works Director Roy Haack.

The drive, which overlooks the Hudson River, has been closed during the past week because Police Lt. John Aiello determined that the city would be liable if an accident occurred there. A city resident was killed on the road in 1985 after her car went over the edge and into the Hudson River.

"To protect the city's interests, we closed the road," Haack said.

He said he had received bids from five companies to build the guard rail on the drive's sharp curve, just south of the Maxwell House Coffee plant. A sixth bid was expected today, and the city will choose a contractor this afternoon, Haack said.

The road is the quickest north-south route through the city and is normally used by traffic attempting to bypass the city's crowded interior. In places, the drive is only a few feet from the river.



Hoboken is expected to choose a contractor today to erect a guard rail along Frank Sinatra Drive, which has been closed for a week for safety reasons. DON MCCOY THE HUDSON DISPATCH

The street, named after one of Hoboken's favorite sons, is also the site of periodic illegal dumping into the river.

Haack would not disclose the amounts of the bids, saying it might affect the last estimate expected today.

Hoboken's parking ordinance ill-conceived

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 editorial is by Robert P. King, Ph.D. of Hoboken. The opinions of the writer are not necessarily the opinions of this newspaper.

For the last several months I have taken a strong stand against the enforcement of Hoboken's Resident Parking Permit Ordinance (Y-91). I believe that this ordinance is poorly

written, ill-conceived and, above all, unconstitutional and, therefore illegal. Councilman David Roberts publicly stated at a recent council meeting in December, 1987, that he believes the language of this ordinance needs "some tightening." My response to the councilman was that patching the holes in Y-91 would be nearly as difficult as trying to raise the Titanic.

And here's why: from a legal standpoint the parking ordinance seems to violate Article 4, Section 2 (Comity Clause) of the United States Constitu-

tion. The Comity Clause provides that "The citizens of each state shall be entitled to all privileges and immunities of citizens in the several states." In 1987, The U.S. Supreme Court, in HICKLIN v. ORBECK (437 U.S. 518) found that the Comity Clause prohibits discrimination by a state or municipality against non-citizens or non-residents with respect to "essential activities" or "basic rights."

The Jersey Journal complains in its editorial (Jan. 30) that "the reluctance in booting

cars ... doesn't make good sense for enforcing the permit parking ban." On the contrary, it might make some sense indeed if the Hoboken Parking Authority and The City of Hoboken were concerned that some citizen might sue them for violating his or her legal rights.

I posed that possibility to Councilman Roberts last December, and he replied that "they knew the parking ordinance would be challenged in a court of law, but, at least, the council tried to do something

about the parking problem." The only response I can make to the councilman is that an illegal ordinance will never solve any problem.

Finally, the Jersey Journal has stated that "... the permit ban could turn out to be an inconvenience not worth keeping. ... it would be better to drop the law from the books than to enforce it erratically and inadequately." Certainly, if I am right, the "parking ban" infringes on all citizens' (including nonresidents) "basic right" to park their car on a public street in any town and in

any state, and this infringement amounts to much more than a mere "inconvenience." However, the Jersey Journal and I are in full agreement that it would be much better to drop the parking ban from the books.

It would be better to begin again to devise a practical solution to Hoboken's parking crisis while avoiding the pitfalls of another defective legislative cure-all. Surely, "Hoboken motorists" need all the help they can get in finding a place to park."

Drayton off housing unit

Hoboken police officer and Board of Education trustee Eugene Drayton will not be allowed to serve as a commissioner on the city's Housing Authority, a Superior Court judge ordered yesterday.

Judge Ariel Rodriguez signed an order invalidating Drayton's appointment by the city to the Housing Authority in November.

The authority filed a suit contending that city law prohibits more than one municipal employee or officer to sit on the board.

Hudson School races against time

DISPATCH 2-13-88

By CHRISTOPHER AVE
Staff Writer

HOBOKEN—For the Hudson School, it is a race against time.

The school has been raising money to pay for a renovation for two years now, raising about \$235,000 and winning a matching grant from a private foundation. But if the private school, located on Park Avenue at Fifth Street, does not raise another \$200,000 in the next three months, it stands to lose \$100,000 of that grant money.

The grant, from the Geraldine R. Dodge Foundation, is a "challenge grant" which pays 50 cents for every dollar the school raises. The grant is due to expire at the end of May.

The grant money is slated to go to the school's day-to-day operations, and the donation money goes to renovation of the Martha Institute building a block away. But either way, school Director Suelen Newman said yesterday, the school is on a tight deadline to get the money it needs to expand. "We need the space," Newman said. "We currently have 106 children in school, and we're overcrowded."

The Martha Institute, built more than 100 years ago by Stevens Tech founder Edwin A. Stevens, served as the city's first high school before the turn of the century. But it has been decaying for years, and is now owned by the National Com-

munity Church, a Protestant body whose local church is working with the Hudson School to renovate the structure.

Newman said early estimates put the repair costs at less than \$400,000, but she said the most recent estimates are closer to twice that amount. After the renovation, church and school plan to share the building — allowing the school to admit more students, and perhaps to add more grades to its fifth-through-ninth span.

The school, founded in 1978, has an enrollment that is about 50 percent minorities. Almost all its students are county residents.

Newman said the school — which could only admit about 30 percent of its new applicants last year — is hoping to work with the city Board of Education to set up joint programs, perhaps making Hudson a magnet school for the district.

"My dream," she said, "is to make the program free and open to anyone. But that won't happen unless we get some kind of funding."

School board members have been cool to the idea so far. But Newman said she believes that if the Martha Institute is renovated and used, the proposition could become reality.

"Perhaps with the new Board of Education members and with a new feeling towards education and new ideas — maybe this is the year it's going to happen," she said.



Without an adequate facility, students at the Hudson School in Hoboken must exercise on a classroom floor in order to fulfill their physical education requirements. DON MCCOY THE HUDSON DISPATCH

SCHOOL

CONTINUED FROM PAGE 1

appeared high.

"The board will make every effort to cut this budget," Belfiore said.

The two trustees said reductions in state allocations forced the board to increase its dependence on local taxes.

"The state views us as an affluent community, and if they keep on shortchanging us, the 'renaissance' here will totally unravel, to the point that we'll have tumbleweeds floating down Washington Street," Belfiore said.

But Vezzetti administration officials charged yesterday the board carried a surplus of more than \$1 million in last year's budget — a surplus the board did

not disclose until after the city in October negotiated a \$1.25 million cut in the amount the board requested for this year's budget.

"The school board members should be shot," mayoral aide Laurie Fabiano said. "Last year's budget was a total farce."

Fabiano noted the final amount of this year's school budget — including federal and state aid the board received — was more than \$1 million more than the \$26 million budget voters rejected last April.

Farina said there had been some "discrepancies" in the surplus amount, and added the board was not aware of the sur-

plus until recently.

The budget has been submitted to county Schools Superintendent Louis C. Accella for approval. He will send it back to the board, which will negotiate with city officials before placing the budget on the ballot in April. Last year, the city cut \$3 million from the board's budget after voters rejected it. The two sides negotiated for five months before restoring \$1.75 million.

Both sides said yesterday they expect a fight over the budget. Asked whether he thought the proposed budget would be passed by voters, Belfiore said: "I'm of the opinion that if you come out with a \$1 million budget, they would vote it down."

14th Street ferry can't sail yet

By Janet Wilson

Hoboken still doesn't have a Fourteenth Street ferry service, but if one is approved, we now know how much it will cost.

Housing developer Murray Connell is also still in business with property owner Anthony Dell' Aquila, printed reports and rumors to the contrary notwithstanding.

Connell showed up at the

Zoning Board of Adjustment meeting last night on behalf of the elusive Dell' Aquila, who is seeking approval to resume ferry service from the north end of town on idle piers he bought last October.

The Board of Adjustment declined to vote on giving him the necessary permit, in spite of slick, detailed presentations from planning and traffic experts. John Westlake of Direct Line Ferry, Inc. also spoke and

outlined a planned schedule and pricing.

A round trip would cost \$8, with \$3 a day in additional parking charges. A \$100 monthly pass for unlimited trips would also be sold. There would be four trips to and from Manhattan's Wall Street area on the East River every morning and evening, beginning at 7:15 in the morning. Each trip

See 14th STREET — Page 12.

14th Street ferry not ready to sail

Continued from Page 1

would carry 150 passengers and take 15 minutes.

Westlake, whose company is already running ferries from five sites along the New Jersey coast to New York, including Newport in Jersey City and Bayonne, said the schedule might be adjusted after customer surveys.

Westlake said Direct Line had three boats and licensed crews ready to go as soon as the board gives its approval. If approval is given on the New York side, Direct Line would eventually run ferries from Hoboken to West 41st Street on the Hudson River, to 34th Street on the East River, and to a site that the Port Authority is considering building next to the World Trade Center.

"We see the river as a great unused 80-lane highway," said Westlake.

Zoning board members were reluctant to give permission on two grounds, both related to potential congestion in the Fourteenth Street area.

Zoning board member Martin Tuzman requested that an independent traffic study be done to compare with the study performed for Dell' Aquila by a New York firm, which concluded traffic would actually decrease in the northern end of Hoboken if the ferry service

were instituted. Board Chairman Joel Freiser requested further information on what else Dell' Aquila and Connell have planned for the site, in addition to the ferry service. So far, they have indicated only that "mixed use" facilities are being planned on the land behind the piers which Dell' Aquila owns.

"You can't say this use variance is 'just for the ferry.' That's like saying you're just a little bit pregnant," remarked Freiser.

"We need to know what other transit considerations need to be made there," Dell' Aquila's attorney Frank Leanza of Hackensack had his own point to make. "According to the current zoning ordinance, we can dock the QE2 at those piers, but not a 150-foot ferry."

"Only for repairs, not for servicing," board member Frank Camerone quickly retorted.

Although the entrance to the ferry terminal would be at Fifteenth rather than Fourteenth Street, the board members were still concerned about the impact of an estimated 600 ferry passengers getting in and out of the area each morning and evening.

Discussion of the ferry will resume at the next meeting.



Tim Rosenkrans of Hoboken runs by the area where bleachers used to stand in Kennedy Stadium in Hoboken. A plan is being considered to float a bond issue for extensive improvements to the facility, used by Hoboken High School teams. DON MCCOY THE HUDSON DISPATCH

Field upgrading likely \$1M would add 2nd field and new bleachers

By CHRISTOPHER AVE
Staff Writer

HOBOKEN—The Board of Education is planning to put a bond issue on the April 5 school election ballot that will include about \$1 million for refurbishing the aging high school ballfield, a trustee said yesterday.

Trustee James Farina is set to meet today with George Weiner, a local contractor, to discuss a plan to build new bleachers, a second ballfield and

a women's locker room, and to put new turf in Kennedy Stadium, according to Farina.

The ballfield improvements probably would be part of a \$5 million bond question that will include \$1.75 million in state-mandated improvements such as fire escapes and alarms in the city's schools. Other school improvements may also be funded by the bond issue, Farina said, although he would not be specific about those plans.

Please see STADIUM Page 17

STADIUM

CONTINUED FROM PAGE 1

The ballfield proposal, at least in principle, seems assured of wide support. Laurie Fabiano, top aide to Mayor Thomas F. Vezzetti, said the administration would support such a proposal.

Farina is frequently at odds with Vezzetti and pro-administration City Council members such as Joseph Della Fave. But Della Fave, who has worked with county officials for six months to get the stadium improved, said he would support the plan if it addresses the park's problems.

"I support any serious and good effort to get the stadium done," Della Fave said. "It

takes a joint effort here, but people never seem to want to do that."

Della Fave said he would have to examine the specifics of the proposal before he could comment further.

The ballfield — adjacent to Columbus Park here — has been deteriorating for years. Last season, the stands were condemned and destroyed, limiting the high school to one home football game.

Both Farina and Della Fave said they are concerned with improving the facility, not with political differences. Della Fave said Farina has not spoken with

him or with the group of city and county officials Della Fave met with concerning the ballpark.

"The reason we had a group was to get rid of political nonsense," said Della Fave. "If it's cost-efficient, and will get the job done, then I'll support it," he said.

Farina said the board is looking for cooperation from the administration on the issue. Besides the improvements to the ballfield itself, the board is considering building an additional tennis court, putting in bleachers to seat 2,200 people, and installing a new sprinkler system.

Postal cuts displease all

DISPATCH 2-13-88
By JONATHAN BRINKMAN
Staff Writer

The U.S. Postal Service starts cutting its customer services today in Hudson and Bergen counties as part of the federal agency's nationwide budget cutback.

The Ridgefield Post Office, which will not open today, is the first of the area's post offices to be hit. The facility will remain closed on Saturdays; other area post offices either will close for one afternoon each week or cut down on the number of hours they are open each day.

Also, starting tomorrow, Sunday mailbox pickups have been halted. Because of this, Palisades Park Postmaster Dieter Behrens advised, people should get their weekend mail posted by Saturday.

Postal Service employees and area residents yesterday said they are unhappy about the service cutback. The slash was mandated by the Omnibus Budget Act passed by Congress just before Christmas as part of an effort to reduce the federal deficit.

The act directed that last

NEW HOURS

Hudson County Main Post Offices:

■ GUTTENBERG: Closed all day

Tuesdays.

■ HOBOKEN: Closed Wednesdays at 1

p.m.

■ JERSEY CITY: Open, no change.

■ NORTH BERGEN: Closed Tuesdays

at noon.

■ SECAUCUS: Closed Wednesdays at 1

p.m.

■ UNION CITY: Closed Wednesdays at 1

p.m.

■ WEENAWKEN: Closed all day Mon-

days.

Bergen County Post Offices:

■ CLIFFSIDE PARK: Main Post Office:

Closed Tuesdays at 1 p.m. Palisades Sta-

tion: Closed all day Tuesdays.

■ EDGEWATER: Closed Wednesday at

noon.

■ FAIRVIEW: Closed Wednesdays at 1

p.m.

■ FORT LEE: Main Street Office:

Closed Wednesdays at 1 p.m. Palisades Sta-

tion: Closed all day Tuesdays.

■ PALISADES PARK: Open Saturday 10

a.m. to 12 p.m., Monday to Friday 9 a.m. to 5

p.m. (Reduced by seven hours a week.)

■ RIDGEFIELD: Closed Saturdays

year's Postal Service budget of \$32.728 billion be cut by \$160 million this year and a further \$170 million last year.

Please see POST Page 8

POST

CONTINUED FROM PAGE 1

"Obviously, we're not happy about having to cut services," said Henry Cliffl, spokesman at Postal Service division headquarters in New Brunswick. "One of our priorities over the past year has been to increase services — it hurts to go in the other direction."

He added that, even more damaging than the cut in customer services, is the termination of the capital improvement plan. He said that North Jersey's 14 building projects, slated to cost \$24.5 million, have been scrapped because of the budget cutback.

"The loss of those buildings is going to hurt our ability to deliver services into the 1990s," he said.

Ester Stewart, a customer at the Fairview Post Office, said she was unhappy that the customer service windows will be closed Wednesday afternoons.

Stewart explained that, because she works as a nurse's aide at Bergen Pines County Hospital in Paramus, her days off are different each week.

"I already have a complex schedule," she said. "It's going to be harder for me to deal with my mail. I think the post office should come up with a different way to save money."

Hoboken Council puts off action on lawyers' fees

By Earl Morgan

HOBOKEN—The Hoboken City Council yesterday postponed a vote until Monday's meeting on several resolutions to either discontinue paying the law firm of Kimmelman Wolff & Samson, continue paying the firm but put a cap on spending, or hire more personnel in the law department to handle the litigation the firm is presently engaged in.

The resolutions were on the agenda of a special meeting the council held yesterday. But after nearly an hour of debate it was decided to put off further discussion of the matter for a scheduled council committee meeting tomorrow.

At a previous meeting the

council decided not to approve a \$62,000 payment that exceeded the authorized \$200,000 already approved to pay the lawyers.

Kimmelman and Wolff have been handling a number of matters related to the construction of a secondary sewerage plant in the city and helped reduce the size of some stiff fines levied on the city by the U.S. Department of Environmental Protection for failure to comply with federal secondary sewerage treatment regulations.

The firm is also handling a law suit the city was hit with by the engineering firm of Mayo Lynch. Mayo Lynch is suing the city for rejecting its plans for a secondary sewerage treatment

plant and designating another engineering firm to construct the facility.

At yesterday's meeting there were separate resolutions to extend the firm's contract beyond the \$200,000 limit and another to pay the \$62,000 owed the law firm.

Some council members argued that a cap has to be put on further fees being paid the company. The original contract was for \$50,000. Other council members said since the funds were actually being drawn from the proceeds of sewerage bonds, the cost to the city is not as great as it would be if the council voted to hire more staff in the law department. That would require appropriating the money from the city budget.

Hudson School races against time

Dispatch 2-13-88
By CHRISTOPHER AVE
Staff Writer

HOBOKEN—For the Hudson School, it is a race against time.

The school has been raising money to pay for a renovation for two years now, raising about \$235,000 and winning a matching grant from a private foundation. But if the private school, located on Park Avenue at Fifth Street, does not raise another \$200,000 in the next three months, it stands to lose \$100,000 of that grant money.

The grant, from the Geraldine R. Dodge Foundation, is a "challenge grant" which pays 50 cents for every dollar the school raises. The grant is due to expire at the end of May.

The grant money is slated to go to the school's day-to-day operations, and the donation money goes to renovation of the Martha Institute building a block away. But either way, school Director Suelen Newman said yesterday, the school is on a tight deadline to get the money it needs to expand.

"We need the space," Newman said. "We currently have 106 children in school, and we're overcrowded."

The Martha Institute, built more than 100 years ago by Stevens Tech founder Edwin A. Stevens, served as the city's first high school before the turn of the century. But it has been decaying for years, and is now owned by the National Com-

munity Church, a Protestant body whose local church is working with the Hudson School to renovate the structure.

Newman said early estimates put the repair costs at less than \$400,000, but she said the most recent estimates are closer to twice that amount.

After the renovation, church and school plan to share the building — allowing the school to admit more students, and perhaps to add more grades to its fifth-through-ninth span.

The school, founded in 1978, has an enrollment that is about 50 percent minorities. Almost all its students are county residents.

Newman said the school — which could only admit about 30 percent of its new applicants last year — is hoping to work with the city Board of Education to set up joint programs, perhaps making Hudson a magnet school for the district.

"My dream," she said, "is to make the program free and open to anyone. But that won't happen unless we get some kind of funding."

School board members have been cool to the idea so far. But Newman said she believes that if the Martha Institute is renovated and used, the proposition could become reality.

"Perhaps with the new Board of Education members and with a new feeling towards education and new ideas — maybe this is the year it's going to happen," she said.



Without an adequate facility, students at the Hudson School in Hoboken must exercise on a classroom floor in order to fulfill their physical education requirements. DON MCCOY THE HUDSON DISPATCH

SCHOOL

CONTINUED FROM PAGE 1

appeared high.

"The board will make every effort to cut this budget," Belfiore said.

The two trustees said reductions in state allocations forced the board to increase its dependence on local taxes.

"The state views us as an affluent community, and if they keep on shortchanging us, the 'renaissance' here will totally unravel, to the point that we'll have tumbleweeds floating down Washington Street," Belfiore said.

But Vezzetti administration officials charged yesterday the board carried a surplus of more than \$1 million in last year's budget — a surplus the board did

not disclose until after the city in October negotiated a \$1.25 million cut in the amount the board requested for this year's budget.

"The school board members should be shot," mayoral aide Laurie Fabiano said. "Last year's budget was a total farce."

Fabiano noted the final amount of this year's school budget — including federal and state aid the board received — was more than \$1 million more than the \$26 million budget voters rejected last April.

Farina said there had been some "discrepancies" in the surplus amount, and added the board was not aware of the sur-

plus until recently.

The budget has been submitted to county Schools Superintendent Louis C. Accolla for approval. He will send it back to the board, which will negotiate with city officials before placing the budget on the ballot in April.

Last year, the city cut \$3 million from the board's budget after voters rejected it. The two sides negotiated for five months before restoring \$1.75 million.

Both sides said yesterday they expect a fight over the budget. Asked whether he thought the proposed budget would be passed by voters, Belfiore said: "I'm of the opinion that if you come out with a \$1 million budget, they would vote it down."

14th Street ferry can't sail yet

By Janet Wilson
J.J.
2-19-88

Hoboken still doesn't have a Fourteenth Street ferry service, but if one is approved, we now know how much it will cost.

Housing developer Murray Connell is also still in business with property owner Anthony Dell' Aquila, printed reports and rumors to the contrary notwithstanding.

Connell showed up at the

Zoning Board of Adjustment meeting last night on behalf of the elusive Dell' Aquila, who is seeking approval to resume ferry service from the north end of town on idle piers he bought last October.

The Board of Adjustment declined to vote on giving him the necessary permit, in spite of slick, detailed presentations from planning and traffic experts. John Westlake of Direct Line Ferry, Inc. also spoke and

outlined a planned schedule and pricing.

A round trip would cost \$8, with \$3 a day in additional parking charges. A \$100 monthly pass for unlimited trips would also be sold. There would be four trips to and from Manhattan's Wall Street area on the East River every morning and evening, beginning at 7:15 in the morning. Each trip

See 14th STREET — Page 12.

14th Street ferry not ready to sail

Continued from Page 1

would carry 150 passengers and take 15 minutes.

Westlake, whose company is already running ferries from five sites along the New Jersey coast to New York, including Newport in Jersey City and Bayonne, said the schedule might be adjusted after customer surveys.

Westlake said Direct Line had three boats and licensed crews ready to go as soon as the board gives its approval. If approval is given on the New York side, Direct Line would eventually run ferries from Hoboken to West 41st Street on the Hudson River, to 34th Street on the East River, and to a site that the Port Authority is considering building next to the World Trade Center.

"We see the river as a great unused 80-lane highway," said Westlake.

Zoning board members were reluctant to give permission on two grounds, both related to potential congestion in the Fourteenth Street area.

Zoning board member Martin Tuzman requested that an independent traffic study be done to compare with the study performed for Dell' Aquila by a New York firm, which concluded traffic would actually decrease in the northern end of Hoboken if the ferry service

were instituted. Board Chairman Joel Freiser requested further information on what else Dell' Aquila and Connell have planned for the site, in addition to the ferry service. So far, they have indicated only that "mixed use" facilities are being planned on the land behind the piers which Dell' Aquila owns.

"You can't say this use variance is 'just for the ferry.' That's like saying you're just a little bit pregnant," remarked Freiser.

"We need to know what other transit considerations need to be made there."

Dell' Aquila's attorney Frank Leanza of Hackensack had his own point to make. "According to the current zoning ordinance, we can dock the QE2 at those piers, but not a 150-foot ferry."

"Only for repairs, not for servicing," board member Frank Camerone quickly retorted.

Although the entrance to the ferry terminal would be at Fifteenth rather than Fourteenth Street, the board members were still concerned about the impact of an estimated 600 ferry passengers getting in and out of the area each morning and evening.

Discussion of the ferry will resume at the next meeting.



Tim Rosenkrans of Hoboken runs by the area where bleachers used to stand in Kennedy Stadium in Hoboken. A plan is being considered to float a bond issue for extensive improvements to the facility, used by Hoboken High School teams. DON MCCOY THE HUDSON DISPATCH

Field upgrading likely

\$1M would add 2nd field and new bleachers

By CHRISTOPHER AVE
Staff Writer
Dispatch 2-11-88

HOBOKEN—The Board of Education is planning to put a bond issue on the April 5 school election ballot that will include about \$1 million for refurbishing the aging high school ballfield, a trustee said yesterday.

Trustee James Farina is set to meet today with George Weiner, a local contractor, to discuss a plan to build new bleachers, a second ballfield and

a women's locker room, and to put new turf in Kennedy Stadium, according to Farina.

The ballfield improvements probably would be part of a \$5 million bond question that will include \$1.75 million in state-mandated improvements such as fire escapes and alarms in the city's schools. Other school improvements may also be funded by the bond issue, Farina said, although he would not be specific about those plans.

Please see STADIUM Page 17

STADIUM

CONTINUED FROM PAGE 1

The ballfield proposal, at least in principle, seems assured of wide support. Laurie Fabiano, top aide to Mayor Thomas F. Vezzetti, said the administration would support such a proposal.

Farina is frequently at odds with Vezzetti and pro-administration City Council members such as Joseph Della Fave. But Della Fave, who has worked with county officials for six months to get the stadium improved, said he would support the plan if it addresses the park's problems.

"I support any serious and good effort to get the stadium done," Della Fave said. "It

takes a joint effort here, but people never seem to want to do that."

Della Fave said he would have to examine the specifics of the proposal before he could comment further.

The ballfield — adjacent to Columbus Park here — has been deteriorating for years. Last season, the stands were condemned and destroyed, limiting the high school to one home football game.

Both Farina and Della Fave said they are concerned with improving the facility, not with political differences. Della Fave said Farina has not spoken with

him or with the group of city and county officials Della Fave met with concerning the ballpark.

"The reason we had a group was to get rid of political nonsense," said Della Fave. "If it's cost-efficient, and will get the job done, then I'll support it," he said.

Farina said the board is looking for cooperation from the administration on the issue. Besides the improvements to the ballfield itself, the board is considering building an additional tennis court, putting in bleachers to seat 2,200 people, and installing a new sprinkler system.

Postal cuts displease all

Dispatch 2-13-88
By JONATHAN BRINCKMAN
Staff Writer

The U.S. Postal Service starts cutting its customer services today in Hudson and Bergen counties as part of the federal agency's nationwide budget cutback.

The Ridgefield Post Office, which will not open today, is the first of the area's post offices to be hit. The facility will remain closed on Saturdays; other area post offices either will close for one afternoon each week or cut down on the number of hours they are open each day.

Also, starting tomorrow, Sunday mailbox pickups have been halted. Because of this, Palisades Park Postmaster Dieter Behrens advised, people should get their weekend mail posted by Saturday.

Postal Service employees and area residents yesterday said they are unhappy about the service cutback. The slash was mandated by the Omnibus Budget Act passed by Congress just before Christmas as part of an effort to reduce the federal deficit.

The act directed that last

NEW HOURS

Hudson County Main Post Offices:

■ GUTTENBERG: Closed all day Tuesdays.

■ HOBOKEN: Closed Wednesdays at 1 p.m.

■ JERSEY CITY: Open, no change.

■ NORTH BERGEN: Closed Tuesdays at noon.

■ SECAUCUS: Closed Wednesdays at 1 p.m.

■ UNION CITY: Closed Wednesdays at 1 p.m.

■ WEEHAWKEN: Closed all day Mondays.

Bergen County Post Offices:

■ CLIFFSIDE PARK: Main Post Office: Closed Tuesdays at 1 p.m. Anderson Avenue Station: Closed all day Wednesdays.

■ EDGEWATER: Closed Wednesday at noon.

■ FAIRVIEW: Closed Wednesdays at 1 p.m.

■ FORT LEE: Main Street Office: Closed Wednesdays at 1 p.m. Palisade Station: Closed all day Tuesdays.

■ PALISADES PARK: Open Saturday 10 a.m. to 12 p.m., Monday to Friday 9 a.m. to 5 p.m. (Reduced by seven hours a week.)

■ RIDGEFIELD: Closed Saturdays

year's Postal Service budget of \$32.728 billion be cut by \$160 million this year and a further \$170 million last year.

Please see POST Page 8

POST

CONTINUED FROM PAGE 1

"Obviously, we're not happy about having to cut services," said Henry Cluff, spokesman at Postal Service division headquarters in New Brunswick. "One of our priorities over the past year has been to increase services — it hurts to go in the other direction."

He added that, even more damaging than the cut in customer services, is the termination of the capital improvement plan. He said that North Jersey's 14 building projects, slated to cost \$24.5 million, have been scrapped because of the budget cutback.

"The loss of those buildings is going to hurt our ability to deliver services into the 1990s," he said.

Ester Stewart, a customer at the Fairview Post Office, said she was unhappy that the customer service windows will be closed Wednesday afternoons.

Stewart explained that, because she works as a nurse's aide at Bergen Pines County Hospital in Paramus, her days off are different each week.

"I already have a complex schedule," she said. "It's going to be harder for me to deal with my mail. I think the post office should come up with a different way to save money."

Hoboken Council puts off action on lawyers' fees

By Earl Morgan
J.J.
2-24-88

The Hoboken City Council yesterday postponed a vote until Monday's meeting on several resolutions to either discontinue paying the law firm of Kimmelman Wolff & Samson, continue paying the firm but put a cap on spending, or hire more personnel in the law department to handle the litigation the firm is presently engaged in.

The resolutions were on the agenda of a special meeting the council held yesterday. But after nearly an hour of debate it was decided to put off further discussion of the matter for a scheduled council committee meeting tomorrow.

At a previous meeting the

council decided not to approve a \$62,000 payment that exceeded the authorized \$200,000 already approved to pay the lawyers.

Kimmelman and Wolff have been handling a number of matters related to the construction of a secondary sewerage plant in the city and helped reduce the size of some stiff fines levied on the city by the U.S. Department of Environmental Protection for failure to comply with federal secondary sewerage treatment regulations.

The firm is also handling a law suit the city was hit with by the engineering firm of Mayo Lynch. Mayo Lynch is suing the city for rejecting its plans for a secondary sewerage treatment

plant and designating another engineering firm to construct the facility.

At yesterday's meeting there were separate resolutions to extend the firm's contract beyond the \$200,000 limit and another to pay the \$62,000 owed the law firm.

Some council members argued that a cap has to be put on further fees being paid the company. The original contract was for \$50,000. Other council members said since the funds were actually being drawn from the proceeds of sewerage bonds, the cost to the city is not as great as it would be if the council voted to hire more staff in the law department. That would require appropriating the money from the city budget.

Strict rules at Stevens keep the lid on drinking

By Patricia Scott

At the 10 fraternities and two sororities of Stevens Institute, students interviewed yesterday said the school rigorously enforces a four-pronged security program to guarantee that any fraternity member 18 years of age or younger does not drink alcohol.

They said the school last year launched a stamping system under which the hand of anyone 18 or younger is stamped upon entry to fraternity house parties.

Fraternity brothers yesterday said the stamping accomplishes two goals: it shows everyone else at the party that the "stampee" is not allowed to drink, and also prohibits the person from sitting in the drinking section at parties.

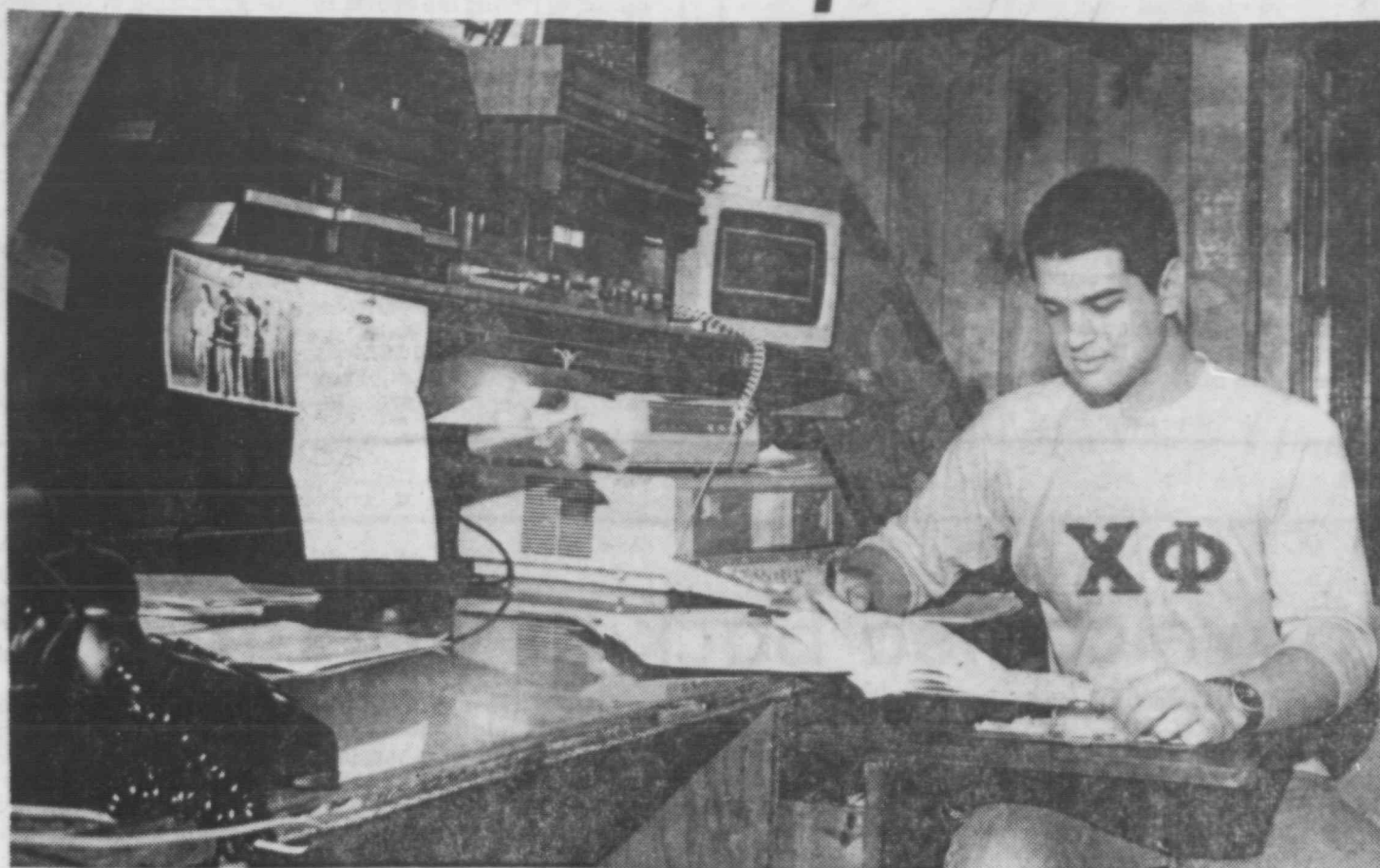
Special areas of the party center or fraternity house are labeled "Drinking Areas," at the direction of Dean of Student Affairs Dr. Richard Eversen, and only unstamped students can enter.

Every fraternity brother and sorority sister who attends a party must offer identification to get in, and it is often checked again later in the evening.

And, say fraternity members, plenty of soda is provided.

The fraternity members said similar anti-alcohol policies aimed at the under-21 set are also enforced at St. Peter's College in Jersey City and at Jersey City State College.

"You want to encourage people to come party but not to get ripped and get in trouble," said one Stevens student, a 19-year-old at one of the Castle Point Terrace fraternity houses. "People still try to get beer and stuff even though they are underage and some of them do, but it's been seriously cut back in the last few years."



Joseph Krzyzewski, the president of Chi Phi fraternity, studies in his room in Hoboken.

Hoboken police said they have rarely had major disturbances at the campus, a fact students attribute to the popularity of smaller parties given by invitation only.

"I've been to a lot of Rutgers parties, and it seems like half the state is there celebrating," said Joseph Krzyzewski, president of the Stevens Chi Phi branch and its 36 brothers. "All of

our parties are much smaller for one thing, and only open to students who are invited. It's not like a massive partying event."

The pledging system is handled differently at Stevens than elsewhere, too, according to fraternity members. Most universities, including Rutgers, hold pledgings at least twice a year for a two- to three-week period.

At the Hoboken-based engineering school, students can pledge to join only once a year, starting in September during "rush week," and the pledge period can take as long as a year.

During that time, established fraternity brothers observe the scholastic approach, grades, athletic and social curriculum of the pledge. But,

they say, hazing doesn't exist.

"I've got friends who went to school out of state where they joined frat where they'd (frat members) tie you up and dump you in a park and you'd have to find your way home on only a dollar or something," said one Stevens fraternity member. "But I've never seen anything weird here."

Several Chi Phi brothers said the most obvious reason Stevens has little hazing is because of the intensity of its educational program.

"We spend unreal numbers of hours studying and working just to keep up and stay in class—everyone knows how high the dropout rate is here because it's so tough," said one pledge. "Nobody could party like something out of the movies and still stay here."

For Joseph Eckhardt, 21, moving into his fraternity house two years ago made "all the difference in the world" in his grades.

"My grades were just okay during the two years I commuted to school," he said. "But once I moved in, they went way up and I've been on the dean's list. You have a whole society of people around you who keep you motivated and help you besides competing in a healthy way. I got tremendous help from the frat brothers."

Krzyzewski said "big parties" are held only about three times a semester. And though an average Friday night party involves beer, it also involves lots of VCR movies and pizza.

Trash bags on the sidewalks outside fraternity houses at Castle Point Terrace hold more refuse from Burger Kings and pizza parlors than from local liquor stores.

"It's the kind of place where if you have time to even have a few friends you're lucky," said Tracy Kovacs, an engineering junior.

Bissell autopsy sparks debate on dance-drugs link

By Jane Greenstein

Ballet dancer Patrick Bissell's death on December 29 in Hoboken sparked a controversy — debated privately in the ballet field and publicly in the press — over the use of drugs in the ballet world.

How could a dancer of international stature perform while using drugs, and get away with it? Are other dancers using drugs as well?

Although police initially did not know the cause of Bissell's death, it was widely assumed to be drug-related. A coroner's report issued yesterday confirmed that Bissell, a principal dancer with the American Ballet Theatre dancer who spent the last three weeks of his life in a Hoboken condominium at 72 Park Ave., died from a drug overdose.

Bissell's drug problems were first brought to public attention when ballerina Gelsey Kirkland wrote about it in her autobiography *Dancing on My Grave*. Kirkland named Bissell as her cocaine "connection" and detailed the drug use that contributed to Bissell being dismissed from the company on two occasions.

When Bissell died, Kirkland issued a statement condemning the ABT: "The death of Patrick Bissell was an unavoidable tragedy caused at least in part by the failure of the ballet world and the American Ballet Theatre in particular to acknowledge and deal openly with the drug problem."

When Bissell died, a spokesman for ABT said that the company knew of his drug problems since 1980. The company sent Bissell private counselors, Alcoholics Anonymous and the Betty Ford Treatment Center in Rancho Mirage, Cal. to aid his rehabilitation. Bissell was also undergoing weekly drug testing at the insistence of the ballet company.

As the national press unearthed details of Bissell's troubled life, drug use at ABT remained in the spotlight. According to a dancer who has been with ABT for seven years, drug use in the company persists, though it has declined recently. "Other people in the company use drugs," she said. "Management may or may not know about them. They (management) can't take time to be babysitters."

"Fewer people are using drugs in the company than they were a couple of years ago," she said. "I don't know if that's because there is a greater awareness about the dangers, or that there are just a lot of younger dancers in the company who aren't exposed to drugs."

"The company cares most about what you look like on stage. There are so many dancers, they don't have time to worry about every one. It's difficult for them to take notice. With Patrick it was obvious."

Neither the company's executive director Charles Dillingham, or the company's spokesman, Robert Pontarelli, were available for comment yesterday.

The ABT dancer said that many theories about why dancers use drugs, such as providing relief from injury and the pressures of a highly disciplined lifestyle are, in her experience, unfounded. "I don't view the drug use as a result of pressure. I think dancers like everyone else, use drugs to party or out of boredom." Marijuana is more popular among dancers than cocaine, she said.

Herman Krawitz became ABT's executive director in 1977, the same year Bissell joined the company. Krawitz left the company in 1983. He said: "Of course there was drug abuse from the time I arrived," he said. "I never knew what the substance was. I never was aware, I never saw it. Drug use has existed in every performing company I've ever been connected with."

Dr. Lawrence Hatterer, a psychiatrist and professor of psychiatry at Cornell Medical School, has counseled dancers for 35 years. Hatterer, who is conducting a study to determine high risk patterns for drug addiction, said there is no data available concerning drug use among dancers. But he says the demands of the discipline can take its toll.

"That lifestyle is so different from normal lifestyle," he said. "There's a blinding kind of competition—first to survive in the field, then to rise in it, and also to meet what the projected images of success are in certain companies."

Hatterer says it is virtually impossible for dancers to perform while under the influence of drugs. "They can't (perform) and they don't," Hatterer said. "Look at Kirkland, who described herself as a victim, performing as she says, practically at death's door. To coordinate that many things is impossible. At the beginning of the addictive process they may be performing more on automatic pilot, or think initially that they've gotten a charge, but it doesn't last."

Others in the ballet world disagree with Hatterer. Kirkland and Greg Lawrence, the co-author of her book, wrote in a letter to the New York Times: "It should be common knowledge by now that it is possible for dancers to perform under the influence of cocaine and other drugs."

Krawitz said that Bissell "danced magnificently—and some days he didn't show up. I couldn't tell by his performances when he had a bad or good day. I couldn't tell by looking at him, but I was of the opinion as a layman that his condition was prompted by alcohol and drugs."

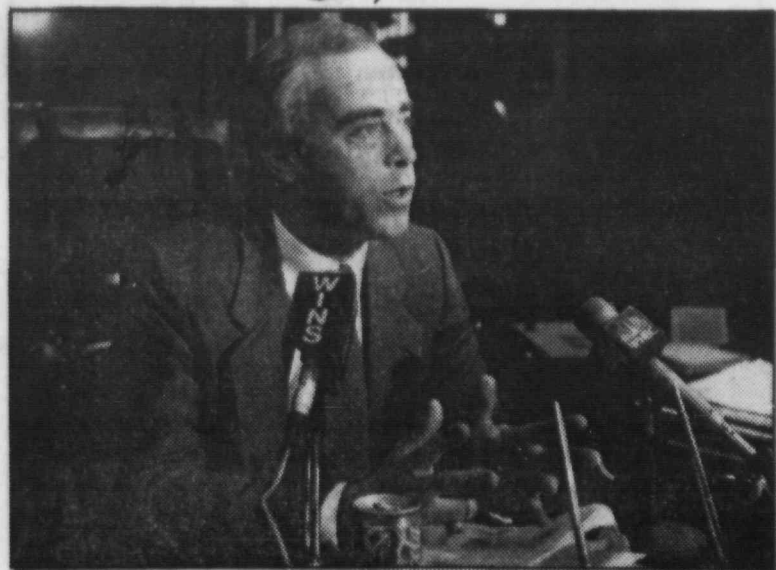
"We were concerned that his personal life not ruin his professional life," Krawitz said. "I thought he was kidding himself all the way," he said.

But Bissell's fiancée, ABT dancer Amy Rose, who found his body in their Hoboken apartment, believed Bissell was recovering.

Rose recently told New York magazine, "He was really, really good. He was going to his A.A. meetings and he was really excited about moving into our new apartment (in Hoboken). He wanted that separation from company life. He wanted something to go home to."

'Dancer was so full of drugs, he would not have felt a gunshot'

J.J. 2-18-88



Hudson County Prosecutor Paul DePascale announces that massive drug and alcohol intoxication caused the death of ballet dancer Patrick Bissell.

By Patricia Scott

Ballet dancer Patrick Bissell, found dead in his Hoboken apartment Dec. 29, was so full of drugs and alcohol, he could have been shot with a gun and not felt it, according to Hudson County Prosecutor Paul DePascale.

Bissell, a principal dancer with the American Ballet Theatre, died of massive drug and alcohol intoxication, DePascale said yesterday.

Between 7 p.m. on Dec. 27 and 12:30 p.m. on Dec. 29, when Bissell's body was discovered by his fiancée, the ballet dancer had ingested cocaine, alcohol, morphine and the contents of at least four different prescription bottles of Valium. He had also ingested codeine, methadone, ethanol, salicylate (a component of aspirin), ben-

zodiazepine and acetaminophen, the generic drug found in over-the-counter drugs such as Tylenol.

Despite the massive overdose, DePascale yesterday ruled out suicide as a cause of death.

"He took virtually every prescription drug in the house," said DePascale. "It was

Dancing and drugs
See Page 17.

the most massive and unusual narcotics overdose I've encountered... you could have shot at him with a gun and he wouldn't have felt it. He was just that completely gone."

The prosecutor said suicide is not being considered — and the investigation has been officially closed — because Bissell did not leave a suicide

note and because he had a history of narcotics abuse, particularly involving cocaine.

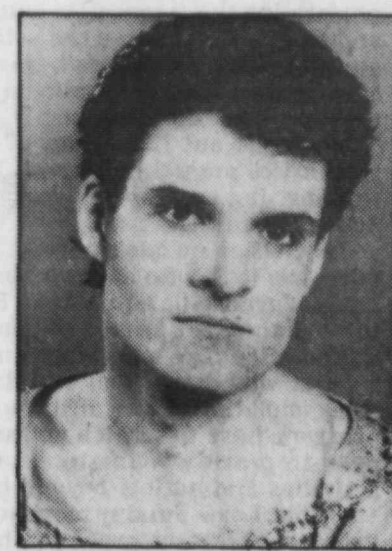
"We spoke to his friends and to company members from the American Ballet Theatre and there is no reason to believe the death was suicide," said DePascale.

DePascale said there is no way to determine which combination of the narcotics killed Bissell.

"He took simply the most extensive, disparate mix of drugs I've ever seen in combination," said the prosecutor.

"He took alcohol plus morphine and cocaine, for instance, but then also took several varieties of Valium, which has the potential to triple the effect it would have had alone," DePascale said.

See MASSIVE — Page 6.



Ballet dancer Patrick Bissell died in his Hoboken apartment Dec. 29.

Massive overdose killed ballet dancer

Continued from Page 1

DePascale said Reng-lang Yin, the chief state toxicologist who conducted the Jan. 14 autopsy, was unable to estimate exactly how much of each drug was ingested or the order in which they were taken.

"There is no way at all to figure that out when so many narcotics were taken in such a short period of time," said DePascale. "He can work only from the fluid and tissue samples the medical examiner studies."

Several empty pill bottles were found near Bissell's body, but the prosecutor would not say for whom the prescriptions had been written or give the names of physicians who had treated Bissell.

There was apparently no attempt by Bissell to call for help, DePascale said. Bissell's fiancée Amy Rose told investigators she knew of no special

problems he may have encountered that week.

DePascale said the mood swings which several of Bissell's friends have said were typical of him are "not uncommon in a person abusing alcohol or drugs. Mood swings, as well as other unusual or aberrant behavior, are typical of the drug user."

Margie Briggs, a spokeswoman for the American Ballet Theatre, yesterday expressed sadness over the death of Bissell and the final autopsy outcome.

She declined to discuss Bissell any further and refused comment on how widespread drug-use problems may be by ballet dancers at ABT or elsewhere.

Bissell, a soloist with the ballet troupe, was known for his energetic and flamboyant stage style and, privately, for his exuberant personality. His

mood shifts and drug problems were equally well known in the dance community.

Rose discovered the body at their apartment at 72 Park Ave. after returning home from a week-long performance tour on the West Coast.

Bissell had been dead no more than 12 hours when he was discovered by Rose, DePascale said, and all the drugs and alcohol were ingested in a single 24-hour period.

Bissell had recently sought professional help for his decade-old drug dependency problem, and last autumn completed a stay in the Betty Ford Clinic in Palm Springs, Calif.

After his October release from the clinic, he began going regularly to AA meetings and had settled with Rose into their new Hoboken apartment. He had planned to begin work with the ABT company again this month.

Rose told DePascale she last spoke to Bissell on Dec. 21, when she called from California to see how he was.

"At that time, everything seemed fine and she had no hint of a problem," DePascale said.

Bissell's family had said that he was having trouble handling the pressures of the highly competitive dance world of New York City.

Bissell's twin brother William said the dancer had "dried out" by the time he left the Betty Ford Clinic.

There were 50 fatal overdoses from cocaine and alcohol mixtures in Hudson County in 1987, said DePascale.

Only a third of rehabilitated cocaine addicts are able to remain drug-free the rest of their lives, DePascale said, compared to 85 percent of rehabilitated alcoholics who do not drink again.

Poverty group fights its reputation

By Janet Wilson

A Hoboken anti-poverty group is asking to participate in a state weatherization program despite its having failed to meet its obligations in the program a year ago.

The Hoboken Organization Against Poverty and Economic Stress (HOPES) lost its grants for the federally funded program because it made repairs too slowly, paid staff salaries before making repairs and failed to meet other contractual obligations.

State officials monitoring the program said HOPES was inefficient in supplying windows to poor families and said they have found a Jersey City-based program they say does the job far better than HOPES.

HOPES, a non-profit local organization, handles many publicly funded programs, from pre-school education to medical transportation for the elderly and disabled.

E. Norman Wilson, executive director of HOPES, disputed the state's findings and said it was difficult to meet monthly quotas because of the condominium conversion market in Hoboken, which had eliminated many low-income apartments.

"There just aren't that many left," said Wilson. "Landlords are extremely reluctant to have this type of work done for low-income tenants."

Wilson, the founding executive director, has also served on the City Council for nine years and is running in a spe-

cial election Tuesday to retain his Fifth Ward seat.

PACO, the countywide anti-poverty organization chosen to replace HOPES, installed as many new windows in three months last summer as HOPES had in the last year under one grant. PACO personnel reported few problems finding low-income apartments in Hoboken where such repairs were needed or landlords who were willing to participate in the program.

"At first the landlords don't believe it's free," said Eduardo Martinez, the PACO staffer who handles Hoboken.

"But after I show them the papers, they are extremely helpful, extremely cooperative." Martinez said he had found many buildings, especially in

the Madison and Monroe street areas, that needed such repairs.

Gregory Adkins, the manager of the state office, called Wilson's explanation about the lack of available low-income buildings "very unusual," and said HOPES was the only one of 22 organizations statewide that had problems spending the money on time.

Nevertheless, HOPES board members and staff said they believed they had fulfilled their responsibilities, and would like to win the grants back.

Wilson provided documentation to show that by the end of each year-long contract, HOPES had met its deadlines.

See POVERTY — Page 33.

Poverty warriors battle reputation

Continued from Page 1

helped the required number of apartments and sometimes more, and spent less than the state allocated to have the work done.

Board member Frank "Pupie" Raia said he felt HOPES had been unfairly singled out when in fact it was spending less than it was supposed to and meeting the minimum requirements.

"Our only deficiency is that we should've advertised much more," he said.

The state maintains that wasn't good enough, that federal funds for New Jersey were jeopardized by HOPES' inability to meet monthly quotas, and low-income families were poorly served by the gap of several months, often through the winter, in installing the windows.

"We expect weatherization work to take place all year, especially during the winter months when it is easiest for people to feel those cool breezes coming through a broken or ill-fitting window," said Adkins.

Wilson and staff member George Guzman said they usually saved orders on specific buildings for a number of months, and eventually added them all together, so that they could pick up and make deliveries of materials to the buildings all at once, because they did not have a warehouse.

At one time, HOPES did have a warehouse and more. Beginning in 1979, HOPES originally did everything from insulating whole homes to replacing windows and doors.

There was a full-time staff of four under Wilson, federally funded crews were used to do

the work, supplies were stored for immediate use in a warehouse, and the program was considered a success by state and local officials. Between 1978 and 1980, more than 100 apartments received help.

But the success did not last. By February 1987, when the state notified Wilson that funds were being canceled, there were three part-time staff people and \$18,000 of a \$40,000 year-long grant had been spent in 11 months, but no windows had been replaced, no repair work had been done. Guzman, an administrative assistant to Wilson, was receiving \$1,700 of his \$15,000 salary from the weatherization program, and fitting it in among other duties for HOPES programs.

The state noted they had difficulty even reaching anyone on the phone who would answer questions about the program. "If we were having difficulty," said Adkins, "we tried to imagine what it would be like for a client who tried to call up and get information."

Wilson and Guzman agreed the program was a shell of what it had been, but blamed that on state inefficiency as well as the Hoboken condominium market.

They provided evidence showing that although the state had highly praised the HOPES weatherization program in 1980, grants for that year were delayed. Wilson said he had to lay off staff and severely curtail the program as a result.

Adkins said he could not comment on what had happened under his predecessor in the state office in 1980, but that the decision to cut funds last March had been made solely on deficiencies since 1983.

Sponsor tables rent control bill

Dispatch 2-15-88
By JONATHAN BRINCKMAN
Staff Writer

HOBOKEN—An ordinance relaxing the city's rent control law, that had been scheduled to be introduced at the City Council meeting last night, was withdrawn by its sponsor in response to criticism by tenant advocate groups.

Councilman Dave Roberts said after hearing from tenant advocates, he was tabling the ordinance last night. But he said he would introduce the ordinance again after meeting with property owners, tenant advocate groups and other council members.

The original proposed ordinance, which Roberts said was designed to help landlords get a fair return on their property, amends the rent control law to allow landlords to charge higher rents for vacated properties.

Currently, landlords are allowed to increase rents of vacated properties by 25 percent every three years. The proposed ordinance would allow landlords to charge up to \$425 a month for a one-bedroom apartment, and \$625 for a three-bedroom apartment, the current rates recommended under federal Department of Housing and Urban Development guidelines.

Roberts said last night he agreed with tenant advocates who had pointed out to him the HUD rents were too high. But he said the 25 percent increase every three years allowed by current law was unfair to landlords who had charged low rents to family members or senior citizens. Roberts said he would look for some other way to allow landlords who charge extremely low rents to raise rents by more than 25 percent after a vacancy.

"Is it fair that a landlord who has been doing somebody a favor and charging only \$200 a month for 20 years can only raise the rent to \$250 when the person leaves?" asked Roberts.

"This town needs to protect its honest landlords."

Tenant advocates at last night's meeting spoke out strongly against Roberts' plan, saying it would quicken the rate of Hoboken's gentrification and lead to the increased displacement of low-income tenants.

"I think the ordinance is very poorly thought out," said Tom Olivieri, Hoboken's tenant advocate, in addressing the council. "I have no problem with helping the small landlords, but this will help also help unscrupulous landlords."

Mayor Thomas F. Vezetti said last night he would veto the ordinance if it were passed.

THE HUDSON DISPATCH, WEDNESDAY FEBRUARY 24, 1988

HOBOKEN CO-OP

Builders fight for their plans

By CHRISTOPHER AVE
Staff Writer

HOBOKEN—Attacking each other's plans as often as they promoted their own, two local developers battled it out before the City Council last night over a plan to build a 450-unit cooperative apartment development on Observer Highway.

Joe Barry, who runs Applied Housing and publishes The Hudson Reporter newspaper, and Frank "Pupi" Raia, an unsuccessful candidate for the 3rd Ward council seat last year, were selected two weeks ago as the "finalists" in the competition for the project, which involves large city-owned tracts between Willow Avenue and Bloomfield Street on Observer Highway.

The council heard presentations from both sides during the

hearing, but is not expected to decide on a developer until at least next week.

The competition is based on such features as affordability, architectural feasibility, open-space provisions and beauty. The price of the land has been set by the city at \$4.7 million, and each developer is offering 450 units. Minimum requirements for affordably priced units have been set.

Raia's group, dubbed the Raia-Alba Joint Venture because of Raia's partnership with Alba Contractors Corp. of Paramus, is considered the underdog in the competition because Barry has lobbied the council informally for months. Perhaps to counter this perception, Raia's attorney, Paul S. Werther of Madison, aggressive in his attacks on his opponent's plan. Werther charged that Barry's

plan would violate zoning regulations for maximum lot coverage and off-street loading zones. Werther also asserted that Barry was underestimating needs for mechanical rooms, elevators and trash compactors.

"How can they build what they said they are going to build and not abide by zoning regulations?" Werther said.

Barry, who spoke before Werther, said his plan beat Raia's in the number of affordably priced units offered, 118 to 115. Barry, motioning to drawings of graceful towers with terraces and awnings, as-

serted that his plans were more beautiful. He also stressed a plan to provide 50 of the middle-income units as "affordable" co-operatives, with low mortgage payments.

"We have clearly outranked our competition," Barry said. "We deserve to win."

In other action, the council had not decided at press time last night whether to extend a contract for Kimmelman, Wolff and Samson, a Roseland legal firm that has handled much of the city's litigation on sewage treatment since September.

CLASH

CONTINUED FROM PAGE 1

The election, set for March 1, was ordered by a state appellate court last month because the polling place at the Elks Club on Washington Street opened 20 minutes late in the June 9 runoff between Manogue and Wilson. It is the third election in the ward in the last 11 months.

This race may prove crucial to Mayor Thomas F. Vezetti, who has seen his "fragile coalition" on the council shatter in recent months, with council President Patrick Pasculli, Councilmen

Dave Roberts and Wilson coming out increasingly against the mayor's proposals. Vezetti is campaigning for Manogue, and Roberts is Wilson's de facto campaign manager.

This election may also be seen as a precursor to the 1989 mayoral battle. Vezetti has said he will run again, and many expect Pasculli to run against him. With both potential mayoral candidates active in the council race, the result of this contest will serve as a measure of

Vezetti's power and popularity.

Manogue, the vice president of a bank and an environmentalist, stressed controls on developers, the creation of a unified city management plan and the construction of affordably-priced housing as key elements in her platform. She expressed support for most of Vezetti's initiatives, and spent much of the 90-minute debate attacking what she called Wilson's lack of a record.

"I do not want to see the whole city turned upside down and

thrown out," she said. "My opponent has been on the council for eight years, and nothing has been done. It is time for someone new."

Wilson, a two-term councilman and former council president, said the city should continue its drive to encourage development in a move to increase rates and lower the tax rate, which at about \$210 per \$1,000 of assessed valuation is the state's highest. Wilson attacked the Vezetti administration on several points, such as the tax rate and garbage collection problems, and defended his low-key approach as effective.

"I feel I have done a yeoman's job without seeking press coverage, or grandstanding," he said.

A few highlights:

- Development. Wilson said he generally agreed with the administration's proposals to compel developers to build affordable housing, but added that more features protecting developers should be included in it. He did not express an opinion on plans to limit waterfront development, saying he was studying several proposals. Manogue blasted Wilson for indecisiveness, saying he "did not take a stand" on the issues. Manogue said she supported the administration's affordable housing proposal and its waterfront guidelines.

- The Port Authority of New York and New Jersey. Manogue denounced Wilson and the council for ordering the authority off the city's piers, spurning an offer from Gov. Thomas H. Kean to intervene on the city's behalf in last year's negotiations. Wilson accused Manogue of being soft on the authority, saying the council acted correctly. Both candidates agreed, however, that the authority may still play a part in the city's waterfront plans, as long as the city retains firm control over projects here.

- Board of Education. Both candidates agreed the school board's \$28 million budget proposal is too high. Wilson called the request "outrageous," saying board members on both sides of the political fence were "too political." Manogue pinned the blame on the board's majority, which often opposes the Vezetti administration.

- Campaign rhetoric. Manogue said she was "astonished and saddened" by two advertisements taken by Wilson in The Hoboken Reporter, a local twice-weekly newspaper, in the last two weeks. In the ads, Wilson accused his opponent of improperly taking part in a deal to buy her apartment in the 1100 block of Park Avenue.

Controversial leader is supporting Wilson

Dispatch 2-24-88
By CHRISTOPHER AVE
Staff Writer

HOBOKEN—As the pivotal 5th Ward City Council race heats up, incumbent E. Norman Wilson has picked up a supporter he may not want — controversial community leader Juan Garcia.

Garcia, head of two mostly-Hispanic community organizations, is circulating an undated leaflet endorsing Wilson. The leaflet says a victory in Tuesday's special election by challenger Helen Manogue "would be one of the most terrible defeats suffered by Hispanics, minorities and poor in general."

Garcia's youth program, Citizens United for New Action, was denied state and city funding last year for deficiencies in the quality of service provided



JUAN GARCIA
Heads Hispanic organizations

in its uptown Willow Avenue offices, where Garcia also lives. Garcia, who has an extensive criminal record but maintains he has reformed, also heads Hispanidad, a political organization whose name appears at the top of the leaflet.

Contacted at his CUNA office, Garcia refused to comment.

Observers were split on Garcia's possible effect on the election, which pits Manogue, a pro-administration challenger, against Wilson, an incumbent who often opposes the administration. If Manogue wins, it would give Mayor Thomas F. Vezetti a fourth supporter on the nine-member council.

Wilson said he was not aware of the leaflet until a reporter showed him a copy. Wilson declined to comment, except to say Garcia had opposed him as recently as last month.

"I think about three weeks ago, he was going to try to recall me," Wilson said. Garcia reportedly had been angry at Wilson for the councilman's vote against funding CUNA in a council meeting last December.

Sixth-graders Christina Ilijic and Arthur Lockie help first-graders Dina Davila and Paul Nowak think of story ideas at the Brandt School in Hoboken. The two classes are part of a state-wide pilot program to help students with reading and comprehension.



Photos by Ed Peters

Pilot program Hoboken high-flier

By Patricia Scott
J.J.
2-17-88

Heads bent in intense concentration, eyes squeezed tight waiting for The Muse to strike, forty children in a sun-filled classroom in Hoboken are learning about the joys and frustrations — of creativity.

The youngsters sit in small groups of six or seven, pulling their tiny wooden school chairs into a tight circle on the chalky floor.

Red pencils in hand, they divide among themselves to work as small units formulating a story line, developing characters and plots and creating a short novel of their own which is then proudly read by a beaming group volunteer to the rest of the class.

It is 1 p.m. on a Wednesday at the Joseph F. Brandt School on Garden Street, and the forty youngsters who are enguiled in "story-mapping" are students in the classes of first-grade teacher Mary Fine and sixth-grade teacher Sandra Sansavere. Eighteen sixth-graders and 22 first-graders are brought together weekly in an innovative new pilot program that has greatly aided the reading and comprehension skills for both classes in the past two years.

The unusual "class-merging" program came about after Peggy McCluskey, a state educator with the New Jersey Department of Education's Curriculum Services Unit in East Orange, visited the school to instruct local teachers on new reading strategies that have met with success at the grammar school level.

Brandt School, which has only 410 pupils now compared to 1,200 a decade ago was chosen last year as one of the state Education Department's five pilot schools where the special new teaching approaches were demonstrated.

Since then, "story-mapping" at Brandt School has been videotaped by state educators who will show the film at the National Teachers of English Conference in Boston, Mass. next month as an example of exemplary new teaching approaches.

The process of cross-teaching brings together children of varying ages to work on joint writing and reading projects.

The method was initially targeted for seventh and eighth graders, but instruc-

tors Fine and Sansavere thought an earlier start made more sense.

"We figured if this approach works with older children, then how much better to start when they are so young and bring them together," said Fine. "And the results are incredible: these little children love the attention they are getting with upperclassmen and the sixth-graders feel like they are real teachers. It's perfect all-around."

Each workgroup has two or three sixth-grade "upperclassmen" who accept story ideas from the first-graders and do the actual writing-down and compiling. The group then reviews its story, checking each other for loose ends and faulty grammar and spelling, and finally reads the finished product aloud.

Reading and understanding skills have soared, says Sansavere, as well as an unplanned surge of creative writing.



Dixita Patel, a sixth-grader at Brandt School, Hoboken, discusses story ideas with first-grade teacher Mary Fine.

"Now when I give my kids a simple essay to go home and work on," Sansavere says, "they come back with the most fantastic, creative stuff. They realized that they can formulate their own stories and they go wild with it."

Students work up to it slowly. For the first half of each year, the sixth-graders read aloud to younger children and then question them about what they've heard.

Storymapping is the second half of the academic year: each week students are given a new theme to use for their story creation, such as "You find a bag filled with money." They then work together writing their own short story based upon that theme. As a finale, at year's end, the younger children read to the sixth-graders and check their comprehension.

"I was amazed at what these teachers have accomplished with this approach," says Brandt Principal Frank Spano. "Besides what it has done for the every-day test scores, the kids adore it. They absolutely love it."

Leslie Chacon, a first-grader in Mrs. Fine's class, says she has learned to think because of the program. "It shows me how to put stories all in order," explains the seven-year-old student. "I used to just read them, but now we take them apart and they make sense. It gives us order."

Jaime Flores, at 12 a leader in his group, says he enjoys the feeling of sharing what is learned. "It's a different kind of learning when you work with the other kids and show the little kids things," he says. "You can see them understanding as you go along, and help them. And they have fun so they don't know they are learning at the same time."

Several students said their Wednesday forums are a favorite part of the school week, and have even inspired them to write stories in their spare time.

"I never knew I could write my own story," says Pranav Ray, a sixth-grader. "I've learned so much stuff about storyline and theme that now I sometimes just write my own by myself."

"You can see improvement because of these classes," says Diana Camarra, a 12-year-old. "We learn skills with each other, and then you pick up on it when one kid is wrong and you help them. It's great."

Constitutionality of law is still being debated

By Jim DeRogatis

A year and a half after the passage of Hudson County's first anti-warehousing law, developers and tenant activists are still debating its constitutionality in court.

Help Hoboken Housing, a coalition of landlords, developers and realtors, and the 135 Montgomery Street Associates, Jersey City developers, are attempting to overturn the Hoboken and Jersey City laws in a joint case before Hudson County Assignment Judge Burrell Ives Humphreys. They say the laws violate the state Constitution and duplicate existing state laws.

HHH was defeated in a similar challenge to the law in federal court last November. The group is awaiting a ruling on a motion to reargue that case.

Despite the earlier defeat, critics of the law believe they have a strong case.

"The anti-warehousing ordinance is an irrational attempt to interfere with legitimate private property rights and does not do anything to create affordable housing," said Richard Seltzer, a spokesman for HHH.

"It's a political ordinance to make people think the politicians are working. All this ordinance seems to have done is create a new bureaucracy, a few new jobs for people to fill out forms."

Humphreys has been hearing the state challenge for several weeks.

Testimony in the case is expected to conclude tomorrow, although the judge will probably delay a decision for several weeks until attorneys submit transcripts of all the testimony and written closing arguments.

Tenants groups and city officials are optimistic that the judge will uphold the anti-warehousing laws. Humphreys has made several statements from the bench indicating that he supports the laws.

"The duty of the innkeeper for millennia has been to supply shelter to anyone in need," Humphreys said last February in a ruling allowing a Hoboken tenants group to help the city defend the law.

"The basic duty of government is certainly to ensure that the innkeeper cannot deny that need in the interest of greater profits for himself."

Anti-warehouse ball started rolling in Hoboken in 1986

Here is a chronology of the fight against the Hoboken and Jersey City anti-warehousing ordinances:

• June, 1986: Hudson County's first anti-warehousing ordinance is unanimously approved by the Hoboken City Council after several lengthy debates and public hearings charged with emotional appeals by people for and against the ordinance.

• August, 1986: Help Hoboken Housing, a coalition of landlords, developers and realtors, files a suit in U.S. District Court in Newark charging that the law is unconstitutional. An

injunction is granted prohibiting Hoboken from enforcing the law.

• November, 1986: U.S. District Court Judge Herbert Stern dismisses the federal suit, calling it "incomprehensible" and "without merit." Jersey City begins work on adopting its own anti-warehousing ordinance based on the Hoboken law.

• January, 1987: HHH files suit in state court charging the anti-warehousing law is preempted by existing state laws and violates the state Constitution. The group also files a motion to reargue federal case.

• April, 1987: The first

landlord is taken to court under the Hoboken ordinance. George Kostopolous is fined \$600 for warehousing two vacant apartments at 604 Jefferson St.

• November, 1987: A Jersey City landlord, the 135 Montgomery Street Associates, launches a challenge to the city's anti-warehousing law. It is incorporated into the HHH court challenge by Hudson County Assignment Judge Burrell Ives Humphreys.

• January, 1988: Humphreys begins hearing the joint, Hoboken/Jersey City case.

— Jim DeRogatis

Landlords criticize the law, but they're losing in courts

Continued from Page 1

adopted similar anti-warehousing laws.

The laws require owners of buildings with five units or more to register apartments with the city 30 days after they become vacant. If the landlords do not rent the units within 60 days after they become vacant, they are subject to fines ranging from \$100 to \$500 a day per unit.

Landlords who have received state approval for condominium conversion are exempt from the ordinances.

Property owners can apply for a temporary waiver if they are undertaking a substantial rehabilitation.

Enforcement of the law starts when the city receives a complaint. Complaints are verified by field inspectors like Redfield who look for evidence of vacant units — open apartment doors, units without window shades or lights, apart-

ments without furniture.

To date, Jersey City has adjudicated more than 100 cases, resulting in \$273,000 in fines. Hoboken has tried about 20 cases and levied more than \$150,000 in fines.

But the numbers are deceiving, Aviles said. He said he knows of about 150 apartments in Jersey City that have been returned to the rental market because the anti-warehousing law is on the books.

"You can't measure the success of the law by the number or level of fines, because that does not reflect its purpose. The law is meant as a deterrent to encourage landlords to rent apartments," Aviles said.

West New York tenant advocate Michael Corso agreed. "We have rented 40 or 50 apartments in the last year without going to court. Most of the smaller landlords come around when they realize there is a

threat of going to court," he said.

Officials say landlords who ignore the law are generally real estate speculators who buy a piece of property and "flip it" to another developer for a higher price. The buildings are worth more when the units are vacant.

"A vacant unit in Hoboken or Jersey City is a pot of gold," said Jersey City Municipal Court Judge Richard Nieto. Several landlords have received stiff fines for ignoring the anti-warehousing laws.

Nieto levied Jersey City's largest fine against Sheleu Associates, \$110,000 for vacant units in a building at 135 Van Wagenen Ave.

Hoboken's largest fine was \$93,750, levied against landlord Aris Skarotakis for a building at 233 Grand St.

Developer Michael Sciarra, a landlord under Hoboken's law, originally appealed his \$3,000 fine, but eventually settled with the court. "You can't win in municipal court," he said.

Like many of the landlords fined under anti-warehousing, Sciarra is a harsh critic. "The law is not addressing the problem of a need for affordable housing," he said.

"Instead of concocting a stupid ordinance, they should try to get more affordable housing by getting a consensus of everybody involved. They can't make it an adversarial process."

Sciarra and other developers charge that the anti-warehousing law and rent control



Landlord George Kostopolous was the first to be fined under Hoboken's anti-warehousing ordinance for warehousing two vacant apartments in this building at 604 Jefferson St.

How communities enforce anti-warehousing ordinances

These are the steps Hudson municipalities take in enforcing the anti-warehousing ordinances:

1. A complaint against a landlord suspected of warehousing units is filed with the city by tenants in the building, a block group or city inspectors.
2. The city anti-warehousing inspector verifies the complaint during a field inspection and issues a warning notice to the landlord.
3. The landlord has 30 days to register the vacant apartment with the city. City officials say most landlords comply with this first part of the ordinance.
4. A landlord who has already received condominium conversion approval from the state Department of Community Affairs can apply for an exemption from the anti-warehousing ordinance. Landlords undertaking substantial rehabilitation can apply for a temporary waiver.
5. The city reinspects the units 61 days after the first warning to see whether they have been rented or are still vacant.
6. Landlords who have not rented their vacant units receive a summons and face fines up to \$100 to \$500 a day per unit, although first-time offenders often receive a lesser penalty.
7. Landlords who are fined by the municipal court are subject to reinspection by the city and can be issued a second summons that usually results in the maximum fine.

laws make it too difficult to maintain rental units and encourage property owners to convert their apartments into condominiums. But Ed Coleman, administrator of the Jersey City Housing Clinic, disagreed.

"I don't think this encourages condo conversions, it only sets things in motion," he said. "Landlords are forced to make a decision: either go condo, rehabilitate your units or rent them."

Coleman said it is difficult for landlords to use condominium conversions as a loophole to hold vacant apartments be-

cause they are prosecuted unless they have received their conversion permits from the state Department of Community Affairs, a process which often takes several months.

Nieto has been lenient in fining first-time offenders who claim they are waiting for their condominium conversion permits. "The anti-warehousing law is not intended to circumvent the condo conversion law, regardless of how people feel about condo conversions," Nieto said.

But landlords do not get a second chance. Redfield re-inspects units that have been to court and issues a second sum-

mons to the landlords if they continue to warehouse apartments.

Jersey City has seen only half a dozen cases where landlords have continued blatantly to disregard the law, and the stiffest fines have been levied in these cases.

Despite the efforts by the city, a few landlords would rather "swallow" the cost of court fines and continue holding their units from the marketplace, Coleman said.

"The sad fact is that some landlords just ignore our summonses and accept the fines as the cost of doing business."

PSE&G center's closing protested

By Patricia Scott

Three dozen Hoboken residents, including a boisterous corps of senior citizens, yesterday staged an informal sit-in at the Public Service Electric & Gas Service Center at 615 Washington St. to protest the closing of the 80-year-old local center.

An additional 1,000 city residents have signed protest petitions distributed in city stores by Hispanic Affairs Coordinator Nellie Moyeno, who organized yesterday's demonstration.

Public Service Electric & Gas confirmed plans to close the Washington Street branch before July, and to transfer its five employees to larger offices elsewhere.

The move will force Hobokenites to travel to PSE&G's other branch offices for personalized assistance or else pay their bills through the mail.

Public Service spokeswoman Priscilla Suber said the closing is a cost-effective necessity.

"We have centers the elderly can travel to in Newark,

in Jersey City and in Bayonne, which is within a three-mile radius and easily accessible," she said. "I realize elderly people have difficulty adjusting to inconveniences. But the other locations are close enough for them to travel to by bus."

Irate customers who attended yesterday's protest said PSE&G's decision to close the center signals the end of a cherished local institution used by 6,500 Hoboken customers each month.

"We could come here and we didn't have any red tape and paperwork," said Reni Ferraro, a spry 76-year-old who walks over each month to pay her bills and "chat a little" with employees.

"You call the big office and they stick you on the phone on the hold button for an hour — then they disconnect you. They don't care. Here, the people know us," Ferraro said.

Catherine Ruffo, another long-time customer, agrees.

"The people here are very helpful and nice and we can stop by here and do everything directly," she said. "I like to walk, but I feel really sorry for

See PSE&G — Page 9.



Photo by Wally Hennig

A customer leaves the PSE&G business office on Washington Street in Hoboken.

PSE&G center's closing protested

Continued from Page 1

the elderly when this center closes."

Frances Cracolico, assistant to Hoboken's Senior Affairs Coordinator Vincent Barbo, said the site's closing will especially hurt elderly or ill residents unable to make the trip to other service centers because of their age, frailty or limited budgets.

"My sister survives on \$157 a month in Social Security," said Cracolico. "Now she'll have to get money orders to pay her bills and take buses. It's a lot of extra cost. She used to just walk over from Second and Jefferson Street."

Carmella Verducci said she relies heavily on her monthly visits. "Older people can't climb up on buses and get off the buses," she says. "I know because I have arthritis and know what it's like. Now we have to go pay far away at Journal Square instead of coming here where everyone knows us and is nice."

PSE&G spokesmen said the center must close because of a decrease in public use.

But employees said they are ordered by management to forward monthly bills and other payments delivered to the Washington Street branch to the larger PSE&G offices elsewhere. Such action results in an apparent decrease of use at the Washington Street center.

Employees said the order is a company tactic geared toward making the center look less-utilized than it actually is. Spokeswoman Suber said she is "completely unaware of such a situation."

Last March, PSE&G President and Chief Executive E. James Ferland promised that the site would not close when he wrote to local social worker Terri Ratti.

Ratti had written to protest rumors that the center was in jeopardy.

Peter Fiorini, president of the Utility Co-Workers Association which represents 1,400 customer service employees, said the site's closure represents a "chipping away" in PSE&G's ability to provide localized and personal service to consumers.

"This is a clear-cut case of choosing not to provide good, quality service to the elderly who depend on this place," said Fiorini.

"This is an unconscionable decision by the company, with no facts or figures to support it. It will reduce the quality of service for this city's large elderly population, which desperately needs easy access. Closing this site is a true crisis for the elderly."

Fiorini echoed the claims of center employees who said their work is funneled out to be processed elsewhere.

"The company has systematically taken work away from this site in a manner that cuts away from services," he said. "We've seen 15 of the local centers close down. This is a trend toward providing no local service of any kind and having the public deal only with telephone instead of people."

For the saddened group of residents who gathered yesterday — joined in their protest by Hoboken Mayor Thomas Vezetti, Councilman Steve Cappiello and Assemblyman Bernard Kenny — the closing touches them in a more personal way.

"I always liked coming here because you could get answers, in person, from very helpful people," says Lucille Gato, who walks over every month from her home at Second and Bloomfield streets. "Now if you don't do money orders and take your bill to other places, you've got to bring cash and maybe get mugged. This was so nice for us here. We really counted on it."

Report scolds Mayo Lynch

By CHRISTOPHER AVE Staff Writer

NORTH BERGEN—In a potentially embarrassing development for the Hoboken engineering firm of Mayo Lynch and Associates, a review of the firm's plans for a secondary sewage treatment plant here found more than 600 possible problems — 120 of which will "most likely result" in delays or cost overruns if not addressed.

The report, obtained by The Hudson Dispatch yesterday, is a routine function of the project's resident engineer, the Somerville firm of Metcalf and Eddy. The firm reviewed plans submitted by design engineer Mayo Lynch for the plant, estimated to cost about \$11 million.

While supporters of Mayo Lynch sought publicly to downplay the effect of the report, one

Please see MAYO Page 25

MAYO

CONTINUED FROM PAGE 1

source said firm President Joseph Lynch was "furious" when he read it.

Joseph Stankard, head of the Municipal Utilities Authority here, said the report may delay the project by one or two months. But Stankard, calling the report routine, said it did not point out "any major problems."

Stankard said many of the problems cited by Metcalf are linguistic ones that would be addressed easily. Others, he conceded, are "good points" that will force delays in the project here, which originally was scheduled to become available for construction bids next month.

The development is the latest in a string of embarrassments and defeats for Mayo Lynch, which at one time was almost unchallenged in attaining municipal sewerage contracts in

Hudson County.

In 1986, Hoboken Mayor Thomas F. Vezetti refused to pay a bill for a contract with the firm, charging that its plans were unworkable. Vezetti's action was endorsed by several subsequent county and state court decisions, and by the state Department of Environmental Protection, which called the plans "unbuildable and unconstructable."

A lawsuit between Hoboken and the firm on the matter is being heard in Hudson County Superior Court in Jersey City.

Last year, the Hudson County Utilities Authority did not include Mayo Lynch on its list of approved municipal-sewerage firms, setting off a clear rift in the body that continues to this day.

Mayo Lynch spokesman Seamus Cunningham said the firm received a copy of the re-

port at noon yesterday. Cunningham said he did not agree with the report's assertion that 120 of the 600 critical comments will result in cost overruns or delays in construction.

"Obviously, we have not had an opportunity to review it yet," Cunningham said late yesterday afternoon. "But it doesn't necessarily mean cost increases or delays."

Cunningham and HCUA Chairman Lawrence Cucchiara — who has been called an ally of Mayo Lynch, although he denies it — both stressed that the plans submitted by the firm are not complete and can be changed to respond to the report. "There's no controversy," Cunningham said. "It's just a matter of completing the job."

A similar Metcalf review of Mayo Lynch plans for a West New York plant is expected to be completed tomorrow.

HCUA agrees on Crimmins, O'Donnell pacts

By Peter Weiss J.J. 2-16-88

Rival factions on the Hudson County Utilities Authority have resolved their legal differences, if not their political ones.

At last night's meeting, the HCUA reached agreement on a compromise contract for Executive Director George Crimmins of Hoboken and panel attorney John O'Donnell of West Orange.

Both contracts had been challenged in court by HCUA chairman Lawrence Cucchiara of Union City and Commissioner Michael Schaffer of Hoboken.

At the Dec. 30, 1987 HCUA meeting, Crimmins was given a 42-month contract extension and O'Donnell was given a one-year contract renewal. Cucchiara, who opposed the contracts, was forced to leave that meeting early because of illness.

He and Schaffer then sued, contending violations of the Open Public Meetings Act (Sunshine Law). Frank Manzo, an aide to Jersey City Mayor Anthony Cucci, was also a plaintiff.

Crimmins last night agreed to accept a one-year contract renewal when old pact — the one he had before the Dec. 30 special meeting — expires in April. The contract he had been given at the Dec. 30 meeting would have lasted until Nov. 1991. He currently earns \$57,000 a year.

O'Donnell also agreed to a new pact, which will expire Dec. 31. It is substantially the same as the contract challenged in court, but spells out his responsibilities in greater detail. His maximum fee for the year remains \$75,000.

The agreements with Crimmins and O'Donnell were reached after three hours of closed-door meetings last night. As part of the agreement, the HCUA agreed to pay Crimmins' legal fees in connection with the suit, up to \$5,000.

Still to be resolved is whether the lawyers for Cucchiara, Schaffer and defendant Anthony Russo, former HCUA chairman, will be paid by the agency. Russo was chairman until this month.

Russo was the only commissioner to vote against the settlement last night.

He said forcing Crimmins to take a one-year contract is a political ploy by new County Executive Robert Janiszewski, Cucci and West New York Mayor

or Anthony DeFino to get rid of the HCUA executive director in another year, when their side gains a more solid majority on the panel. Currently, five of the nine HCUA members are considered aligned with Janiszewski.

Janiszewski, who supported the suit against Crimmins, said it was "improper, illegal and certainly immoral" of the HCUA to have given Crimmins a lengthy contract renewal only two days before the new executive took office. At the time, the majority of HCUA members were not Janiszewski allies. He called it an attempt to "thwart the will of the voters."

Janiszewski denied having plans now to remove Crimmins in one more year.

Crimmins said he believes the Dec. 30 contract is valid and that the commissioners acted properly at that meeting. He said he agreed to a shorter contract to avoid litigation which might hinder the effectiveness of the HCUA.

Cucchiara told Crimmins and Russo that he hoped to be able to work with them despite their recent differences.

Microwaves fail to thrill Hoboken

Continued from Page 1

would allow bus drivers to hook up with police and fire departments and other emergency personnel and with NJ Transit, Lax said.

"The tower is essentially the same as 1,000 other micro towers already in operation throughout the state," Lax said. "In fact, we're the very last major public bus operation to install one."

Lax said there is no scientific basis for charges by environmentalists that microwave transmitting centers increase the risk of cancer and other diseases.

"The towers operate at a rate of one watt of microwave power," said Lax. "The average home microwave has 400 to 800 watts. We've had experts testify that there's more potential danger sitting in front of your television set."

Hoboken officials, however, reacted with concern to the plan and said they were affronted by NJT's failure to discuss their proposal with them before moving ahead on it.

"We feel they should have notified us before they decided to put it here," said Laurie Fabiano, confidential aide to Mayor Thomas Vezzetti. "We learned about it from the newspapers. That bothers us."

Fabiano said the mayor has requested copies of scientific and engineering reports on the tower's safety, which will be studied by the City Council.

"We definitely want to know more about it," said Fabiano. "Their tower plan is new to us but we want specific details about what it will involve."

Oradell, a residential borough of 9,000 residents in Bergen County, first learned of NJ Transit's plan to put the tower there in the spring of 1987 and began fighting it.

Councilman Jack DiGiovanni, who dubbed it "the Eiffel Tower," was instrumental in thwarting the proposal.

DiGiovanni believes there are too many potential health questions involved to justify the tower's existence. He pointed to a recent study conducted by Dr. David A. Savitz at the University of North Carolina that concluded that children living in areas close to electromagnetic transmission towers have a 1.7 percent greater chance of contracting leukemia and a higher than normal likelihood of developing non-malignant abnormalities.

Health statistics were similar in the Vernon Valley area, also close to a major transmission center, DiGiovanni said.

Your opinion

Stevens enforces state drinking laws

J.J. 2-27-88

Your February 16, 1988 article, "Strict rules at Stevens keep the lid on drinking" incorrectly states Stevens' policy toward alcohol consumption by students. (The article inaccurately describes Stevens' "... program to guarantee that any fraternity member 18 years of age or younger does not drink alcohol.")

Stevens strictly observes and enforces the laws of the State of New Jersey requiring that no one under the age of 21 drink alcohol of any kind. This policy is rigorously enforced at all campus activities, including college-sponsored events and at fraternity functions.

On behalf of Stevens, I would like to kindly request that you print this correction. — RICHARD E. EVERSEN, Assistant Provost and Dean for Student Affairs, Stevens Institute of Technology, Hoboken

and most marijuana users smoke much less. Dr. Tashkin's finding indicates only that the heaviest, most compulsive marijuana smoker is at as much risk as the average tobacco smoker.

If the results of Dr. Tashkin's research constitute justification for treating marijuana smokers as criminals, then it would be only fair to extend precisely the same treatment to tobacco smokers. How about a fine of \$500.00 to \$1,500.00, plus a jail sentence of up to six months, as punishment for simple possession or private use of tobacco? After all, we can't let people go unpunished for actions that may be harmful to themselves. — R.B. WILK, Bloomfield, New Jersey

phones off energy that needs to be devoted to solving problems that do lie within the proper role of government: cleaner streets, better schools, prouder parks, and safer neighborhoods. Remove the filth, crime, and neglect and Jersey City would have more to be proud of than any in the state. Provide those basic services, inglorious but indispensable, and the city will prosper. Then, the culture so loudly acclaimed by the "Save the Loews" crowd will follow, as naturally as butterflies to a meadow. — JAMES K. LOWDEN, Jersey City

Tower heats up Hoboken

By Patricia Scott J.J. 2-22-88

A microwave transmission tower blocked by Oradell activists received a poor reception at its new home in Hoboken.

Before next year, a trapezoidal electromagnetic transmitting tower dubbed "the Eiffel Tower of the county" by Bergen County activists who fought the plan will be functioning in the Hoboken railroad yards.

A furious Oradell Borough Council, joined by environmentalists and more than 800 angry borough residents who attended public hearings to protest, successfully stopped NJ Transit from building a 250-foot-high microwave transmission tower between the borough's New Milford High School and homes.

The Oradell residents who stopped the tower's construction contended that it would be an eyesore to the borough and could create a health hazard from microwaves.

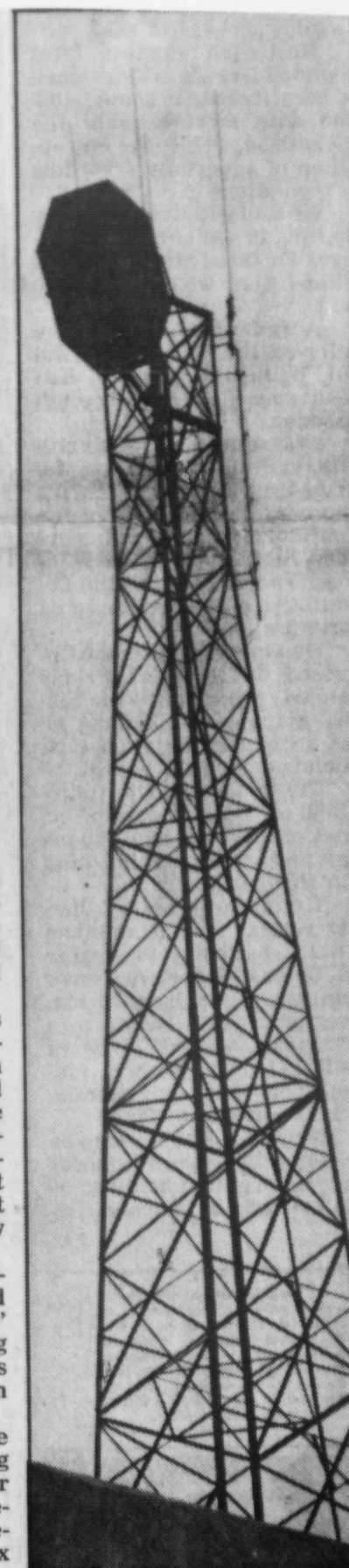
NJT last week gave up its fight to build the tower in Oradell, and company spokesman James McKenna announced that NJT will instead locate the microwave tower in the Hoboken rail yards, which were taken over by NJT in 1983. But Hoboken officials also object to the tower and want to know more about it.

Steven Lax, communications spokesman for NJT, said "new transmission services" will be built into an existing 170-foot-high tower that was constructed in the Hoboken rail yards in the mid-1960s.

New computer hardware will be installed in the existing tower, Lax said, and the tower itself will be reinforced or rebuilt. The cost should be between \$30,000 and \$60,000, Lax said.

Lax said the microwave system will improve NJ Transit services by expediting bus route service. The system

See MICROWAVES — Page 7.



The new equipment will be hoisted atop the existing microwave tower at the Hoboken terminal.

Vezzetti testifies in case

2-17-88
Lawsuit vs. Fabiano charges defamation

By JOHN CURTIS Staff Writer

HOBOKEN—Mayor Thomas F. Vezzetti gave a deposition yesterday in a defamation suit filed against his chief aide, Laurie Fabiano, by former Law Director Salvatore D'Amelio Jr. D'Amelio filed suit against Fabiano after she accused him of having a conflict of interest last year.

After his firing by the City Council in October 1986, D'Amelio surfaced as lawyer for the police officers' union in contract negotiations with the city. Fabiano charged his inside knowledge of the administration's position in the negotiations posed a conflict of interest.

Fabiano and Business Administrator Edwin Chius also were questioned yesterday in pretrial examination by attorney Thomas Wall, who is representing D'Amelio.

Vezzetti would not comment on his deposition, but Chius said he had been questioned about his tenure with the city and a police officers' pre-paid legal services plan.

Next week, the city will take depositions in a lawsuit pending against D'Amelio concerning a profitable 1986 real estate deal. D'Amelio, who was then city attorney, represented himself and three others in a deal that reportedly netted the group a profit of \$100,000. Current Law Director William Graves filed suit last May charging D'Amelio breached his duty by acting as a real estate speculator while he was law director and city attorney.

D'Amelio and his alleged partners in the deal, City Tax Collector Matthew Picardi, City Comptroller Matthew Cannarozzi, and Mary Cipriani, girlfriend of Construction Code Official Alfred Arezzo, bought the building in May 1986, for \$265,000, and sold it a month later for \$365,000. The deal hinged on Arezzo's approval of building permits, according to the sale contract.

A court already has ordered the four to turn their profits over to the city. Graves said the city must now determine how much profit was made.

The law firm — Kimmelman, Wolff and Samson of Roseland — has been representing the city in its ongoing negotiations with both the federal Environmental Protection Agency and the state Department of Environmental Protection.

Mayor Thomas F. Vezzetti, in a Feb. 9 letter to the council requesting an extension on the firm's contract, said negotiations with the EPA had reduced potential fines from \$18 million to \$225,000. The city settled its problems with the DEP by paying \$250,000 in fines, and agreeing to make improvements in its primary treatment plant. The fine had been levied because of delays in building a secondary sewage treatment plant.

The city has charged Mayo Lynch's plans for the sewage plant were unbuildable and unbiddable, and is seeking the return of \$780,000 paid to the company. Mayo Lynch is seeking payment of the balance of its contract for the sewage plant plans, about \$1.5 million.

The council majority voted, 5-4, late Wednesday night to drop Kimmelman, Wolff and Samson, and turn the legal work over to the city's Law Department. The majority charged that the firm had exceeded its contract, which called for up to \$200,000 in fees, by more than \$62,000.

See 4 FACING — Page 9.

Lawsuit divides council

2-17-88
Vezzetti backers blast dismissal of law firm

By JOHN CURTIS Staff Writer

HOBOKEN—Three pro-administration City Council members yesterday called the panel's decision not to rehire a law firm representing the city in sewer matters "a disaster."

At a City Hall press conference yesterday afternoon, Helen Cuning, Joseph Della Fave and Thomas Newman said the council's decision could hurt the city in its lawsuit against a local engineering firm. The city and Mayo Lynch and Associates Inc. have been engaged in suits and countersuits since the city dropped the company as its engineer for a secondary sewage treatment plant in 1986. The three also alleged potential conflicts of interest among other council matters.

"Now we don't have a lawyer," Newman said. "Where are we going to find a lawyer with the experience and skill who can handle this kind of case?"

Law Director William Graves said he could not speculate on the effects of the council decision on the case, but a deposition of Joseph Lynch, owner of the engineering firm, scheduled for tomorrow had to be postponed, because his staff is not prepared.

"Essentially you have got a very complicated piece of litigation that has a discovery order saying all discovery has to be concluded by March 31," Graves said. The city may have to seek an extension of the deadline, he said.

The law firm — Kimmelman, Wolff and Samson of Roseland — has been representing the city in its ongoing negotiations with both the federal Environmental Protection Agency and the state Department of Environmental Protection.

Mayor Thomas F. Vezzetti, in a Feb. 9 letter to the council requesting an extension on the firm's contract, said negotiations with the EPA had reduced potential fines from \$18 million to \$225,000. The city settled its problems with the DEP by paying \$250,000 in fines, and agreeing to make improvements in its primary treatment plant. The fine had been levied because of delays in building a secondary sewage treatment plant.

The city has charged Mayo Lynch's plans for the sewage plant were unbuildable and unbiddable, and is seeking the return of \$780,000 paid to the company. Mayo Lynch is seeking payment of the balance of its contract for the sewage plant plans, about \$1.5 million.

The council majority voted, 5-4, late Wednesday night to drop Kimmelman, Wolff and Samson, and turn the legal work over to the city's Law Department. The majority charged that the firm had exceeded its contract, which called for up to \$200,000 in fees, by more than \$62,000.

Teens face adult trial in slaying

By John Petrick J.J. 2-27-88

4 arraigned in beating-death of Indian

Four juveniles accused of killing Jersey City resident Navroze Mody in what may have been a racial attack will be tried as adults for criminal homicide, a judge ruled yesterday.

The youths could face life in prison.

Charged with the murder are Hoboken residents Ralph Gonzalez, 17, Luis Padilla, 17, William Acevedo, 17, and his brother Luis Acevedo, 15. A trial will begin in 60 to 90 days.

Mody, 30, died on Oct. 1 from injuries he suffered in a beating on Sept.

27 outside a Hoboken bar. The youths were arrested in late October.

Had they been tried and convicted as youths, they could have been incarcerated for as little as one year.

For the past week, Superior Court Judge Sal Bovino has presided over hearings to determine whether the youths should face adult charges. During those hearings, the defense had the burden of proving that they could be rehabilitated by age 19.

The defendants were remanded to the county youth house last night on \$2,500 cash bail. The state asked for \$50,000 cash-only bail, but the judge viewed that amount as "excessive" considering the defendants' close family ties to the community.

Court Administrator John Clarke said the judge found that the juveniles failed to adequately show the probability of rehabilitation through the services and facilities of the Family

Court. During the arraignment, attorneys stressed that the defendants are attending school and have held various of jobs. One of the defendants, Luis Acevedo, is a talented player on Hoboken High School's basketball team, noted defense attorney Fernando Rejojo.

Attorney David Fronefield, representing William Acevedo, noted that the defendants "are working. They are contributing to society now."

The judge agreed that the defendants and their families had close enough ties to the community to allow a lower bail than what the state recommended.

He also said that there "is some indication of provocation — that some of the young men went to the defense of the others."

The substance of this week's hearings is not public record because they involve juveniles.

But Fronefield, in elaborating on the judge's remark, said police re-

4 facing adult trial in beating death

Continued from Page 1

ports indicate the incident began over a fight the victim was having with a woman.

The four defendants witnessed the altercation and some intervened, according to Fronefield, who said reports indicate the defendants knew the woman.

From there, the altercation escalated, with some of the defendants protecting others who got involved in the fight.

The defendants will appear Monday morning before Superior Court Judge Kevin Callahan, who will review the bail set last night.

The Acevedo brothers said

face additional juvenile charges for the alleged assault of two Steven's Tech students two weeks prior to the Mody incident. Those two victims were also Indian.

Indian immigrants hailed the decision.

"We have a victory," said Dr. Lalitha Masson, chairwoman of the the Jersey City-based National Organization of Indian Americans. "We are very pleased now that the justice system is working for us."

Jamshid Mody, the father of the slain man, said outside the Hudson County courtroom that the four youths charged with his son's beating death

should face the accusations in an adult court.

"They've committed an adult crime and they lynched my son because he was Indian," said Mody, who was joined in the hallway by 10 members of the Indian group.

Police prevented everybody except Mody and family members of the four youths from entering the courtroom.

"My son had a fractured skull, he could not see or hear and his spinal cord was damaged," Mody said. "When he was fallen, they propped him up and hit him again and again with a brick in the back of his head."

Dr. Masson said racial problems are escalating against the 10,000-member Indian community in Jersey City.

"There are a lot of ignorant people here," said Dr. Masson, a gynecologist who has lived in the United States for 20 years. "If we don't put pressure, then these acts could happen again."

Mody, who has lived in the United States for 12 years, said he and his wife still mourn the death of their only son, who brought his parents from San Diego to live with him in April 1987.

"I have not slept at all for the last five days," Mody said

Levelor battles rumors

By JUDY TEMES Business Writer

Responding to rumors that Levolor Lorentzen Inc. is sinking into bankruptcy, dozens of creditors and customers have flooded telephone lines at U.S. Bankruptcy Court in Newark, wanting to know if the rumor is true.

The Parsippany-based company, which is phasing out 600 jobs at its Hoboken factory, has not in fact filed for bankruptcy protection. But according to its corporate counsel, Levolor has been the victim of what he called "malicious rumors" by competitors, aiming to get a piece of the company's \$200 million mini-blind business.

Lorraine Rosa, a clerk at the Bankruptcy Court, confirmed Levolor has not filed for Chapter 11 protection from creditors, but she said there has been an unusual number of calls from creditors and customers of Levolor,

inquiring about a bankruptcy filing.

Bohdan Porytko, Levolor's corporate counsel, said yesterday that Levolor is not anywhere near bankruptcy, and is not facing financial difficulty. "We have so much reserve built in, we could easily survive a long dry spell without it," he said. Any problems with creditors are part of normal business, he said.

The company has cited severe competition in the venetian blinds and window-coverings industry for closing its Hoboken facility. The Monroe Street plant, which employs more than 600 people, will be shut down in the next six to 10 months. The first round of layoffs took place two weeks ago, with 20 to 50 people leaving. Porytko did not know exactly how many were laid off.

The plant, the company's oldest, would require substan-

tial investment if it were to be modernized. Levolor has decided the investment would not pay, and transferring the work to other facilities nationwide would be a better option. The factory is being eyed by Hoboken officials for development as a state-subsidized industrial park. Talks between city officials and Levolor on that issue are continuing.

Porytko said Levolor, as the industry leader, has in the past been the victim of other false rumors, but none this bad. "When you're the big guy in the industry, other will use anything they learn to fan the flames."

Porytko said he will file suit against the one or two competitors he believes are spreading the rumors, once he confirms exactly who it is.

"We know who it is. This is no accident. It's a campaign," he said.

Landlord, tenants meet today

J.J. 2-24-88
By Janet Wilson

In an effort to salvage the homes of 60 Asian and Hispanic families facing eviction because of condominium conversion, Hoboken officials will meet with tenant leader Vasudevi Trivedi and landlord Murray Connell this afternoon.

The city will offer to partially pay for repair and purchase of the apartments, according to Michael Coleman, head of the Community Development Agency.

Leading clergy and tenant activist groups will also hold a rally Sunday in front of 805 through 821 Park Avenue to support the tenants' three-year fight to have the apartments repaired and to purchase them.

The tenants have accused Connell of betraying them by ignoring independent appraisal reports and by breaking a truce set up by city officials last fall.

Connell could not be reached for comment.

The 90 apartments in the nine old brick buildings on Park Avenue needed substantial work long before Connell bought them in November 1984 for \$1.35 million. An independent appraiser hired by both the tenants and Connell in 1987 found that even with replacement of plumbing and heating systems, the units would be worth only \$45,000 each.

The tenants, all working class families, have saved \$88,000 and are ready to make a down payment to buy 50 apartments at \$45,000 each as soon as Connell is ready.

But Connell has refused in negotiations to consider any price lower than \$62,500 per apartment.

And after signing a legal agreement that he would not file condominium conversion papers with the state, under which the tenants could be evicted, Connell mailed conversion papers, which the tenants received Jan. 11.

They could receive eviction papers by March 11.

"It is a stab in the back," tenant leader Trivedi said yesterday. "Connell has showed his contempt by breaking the truce to try to get a legal advantage."

Nevertheless, Trivedi said he is willing to sit down with Connell and his attorneys this afternoon and try to work out an agreement because he and his neighbors do not want to lose their homes.

The tenants, in return for Connell's pledge not to file conversion notices, had signed an agreement saying they would drop a suit against Connell under the city's anti-warehousing laws for keeping 30 apartments vacant. They are now taking steps to renew that suit.

DEBATE

CONTINUED FROM PAGE 13

cancer, and that she bowed out of the Columbus Park project when residents of Applied Housing Inc., which abuts the park, took over the cleanup.

In her rebuttal, Manogue pointed to her years of civic activism in the Hoboken Environment Committee and the Waterfront Advisory Committee.

She accused Wilson of using campaign ads in the Hoboken Reporter, a local twice-weekly newspaper, to distort her position on a housing project on the 1100 block of Park Avenue.

"There has been a lot of misunderstanding about this project which has purposely been put forth by my opponent," she said.

Manogue accused Wilson of remaining silent on a controversial Hartz Mountain Industries proposal to repair part of 17th Street in order to facilitate access to its Lincoln Harbor development in Weehawken.

"How long would we have had to wait until we knew what his thinking was?" Manogue asked.

Wilson took credit for introducing an ordinance to reduce water rates. He also said he has moved to abolish tax abatements.

The two are vying for the council seat in a special election to be held next Tuesday. An earlier runoff election last year was marred by irregularities, and another — the third election — was ordered by the courts.

Wilson has been opposed to the administration of Mayor Thomas F. Vezzetti, but Manogue is perceived by many as a supporter of the mayor, although she labels herself an independent.

NJ Transit radio tower for Hoboken

J.J. 2-19-88

Hoboken is in line to inherit the NJ Transit microwave transmitter tower that Oradell in Bergen County has successfully blocked.

The tower will be the backbone of a two-way radio system that transit officials say will improve the safety and efficiency of buses. NJ Transit spokesman James McKenna said the radio system should be in operation by year's end.

NJ Transit said microwave relay towers also would be built atop its Fairview garage and the Greenville Avenue garage in Jersey City. These towers should be in operation by late summer, McKenna said.

The Hoboken transmitter may be placed on an existing tower currently used to control train traffic.

McKenna said the transit agency doesn't know whether it can reinforce the existing tower or must build a new one.

NJ Transit said it operates the only large-scale bus system in the nation that does not have two-way communication with its drivers.

Meanwhile, NJ Transit officials will probably face a dilemma in pushing for 9-to-9.5 percent increases on buses and trains in the state.

Transportation Commissioner Hazel F. Gluck said yesterday that the increase would be necessary to meet a projected shortfall in NJ Transit's \$590 million operation budget for the coming fiscal year.

However, she said she was concerned that the increases could further erode urban bus riding, which could keep revenues lower despite the increase.

Gluck said the full details of any increase would be considered on Tuesday at the regular meeting of the NJ Transit board.

After four years of recovery, NJ Transit's bus ridership began to decline after the agency's last fare hike in 1986. Local bus riders were among the hardest hit by the 1986 hike.

Council rivals debate

Manogue, Wilson argue over issues
Dispatch 2-23-88
By JOHN CURTIS
Staff Writer

HOBOKEN—The candidates in a special election for the 5th Ward City Council seat squared off last night, attacking the other's record in a debate at American Legion Post 107.

At last night's debate, sponsored by the Willow Avenue Block Association, the two criticized each other's positions on the city's parking permit program, a housing project on Park Avenue and the city administration. Challenger Helen Manogue called Councilman E. Norman Wilson's attacks on her "vicious" and "underhanded."

Wilson, in turn, accused Manogue of opportunism and "grandstanding."

The two candidates are in agreement about the need to lower taxes and preserve one and two-family households in the city, but differ over how to accomplish those ends.

Wilson pointed to his years of service to the community, both as a councilman and as director of HOPES, a community service organization. He described the difficulty of running as an incumbent in a city with a great many problems. While an incumbent, I have to take the blame for actions that were not fully in my control. I should be credited with having spoken out and opposed some of those policies.

Wilson also faulted Manogue for her infrequent attendance at council meetings in recent years, and for bowing out of an organization to clean up county-owned Columbus Park on Clinton Street between Ninth and 10th streets.

Manogue said she stopped going to council meetings in 1986 when her mother was ill with

Please see DEBATE Page 14

BUILDER

CONTINUED FROM PAGE 1

between the two businessmen also leaves the fate of this waterfront parcel once again up in the air.

The two men, who Leanza said are still friendly, were supposed to come before the city with a master plan for Dell'Aquila's 93-acre waterfront site 90 days after their September agreement.

But aside from a preliminary plan to convert one 10-story building to offices, nothing has come before the city.

Dell'Aquila's property — the former Standard Brands buildings at 1500 Hudson St., consisting of a 10-story office complex

and former shipyards — continues to sit untouched. Some call the property an eyesore.

"Of course we feel frustrated," said mayoral aide Laurie Fabiano. "There always seems to be an excuse."

But the change in partners is nothing new for millionaire Dell'Aquila, who made his fortune selling lingerie, and is not himself a developer by profession. He has had a number of potential partners, none of whom has worked out, said Michael Coleman, executive director of the city's Community Development Agency.

"It's typical of Dell'Aquila," said a developer in the city who has attempted to work with him. "We told Murray (Connell) this

would happen."

The developer — who did not wish to be named — said he knows Connell invested tens of thousands of his own money for plans for Dell'Aquila's land. Without an equity position, Connell could lose even more, the developer said.

Connell refused to return calls for this story, and so did Dell'Aquila. But Leanza said Connell remains interested in the project, and the two men will continue to work closely together. How Connell will be compensated, however, remains unclear.

With neither man talking, much speculation surrounds this latest move. One is that Connell lost a great deal of money in the

Builder loses gamble

Ex-partner seeking new waterfront associate
Dispatch 2-16-88
By JUDY TEMES
Business Writer

HOBOKEN—Murray Connell, a local builder with only a handful of holdings here, must have felt like David going up against Goliath.

In September, he beat out millionaire Manhattan developer William Zeckendorf Jr. to develop one of this city's largest, most prized waterfront parcels with garment industry executive Anthony Dell'Aquila.

Just five months later, Connell appears to be out of the picture, and according to some sources, also out a lot of money.

Connell signed an agreement with Dell'Aquila in September, under which the Australian pharmacist-turned-builder was supposed to become Dell'Aquila's partner by January.

That option has now expired, according to Connell's attorney, Frank Leanza of Union City. And the uncertain relationship

Please see BUILDER Page 12



The Standard Brands complex of buildings on Hudson Street in Hoboken are on a site to be developed by builder Anthony Dell'Aquila. Development has been delayed as he looks for a new partner.

M. KATHLEEN KELLY THE HUDSON DISPATCH

Fate of Rue School still up in air

By Patricia Scott
J.J. 2-24-88

It has been more than a month since a report on the David E. Rue School was presented to the Hoboken Board of Education but there's still no word on the school's fate.

The report by Superintendent of Schools Walter Fine recommended closing the elementary school at Garden and Third streets because of its continually dwindling enrollment.

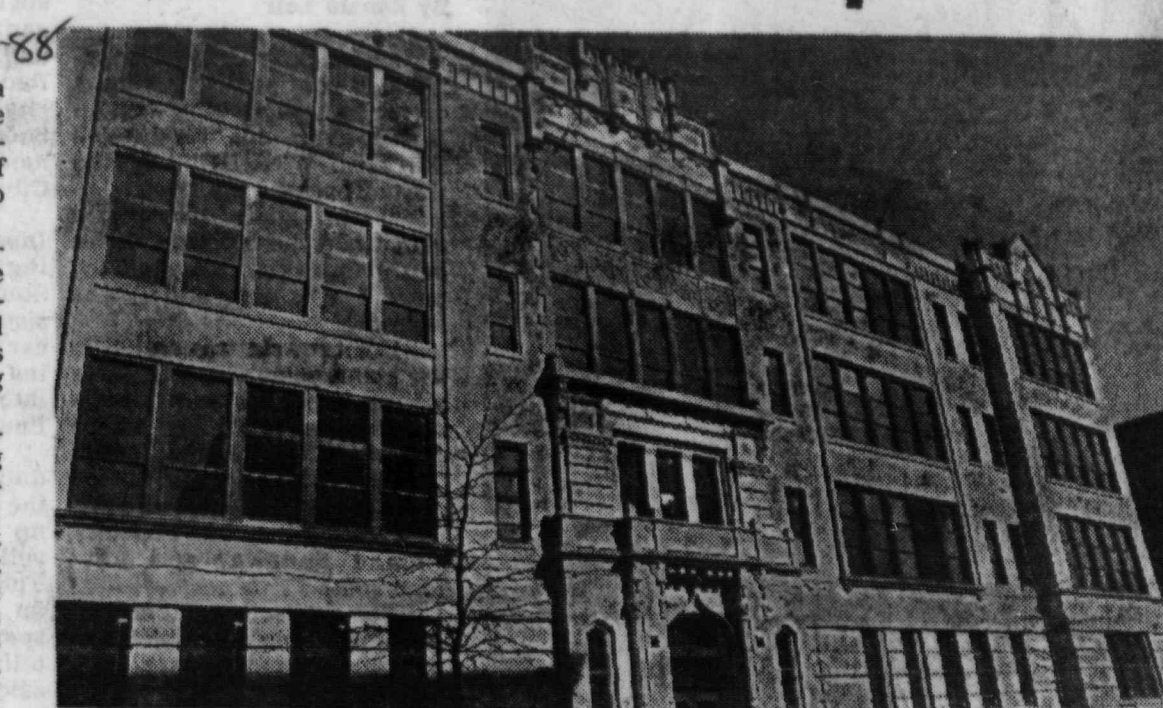
Board members are considering the possibility of renting the school to bring in additional money for the school district.

School board President Dick England estimates that the district could save as much as \$1 million in personnel costs alone if the board decides to close one of the seven elementary schools.

Board Trustee Perry Belfiore, a local real estate developer, sponsored a resolution two months ago to organize a team to look into the rental of the school.

Only 238 students attend Rue School and would transfer to Demarest School, one block away at Garden and Fourth streets, if the closing becomes official. A school board Mission Report recently released noted that Rue School has four empty, available classrooms while Demarest has 17 available rooms.

Dancers have conceded there was much experimentation with cocaine during the late 1970s and early 1980s within the dance world, but said the practice had decreased in recent years.



Enrollment dwindling at David E. Rue School at Garden and Third streets in Hoboken

Belfiore said the most likely renter for Rue may be Hudson County Area Vocational-Technical School. During the Rue School's renovation five years ago, about \$400,000 in vocational training and laboratory machinery was ordered and the equipment is still sitting unused on the school's second floor.

Fine argues that the school should be closed and that near-

stock market on Black Monday and lacked the funds to commit as a partner. Another is that Connell is preparing plans for a supermarket on Dell'Aquila's site. Others say Connell could not make it as a partner because of his lack of experience on big projects.

Connell, 48, is a former airline pilot and pharmacist by profession. He came here from Australia in 1976. He later got involved in real estate, as did other small businessmen with money to invest. Connell recently purchased the Madison Hotel on Washington Street. He owns the Union Club on Hudson Street, a block of five-story houses on Willow Avenue and a row of houses on Park Avenue.

But to make the multimillion-dollar development of Dell'Aquila's property a reality, Dell'Aquila needs someone more established, some say. With Connell no longer a partner, the search is on for someone who can handle it. Leanza said Dell'Aquila is negotiating with several people, but declined to say whether they include developers. To comment now would jeopardize the talks, he said.

The city has no plans to push Dell'Aquila to develop the site more rapidly, Coleman said. The city's first priority, he said, is to collect the \$1.75 million lent to him to convert a 10-story Park Avenue building into an industrial complex. Dell'Aquila violated terms of the loan, using it to rehabilitate the building for offices.

Coleman said the city can afford to wait for Dell'Aquila to develop his site.

"It would be a mistake to rush it," he said. The city's priorities, he said, are the Port Authority of New York and New Jersey piers and a waterfront park on the Fourth and Fifth Street piers.

While Dell'Aquila continues the search for a developer with deep enough pockets for the project, some say he drives a hard bargain — too hard for his own good and that of the city. One developer said Dell'Aquila asked for \$70 million in cash up front in exchange for a percentage interest, and to sell the land, he wants in the range of \$120 million to \$140 million.

Zeckendorf said in September that Dell'Aquila broke off the

talks. "He has his way of doing things," the real estate tycoon said at the time. "He just walked away."

Dell'Aquila acquired the entire parcel for less than \$25 million. The Hoboken shipyard was his most expensive purchase at \$16.85 million. He bought the Standards Brands building for less than \$500,000. Some say his success at real estate is based on more than just luck.

"He's a genius," said Frank Raia, a friend and fellow developer. He said Dell'Aquila acquired everything he has through hard work. Even as a child growing up here, he was a hard worker, added Councilman Steve Cappiello. Today, Dell'Aquila is driven to work in a limousine with "DELL" on its license plates. He is one of the city's largest employers, with 1,500 people working for him.

His 93-acre waterfront property, according to one estimate, is worth \$50 million undeveloped and without zoning approvals. But it is not worth anywhere near \$140 million, said the developer, who did not wish to be named. "He's asking way too much," said the developer, and in not moving quickly enough, he is hurting the city. "He's slowed down development in Hoboken tremendously," he said.

Although the city has had a number of run-ins with Dell'Aquila over property lines and other disputes, city officials say he is really no different than others in procrastinating.

"Others give the impression that they are moving," said Fabiano. "But really, the only one who has is Jerry Baker," she said, referring to the Baker project taking shape across the street from PATH.

STAR'S KILLER: DRUGS

Suicide ruled out in overdose
Dispatch 2-13-88
By JEFFREY HOFF
Staff Writer

The life of ballet star Patrick W. Bissell ended alone in a Hoboken condominium by a self-inflicted — but not suicidal — multiple drug overdose, the Hudson County prosecutor said yesterday.

Bissell was acclaimed for his blend of grace and strength on stage as a principal dancer for the American Ballet Theater of New York, but he battled with drug abuse through much of his life. He died on his couch Dec. 29, after consuming a combination of cocaine, methadone, codeine, valium and alcohol, according to a toxicology report from the state Medical Examiner's Office released yesterday.

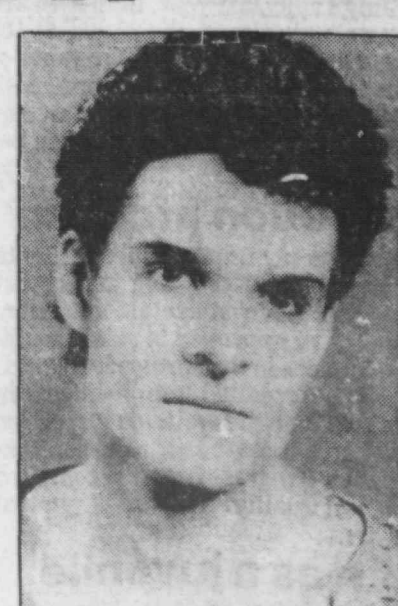
The report closes the investigation into the death of the dancer, Prosecutor Paul M. De-

Pascale said yesterday. The prosecutor ruled out a "John Belushi" scenario in Bissell's death, stating there is no evidence anyone was present with the 30-year-old dancer when he died or that anyone joined him in the drug ingestion.

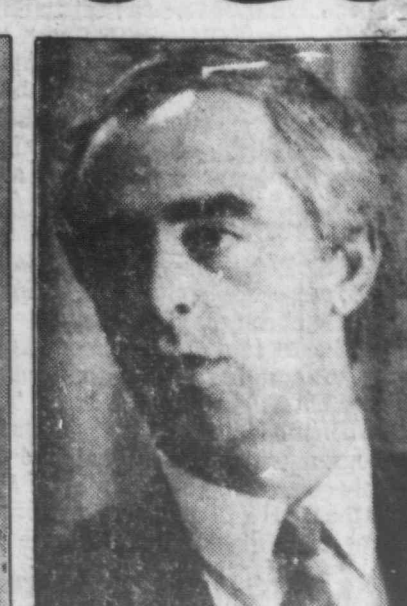
Belushi, a comedian who starred on the "Saturday Night Live" television show, died in 1982 of a heroin overdose injected by his girlfriend.

Bissell was found dead, fully clothed, on his couch at about 1:30 p.m. on Dec. 29 in the Park Avenue condominium, by his fiancée Amy Rose, who was also a soloist with American Ballet Theater.

The death "was absolutely not a homicide ... and we have no reason to believe it was a suicide," DePascale said at a press conference yesterday. There was no suicide note found, and none



PATRICK W. BISSELL
Took deadly combination



PAUL M. DEPASCALE
Closes the case

Verdict Monday on 'Observer' luxury housing

By Earl Morgan

J.J. 2-24-88

The Hoboken City Council will decide Monday who will build a multi-million dollar affordable/luxury housing development slated for Observer Highway.

For better than three hours last night, the council heard presentations from Applied Housing and Raia Construction on plans for the development along Observer Highway from Willow Avenue to Bloomfield Street.

The city is selling the land. It invited developers to submit proposals that included at least 115 units of affordable housing. Only Applied Housing in partnership with the Hartz Mountain and Raia Construction in conjunction with the equally large Alba Construction Co. submitted proposals.

During 45-minute presentations, each company presented its plan, and either by direct reference or innuendo criticized the competitor's ideas and concepts. When the presentations were completed, a committee of city development officials asked questions as did members. The public was also given an opportunity to question the developers.

After winning a coin toss, Joseph Barry, the president of Applied Housing, began the first presentation. Barry said his proposal, dubbed Observer Park, will provide a total of 450 apartments in five buildings, including 118 units of affordable housing, 50 "moderate income" cooperatives, 68 rental units and three, 17-story luxury housing towers. The proposal also included a provision to relocate the public works garage.

The development will also have playgrounds, a health club, a swimming pool, an outdoor cafe and 475 off street parking units at a cost of \$50 million.

Barry stressed that his development will accent public space with many parks and areas.

He said with the exception of the towers, the buildings will average seven stories to conform with the height of surrounding buildings.

The project also includes

See OBSERVER — Page 10.

FIRE

CONTINUED FROM PAGE 1

Firefighters evacuated 23 people from the Washington Street buildings Saturday.

Yesterday, as the ruins were still smoldering inside No. 618, fire officials said they were unsure exactly how many people were displaced because Red Cross officials had the list. The Jersey City chapter of the Red Cross, which is handling the case, did not return telephone messages yesterday.

City Public Works Director Roy Haack said eight families were left homeless by the blaze. Haack said a city inspector would examine the Washington Street buildings today to see if any of the families could return to their homes.

Deputy Fire Chief Edward Sharnack said firefighters worked for more than 24 hours straight after arriving on the scene at about 10:30 a.m. Saturday. According to authorities, the fire went to a third alarm at 10:37 and was not declared under control until about 4:15 p.m. Sharnack said Chief Fire In-

spector Richard Tremidietti would head the investigation.

Sharnack would not speculate on the fire's cause, and he did not rule out arson. But witnesses recovering their possessions at the scene yesterday said they thought the fire began as a small blaze in the basement of the hardware store and quickly got out of control as employees tried to battle it.

Angel Estela, a resident of 622 Washington St., said he noticed smoke in his third-floor apartment just before 10:30 Saturday morning.

"In my room there was a lot of smoke. I had to get out of there," he said.

Estela, who did not carry fire insurance, estimated that 75 percent of his belongings were destroyed by the blaze. He said he was staying temporarily with relatives.

Sophia Drisht, the owner of 622 Washington St., said that she does carry fire insurance. The owners of the other buildings involved could not be determined yesterday.

City's sewage suit dispute gets murkier and murkier

By Janet Wilson

The dispute over which law firm will represent Hoboken in its sewage woes took another turn on its circuitous path yesterday.

Mayor Thomas Vezetti said he will call an emergency meeting Tuesday to give the City Council one last chance to change its mind and rehire the law firm that has been handling the city's sewage case.

The council voted 5-4 at 1:20 a.m. yesterday, after the meeting had stretched on for eight hours, not to rehire Kimmelman, Wolff and Samson of Roseland, or pay them \$69,000 worth of cost overruns. Several of those who voted against the outside law firm said they felt the city Law Department could handle the work from this point on.

But, infuriated by the outcome, part of the City Council held an impromptu press conference in City Hall yesterday afternoon to blast some of their colleagues.

Council members Tom Newman, Joseph Della Fave and Helen Cuning accused Councilmen Steve Cappiello and Robert Ranieri of being "boosters and apologists" for Mayo Lynch and Associates. Kimmelman has been handling three key sewage matters for the city, including a lawsuit and countersuit involving Mayo Lynch.

Joseph Lynch was scheduled to be questioned by an associate from Kimmelman's law firm this morning, but that deposition was cancelled because of yesterday's vote. "Is this just coincidence?" asked the pro-Kimmelman council

members. Mayo Lynch is suing the city for \$1.2 million, charging it was never paid fully for plans it drew up to repair parts of the city's inoperable sewage system.

But the city is countersuing, asking for repayment of \$785,000 already paid to the firm because an independent engineer found that the plans Mayo Lynch had prepared were "unbiddable and unconstructable."

While Cappiello and Ranieri have traditionally supported Mayo Lynch, they and other council members were not so supportive of the firm's questionable work. They said they voted against renewing Kimmelman's contract for a different reason.

"Frankly, Kimmelman's

See SEWAGE — Page 12.

Sewage suit dispute gets even murkier

Continued from Page 1

taking unfair advantage of the city," said Council President Patrick Pasculli. "No law firm should be given an open checkbook."

Kimmelman has exceeded the original \$200,000 contract by \$62,000, and has requested up to \$300,000 to finish the Mayo Lynch case and negotiations with the federal and state governments over multi-million dollar fines and grants concerning the sewage system.

Pro-Kimmelman Council members argue that the only reason the city has been able to reduce staggering federal fines and obtain substantial grants is because of the work of Kimmelman associates, and that Joseph Lynch's attorney, Harold Ruvoldt Jr., is equally responsible for the cost overruns.

"He's scheduled 47 depositions," said Della Fave. "He wants this to go on as long as possible, because they know they're not going to win. They're the ones driving up the costs."

Kimmelman must still notify Judge Burrell Ives Humphreys that he is withdrawing from the case, and Humphreys must give his approval. He could deny the law firm's request and order them to handle the case and sue for payment after the trial is over.

Upstairs from the press conference in City Hall, Law Director William Graves opened a packed file cabinet drawer and drummed his fingers on top of thick stacks of legal papers piled high on various desks.

"This is just part of the paperwork that's been generat-

ed by this suit," he said. "I'll match my trial experience against anybody in the state,

but I just don't have the back-up staff to help me even begin to handle this."

WASHINGTON SAVINGS

Dispatch 2-29-88

S&L says its income rose

Conservative policy may have been key factor

By JUDY TEMES
Business Writer

HOBOKEN—The Washington Savings Bank never has been the first to do anything. But its conservative strategy appears to have paid off.

The institution, which went public in May, reported a consolidated net income of \$3.64 million for the 1987 fiscal year, slightly lower than the year before, but much improved when unrelated 1986 gains are discounted, the president and chief executive officer of the institution, Anthony D. Calabrese, said.

Washington's total net interest income was up by 29 percent in 1987 to \$11.7 million. The institution's parent company, Washington Bancorp Inc., earned \$1.58 a share for the year.

The corporation's net worth was \$40 million in 1987, more than 5.5 percent of assets, the amount required by the Federal Home Loan Bank of New York. Not counting the \$22 million the

institution gained from its stock sale, it still had a capital cushion of \$18 million. Net worth is the difference between assets and liabilities.

Total loans increased by \$41 million from \$219 million in 1986 to \$260 million last year. The institution's interest rate spread has improved, from 2.86 percent to 3.26 percent. The company's capital ratio was 13.5 percent for the year.

The savings and loan plans to add three branches to its stock of eight during the next year — two in Bergen County and one in Hudson.

Calabrese said Washington was able to gain some loans and deposits in the latter half of 1987 from customers leaving the Elysian Federal Savings Bank in Hoboken, which ran into trouble last year when its top management resigned, partly causing a \$30 million loss in savings accounts. Elysian's net worth deteriorated to \$1.8 million last year, from a high of \$14.3 million the year before. The drop was

caused by a significant devaluation in assets, a move said to have been forced by the Federal Home Loan Bank.

Washington and Elysian, two neighboring institutions, have taken different approaches to banking, with Elysian taking the more risky route.

"We're not the pioneers, but we also don't get any arrows in our back," Calabrese said, adding that Washington has kept to a conservative banking philosophy, which has helped the institution remain on a steady course.

Elysian was active in lending money to Hoboken developers at a time when few other banks and savings institutions were willing to take a chance on the area. Its more risky approach allowed it to grow quickly, but in the end it was that philosophy which caused the Federal Home Loan Bank to step in. Much of its assets were not worth as much as the institution reported.

Where Washington required a lot of down payment for secur-

ity, Elysian was known in industry circles to be much more lax.

"They may have taken too many risks," Calabrese said.

Under new management, Elysian has committed to a more conservative philosophy.

Washington Bancorp went public last May raising \$22 million in capital. Most of that has been channeled into its loan portfolio.

In 1986, Washington sold two branches, one in Ringwood, in upper Passaic County, and the other in Englewood. The institution gained \$1 million from the sale. The Ringwood branch no longer fit Washington's geographic area, and Englewood became a "hot money" branch, according to Calabrese, meaning the branch had to offer high rates to attract deposits.

"We don't want to do that," Calabrese said. "We want to build relationships."

Calabrese sees a decline in the Hoboken condominium and real estate markets, which he at-

WASHINGTON STREET BLAZE

Fire displaces 8 families

23 people evacuated; probe set

By CHRISTOPHER AVE
Staff Writer

HOBOKEN—An investigation is under way today into a Washington Street fire that displaced eight families after it ripped through a three-story building.

Fire officials yesterday would not speculate on the cause of the fire, except to say it probably began in the basement of Massarsky's paint and hardware store at 618-620 Washington St. Witnesses interviewed yesterday confirmed the officials' statements.

The fire caused damage to two adjoining buildings on Washington Street. At least six Bloomfield Street apartments behind the burning building were damaged by water.

Please see FIRE Page 8



Hoboken firefighters hose down smoldering buildings at 618-620 Washington St. yesterday.

JOE SHINE THE HUDSON DISPATCH

Trustees split April 5 referendum into 5 votes

J.J. 2-23-88

Hoboken's Board of Education trustees last night tried an ingenious approach toward getting their \$6.3 million bond referendum package approved in the April 5 election.

But their decision could ultimately allow taxpayers to approve spending more than \$188,000 in funds that board officials acknowledge the district has no use for.

A \$6.3 million bond referendum aimed at school and athletic field improvements will be decided by voters on April 5.

The referendum package, which involves upgrading city schools and improving the high school's aging athletic field, had been lumped together to appear on the ballot as one giant question, requiring voters to cast a single yes-or-no vote.

But board trustees last night decided to break the question into five individual ballot questions, and to add \$47,000 — the cost of securing and floating a bond — to each individual question. In the hope that at least one question will win voter approval and the bond's security will be guaranteed.

If, however, voters cast ballots approving all five questions in the now-itemized referendum roster, the board would end up with a \$188,000 in surplus funds.

It needs only \$47,000 for the bond, but will have five times that much if voters approve all five areas.

"We haven't addressed how that extra money would be handled," said School Board Presi-

dent Dick England. "I think we could focus on that at a later date and decide how to work it. Right now, the priority is getting the referendum approved; this method should secure the bond, even if just one area is passed."

Under the format the trustees decided on last night, after a brief and sparsely attended special meeting, taxpayers will now vote on five separate yes-or-no questions:

- whether to spend \$1,440,000 for complete renovation of Veterans Field-Kennedy Stadium, the high school's decrepit ball field.

- whether to spend \$1,768,000 on upgrading roofing, electrical connections and fire safety conditions at local grammar schools.

- whether to pay \$962,000 for elevator upgrading.
- whether to spend \$2,099,000 for boiler upgrading at the high school and grammar schools.

- By incorporating an additional \$47,000 into each of those areas, we're being hopeful that at least some will pass and the bond will be secure," said Business Administrator Anthony Curko.

Joseph Rafter, who is one of two board members elected from the ranks of the Committee for a Quality Education — Lourdes Arroyo is the other — said he supports only the asbestos removal and upgrading of the field.

"I think the budget this board has proposed is already

far, far too high, and I have serious concerns over these other improvement projects that are being requested here," Rafter said. "I can honestly support only the two areas I feel strongly about."

Voters are expected to turn out in droves next month for public hearings on the proposed 1988-89 school year budget of \$28 million.

City voters, who already pay the highest taxes in the state, would be paying an additional \$5.6 million this year if the budget is adopted as is.

The proposed 1988-89 school budget actually represents only a six percent increase over last year's requested budget, but the state's recent reassessment on the worth of Hoboken property could send figures soaring.

The state valued city property at \$1.2 billion, a 54 percent increase over former figures of property worth.

In other business last night, the board authorized payment of \$13,401 to Mayo-Lynch Associates for work being carried out at Hoboken High School, where a wood shop area is being created.

The board also granted permission for the Park Avenue Tenants Group to meet bi-monthly in the Brandt School on Friday nights and for the All-Saints Volleyball Team headed by Dennis McMullen to hold its championship game in the high school gym.

No decision was made on the fate of the Rue School, which has been under scrutiny due to dwindling enrollment and which board officials are likely to close.



The Washington Savings Bank's main office is at 101 Washington St. in Hoboken.

tributes to an inequitable tax base. High tax rates also have hurt homeowners, while the development of the waterfront appears to have stalled. But Calabrese sees continued growth for Washington, which he says has positioned itself to take advantage of its strong capital ratio and interest rate spread.

The company's 1,500 shareholders also have benefited from the year's gains, Calabrese said. They paid \$10.50 for a share of the company in May. Now, the stock sells for around \$14.

Wilson, Manogue on issues



E. Norman Wilson

By Patricia Scott and Janet Wilson

As Hoboken's Fifth Ward council race draws to its close, the two battling candidates met this week for a private debate sponsored by The Jersey Journal over their platforms and ideological differences.

Both incumbent E. Norman Wilson, a nine-year veteran of the City Council and a former council president, and his challenger, Helen Manogue, share certain beliefs: They agree taxes are too high, revaluation will be difficult for struggling taxpayers, city school budgets are "overinflated" and ratables are needed.

But the candidates disagree vehemently on other issues facing the city, and discussed their approaches in some detail during the debate.

The election that will determine their fate Tuesday was ordered by a state Appellate Division judge in January and came about because the Elks Club polling site on Washington Street opened 20 minutes late in the June 9 runoff election. Tuesday's election will be the third in the Fifth Ward in 11 months.

The Tuesday election could be a turning point in the administration of Mayor Thomas Vezzetti, whose coalition has been somewhat shattered recently by three council members — President Patrick Pasculli, Councilman Dave Roberts and Wilson — who often vote against Vezzetti-supported ordinances. Vezzetti is supporting Manogue, who is an independent, and Roberts is working behind Wilson.

The following information is excerpted from the candidates' discussion of the issues:



Helen Manogue

Hoboken candidates answer on issues

On Tuesday, incumbent Hoboken Fifth Ward Councilman E. Norman Wilson and challenger Helen Manogue will be on the ballot for their second contest for the Fifth Ward seat since the one last May.

Wilson defeated Manogue by one vote in a run-off election, but that election was overturned because of polling place problems.

In a special joint interview in Hoboken City Hall this week, The Jersey Journal questioned both candidates' positions on a variety of issues. Excerpts from the session are on Page 6.

Development, taxes preoccupy candidates

Taxes

Both candidates agree that development in Hoboken will bring much-needed relief to city residents already overburdened by the highest taxes in New Jersey, at \$210 per \$1,000 of assessed value — but they differ on approaches to controlling development. Wilson said the "small percentage" of Hoboken residents who carry the tax load have borne an unfair burden, adding that new ratables will recapture the waterfront and add development in the Observer Highway and 14th Street areas.

The incumbent wants to preserve the "neighborhood-type feeling" of the city and said that though he has no problem with some high buildings on the city perimeter, such as Observer Highway or 16th Street, he does not "want any major projects right in the center of the city or blocking the view."

Manogue said she will push for a two-pronged approach toward bringing money into the city and adding ratables: She wants to see new development in the city's northwestern-most area, where she said the "dormant" nature of the section needs new commercial and light-industrial construction as well as the wave of residential construction.

"Diversity is the key, because we should be attracting all sorts of ratables and not just residential," she said. Manogue also wants a complete view of annual license fees in Hoboken, with an eye toward looking at possible increases in outdated fees.

Most urgently, the challenger said she would push for adoption of a program used in other municipalities in which escrow account deposits are accepted from developers to assure that the developers will actually carry out infrastructure improvements that are promised. Under state law, such monies can be accepted by a municipality and deposited in a bank,

and the city can claim one-third of accumulated interest.

Leadership

Wilson said he believes his nine years as a City Council member and former council president, along with his service as executive director of the HOPES community service organization, speak for itself. Wilson said he is comfortable running on his record and said his low-key approach toward city issues has been an effective and successful one. He vigorously disputes state conclusions that the HOPES weatherization program was a failure.

Manogue said her status as a bank vice president in New York City, plus her "17 years as a vocal, unpaid activist" with the Hoboken Environmental Committee, show she offers a new approach. She said she will remain committed to environmental causes, noting that the Waterfront Coalition of Hudson and Bergen Counties, which she serves as coordinator, was instrumental in obtaining the 30-foot Hudson River Walkway provisions in waterfront development planning.

She said she travels extensively for her work as a banker and is well-versed in fiscal matters and in the knowledge of how other municipalities across the state handle city issues and finances, particularly knowledge about how to pool bank monies to bring down construction costs.

Board of education

Wilson said he considers the school board's proposed \$28 million budget and \$6.3 million bond referendum issue "totally unconscionable and unjustifiable" since school enrollment has dropped to just 4,000 students.

The councilman said the fact that the board is ending the year with a \$1

million surplus shows "absolute bad faith" on the board's part, and added he feels assured school budget cuts likely to be suggested this year by the City Council will be roundly sustained. Wilson said the board is "nothing more than a political entity for the ins and outs," and asserted he would prefer an appointed school board.

Manogue said the board has been "totally, ridiculously out of hand" for years, both when it was an appointed entity and now as an elected one. She said the problems stem from the board's voting bloc majority, which regularly opposes the Vezzetti administration. Manogue said both the council members and the school board must also have ample time to review its budget "line item by line item and in detail."

Waterfront development

Wilson said he is thoroughly opposed to incorporating any low-income housing into waterfront development because the waterfront is "our best area and the one we most need to tap for ratables and resources." He said he favors waterfront development that can be done without totally obscuring the view or being intrusive. "I don't want a massive array of buildings on the waterfront in one long, walled-off area," he said.

Manogue, who said she is gratified that the Port Authority of New York and New Jersey is not involved in development on the waterfront, declared she favors "lower-scale new construction" that will preserve the waterfront. She said she feels particularly strong about preserving the "extraordinary views" in the Castle Point area around Stevens Tech, and the Stevens Park and Elysian Park vicinities.

Parking permit program

Both candidates agree that the parking permit program, which requires residents to pay \$5 for residential parking stickers, has problems, but Manogue believes the program has been a "disaster." Manogue said the program "does nothing" for the Fifth Ward and said if she is elected she will set up an investigating committee to study why the program has been "unsuccessful." She said she believes a lack of enforcement is the main problem, and an inability to coordinate the enforcement between police and the parking authority.

Wilson said the parking sticker program is working in some areas of the city, but lacks a united enforcement strength. He said once cars that are parked in violation areas are actually "booted" with the authority's 36 new booting devices, violation problems will be "somewhat alleviated."

Development

Wilson stressed that ratables must be expanded, but said he did not want to see two cities, an old one and a new one, a wealthy one and a poor one, developed.

"I have no objection to seeing height along perimeters, to have slightly higher buildings on Observer Highway. I do not want to see them in the center of the city," he said. Describing Hoboken at its best as "one large neighborhood," Wilson said "we do not want to lose the original flavor that makes it Hoboken, that we all like."

Manogue acknowledged the importance of development to Hoboken's economy, but decried the haphazard manner in which it had occurred so far.

"Obviously everything has to be done with a sense of fairness to the developer," she said. "We cannot afford to discourage growth in this town. But we can no longer continue to have unbridled and uncontrolled growth of the last eight years." She said the city had to determine what its capacity for growth was, and guarantee that roads and sewerage lines would be paid for to accommodate the new development.

Manogue said commercial and in-

dustrial growth should be stimulated "immediately" in the northwest end of town. "You can't have all your eggs in one basket. We have to have a basket that is other than residential, otherwise we'll be in real trouble several years down the road."

Affordable housing

For the last several months, the City Council has hashed and rehashed an affordable housing ordinance, called the inclusionary ordinance. Both candidates agreed on the necessity of the inclusionary ordinance, which would require developers either to set aside part of a development project for affordable housing, or make a contribution to an affordable housing trust fund. Proceeds from the fund would be used by the city to create guaranteed moderate income housing.

Wilson said the concept of the inclusionary ordinance is something the city needs, regardless of the political differences of the City Council. He said the ordinance, as negotiated to take account of differences between rental and condominium projects, would provide affordable housing, encourage development and bring in ratables. Wilson said there had been a "coming together" of the council in the process of negotiations that meant it probably would pass when it returned from the Planning Board for a vote.

Manogue pointed out that "a lot of pain" has been experienced by longtime Hoboken residents because of condominium conversion, and said the ordinance was a good way to guarantee those residents a continued place in Hoboken. She also stressed that she understood the risk developers faced in their business, and that she supported the amendments made in the ordinance to acknowledge those risks, which she believed made

it a fair proposal for all involved.

The amendments mentioned by both candidates would require smaller payments for projects that would build new rental units, where profits are often lower than in condominium projects.

Other areas

Wilson defended his record as founding executive director of Hoboken Organized Against Poverty and Economic Stress (HOPES), outlining the work performed by the organization, and disputing conclusions by the state that the HOPES weatherization program had not worked.

He said he was proud of the HOPES record in providing invaluable services such as transportation for the elderly and disabled, and a Friendly Visitors program for home-bound senior citizens.

He said the state had not judged correctly in cutting off aid to HOPES for a window weatherization program, and that all contracts had been fulfilled.

Manogue said she was proud of her part in securing financial aid and other assistance for tenants in the Upper Park Avenue project, which takes in a group of buildings on 11th and Park, including the one where she lives. She said she had not received any public subsidy to help her purchase her apartment, but had assisted senior citizens and low income people in the buildings in securing aid.

Manogue also said her employment at a Hoboken bank would not cause substantial conflicts of interest that would keep her from voting on council questions. She said the only conflict she could envision would be the annual selection of bidders to handle city business. She said if any other potential conflicts ever arose, she would follow the advice of the Attorney General's Office.

Candidates agree on the ethics board

By Janet Wilson

In a city where the political divide is as sharp as a finely honed razor, there is one thing all sides agree on. The ethics board, set up more than two years ago to guarantee accountability of public officials, has been a complete failure. Few officials have filed out the financial disclosure forms each year as required under the law, and no review of the forms or penalizing of non-participating officials has been carried out.

Helen Manogue and E. Norman Wilson, the two candidates in the special election in the Fifth Ward next week, sparred on a number of issues yesterday, but they were in accord in their condemnation of the ethics board ordinance.

"The board is a disaster," said Wilson, who with Councilman Patrick Pasculli co-sponsored the resolution creating it in November 1985. "The board has not been meeting, they've been ignored from Day One. The chairman himself did not file a form, council members have not filed, planning board and zoning board members did not file, board of education members did not file, etc. etc."

"You could dodge on this question, you could dodge on that. It was not well written," said Manogue of the questionnaire that each and every elected official and many public employees in the city of Hoboken are supposed to fill out annually.

Manogue and Wilson have something else in common. They are two of the handful of officials who have filed their forms. But because the board never reviewed the files and mailed them back to the City Clerk's office, as they are required to do under the language of the ordinance, the forms are not available.

Everyone has a different theory on where to cast the blame. Pasculli said he understood the Law Department was supposed to resolve questions of enforceability because appointed city department heads as well as elected officials are required to file.

The Rev. Mark Ennis, a member of the board, said the blame lay with the board's chairman, Joseph Mangione, who had scheduled several meetings of the board last summer at his house, then never showed up, although other board members stood out front waiting. Mangione could not be reached for comment.

Ennis said he had asked Pasculli to have someone else appointed chairman last March, when Mangione's term expired, but that the advice apparently went unheeded. But although the council approves the selection of the seven board members, it is the mayor who makes nominations.

Mayor Thomas Vezzetti was willing to take a share of the blame for the board's failure, and said he would try to bring it back to life.

Candidates step up acrimonious attacks

By Patricia Scott

To Hoboken City Council incumbent E. Norman Wilson, his Fifth Ward challenger is a "political grandstander" he claims is more concerned with appearances than substance.

To challenger Helen Manogue, Wilson's nine-year-long council record is short on achievement and long on rhetoric.

The angry war being waged between the incumbent and Manogue has become increasingly personal and bitter as the two attacked each other's campaign tactics and integrity.

Manogue, at a Jersey Journal debate, accused Wilson of standing by while his campaign workers carried out a hate campaign against her by distributing "purposeful misinformation."

"The tactics being used by your workers are reprehensible and I want to know if you condone them," she said.

She claims Wilson workers tell condo owners she opposes development and tell low-income residents she opposes affordable housing. "These are vicious tactics and if you aren't aware this behavior is going on, I question whether you're even in control of your own campaign," Manogue said.

"Your motives are obviously very suspect to me," he said, "because you're running for the office I hold. I never heard anything about the things you're claiming and certainly none of my workers has been told to do these things."

Wilson said Manogue has assailed him repeatedly by painting him as "the old model of ineffective politicians" and herself as a new wave bringing improvements. He sees a "total conflict of interest problem" for Manogue if she is elected.

"You'd be actively soliciting bids from agencies in your bank job, so how could you sit on the council and make decisions for the city? You would clearly be in a conflict position," he said.

Manogue said she would probably have to refrain from voting only at annual reorganization meetings when officials review banks that might be used as city depositories for investments.

The ongoing battle got more ammunition this week with distribution of a flier by Juan Garcia of the Citizens United for New Action organization. The flier, sent out under the name Hispanidad, a local Hispanic group which Garcia also heads, endorses Wilson.

Garcia, a controversial community leader with a criminal record, had been publicly attacking Wilson last month over a council vote he'd opposed, but his surprise flier backs the incumbent and says Manogue's election would "be one of the most terrible defeats suffered by Hispanics, minorities and the poor."

Manogue said her supporters believe Garcia was "promised something" by Wilson's camp to make the sudden turnaround.

Hoboken Fifth Ward choice

J.J. 2-26-88

In May of last year, we urged the voters in Hoboken's Fifth Ward to choose Helen Manogue as their representative on the city council.

The election that month led to a runoff the following month between Manogue and the incumbent, E. Norman Wilson. That runoff election later was voided by the courts. As a result, on Tuesday voters in the ward will have an unusual third chance to choose between the same two individuals for the same office.

Once again, we recommend Manogue's election.

On some general issues, Manogue and Wilson have similar views. But Manogue has developed impressive expertise concerning both environmentalism and economic development. She projects more specific innovations and specific ways to get her goals accomplished. Her proposals for escrow accounts for Hoboken developers, for updating the city's fee structure and for emphasizing light industrial development in the city's northwest section make a lot of sense.

Wilson's experience must be conceded. He has made some accurate criticisms of the city's enforcement of its ethics code. His vote to reject a Port Authority insurance fund settlement didn't have the bad effect on the budget we worried about last year, since the city got a better deal later as a result of court action.

But a major project he initiated — permit parking — isn't working citywide. The differences between him and Manogue are seen by their comments on the enforcement of the permit parking ordinance. Wilson said he's "not too pleased" by the Hoboken Parking Authority's performance in enforcing the ordinance. Manogue pledges to seek to use the council's investigatory power to find out why enforcement has been lacking, and to correct what's wrong.

Fifth Ward voters would be well served by electing her to the council.

Wilson, Manogue on issues



E. Norman Wilson

By Patricia Scott and Janet Wilson

As Hoboken's Fifth Ward council race draws to its close, the two battling candidates met this week for a private debate sponsored by The Jersey Journal over their platforms and ideological differences.

Both incumbent E. Norman Wilson, a nine-year veteran of the City Council and a former council president, and his challenger, Helen Manogue, share certain beliefs: They agree taxes are too high, revaluation will be difficult for struggling taxpayers, city school budgets are "overinflated" and ratables are needed.

But the candidates disagree vehemently on other issues facing the city, and discussed their approaches in some detail during the debate.

The election that will determine their fate Tuesday was ordered by a state Appellate Division judge in January and came about because the Elks Club polling site on Washington Street opened 20 minutes late in the June 9 runoff election. Tuesday's election will be the third in the Fifth Ward in 11 months.

The Tuesday election could be a turning point in the administration of Mayor Thomas Vezzetti, whose coalition has been somewhat shattered recently by three council members — President Patrick Pasculli, Councilman Dave Roberts and Wilson — who often vote against Vezzetti-supported ordinances. Vezzetti is supporting Manogue, who is an independent, and Roberts is working behind Wilson.

The following information is excerpted from the candidates' discussion of the issues:



Helen Manogue

Development, taxes preoccupy candidates

Taxes

Both candidates agree that development in Hoboken will bring much-needed relief to city residents already overburdened by the highest taxes in New Jersey, at \$210 per \$1,000 of assessed value — but they differ on approaches to controlling development. Wilson said the "small percentage" of Hoboken residents who carry the tax load have borne an unfair burden, adding that new ratables will recapture the waterfront and add development in the Observer Highway and 14th Street areas.

The incumbent wants to preserve the "neighborhood-type feeling" of the city and said that though he has no problem with some high buildings on the city perimeter, such as Observer Highway or 16th Street, he does not "want any major projects right in the center of the city or blocking the view."

Manogue said she will push for a two-pronged approach toward bringing money into the city and adding ratables: She wants to see new development in the city's northwest corner, where she said the "dominant" nature of the section needs new commercial and light-industrial construction as well as the wave of residential construction.

"Diversity is the key, because we should be attracting all sorts of ratables and not just residential," she said. Manogue also wants a complete view of annual license fees in Hoboken, with an eye toward looking at possible increases in outdated fees.

Most urgently, the challenger said she would push for adoption of a program used in other municipalities in which escrow account deposits are accepted from developers to assure that the developers will actually carry out infrastructure improvements that are promised. Under state law, such monies can be accepted by a municipality and deposited in a bank,

and the city can claim one-third of accumulated interest.

Leadership

Wilson said he believes his nine years as a City Council member and former council president, along with his service as executive director of the HOPES community service organization, speak for itself. Wilson said he is comfortable running on his record and said his low-key approach toward city issues has been an effective and successful one. He vigorously disputes state conclusions that the HOPES weatherization program was a failure.

Manogue said her status as a bank vice president in New York City, plus her "17 years as a vocal, unpaid activist" with the Hoboken Environmental Committee, show she offers a new approach. She said she will remain committed to environmental causes, noting that the Waterfront Coalition of Hudson and Bergen Counties, which she serves as coordinator, was instrumental in obtaining the 30-foot Hudson River Walkway provisions in waterfront development planning.

She said she travels extensively for her work as a banker and is well-versed in fiscal matters and in the knowledge of how other municipalities across the state handle city issues and finances, particularly knowledge about how to pool bank monies to bring down construction costs.

Board of education

Wilson said he considers the school board's proposed \$28 million budget and \$6.3 million bond referendum issue "totally unconscionable and unjustifiable" since school enrollment has dropped to just 4,000 students.

The councilman said the fact that the board is ending the year with a \$1

million surplus shows "absolute bad faith" on the board's part, and added he feels assured school budget cuts likely to be suggested this year by the City Council will be roundly sustained. Wilson said the board is "nothing more than a political entity for the ins and outs," and asserted he would prefer an appointed school board.

Manogue said the board has been "totally, ridiculously out of hand" for years, both when it was an appointed entity and now as an elected one. She said the problems stem from the board's voting bloc majority, which regularly opposes the Vezzetti administration. Manogue said both the council members and the school board must also have ample time to review its budget "line item by line item and in detail."

Waterfront development

Wilson said he is thoroughly opposed to incorporating any low-income housing into waterfront development because the waterfront is "our best area and the one we most need to tap for ratables and resources." He said he favors waterfront development that can be done without totally obscuring the view or being intrusive. "I don't want a massive array of buildings on the waterfront in one long, walled-off area," he said.

Manogue, who said she is gratified that the Port Authority of New York and New Jersey is not involved in development on the waterfront, declared she favors "lower-scale new construction" that will preserve the waterfront. She said she feels particularly strong about preserving the "extraordinary views" in the Castle Point area around Stevens Tech, and the Stevens Park and Elysian Park vicinities.

Parking permit program

Both candidates agree that the parking permit program, which requires residents to pay \$5 for residential parking stickers, has problems, but Manogue believes the program has been a "disaster." Manogue said the program "does nothing" for the Fifth Ward and said if she is elected she will set up an investigating committee to study why the program has been "ineffective." She said she believes a lack of enforcement is the main problem, and an inability to coordinate the enforcement between police and the parking authority.

Wilson said the parking sticker program is working in some areas of the city, but lacks a united enforcement strength. He said once cars that are parked in violation areas are actually "booted" with the authority's 36 new booting devices, violation problems will be "somewhat alleviated."

Development

Wilson stressed that ratables must be expanded, but said he did not want to see two cities, an old one and a new one, a wealthy one and a poor one, developed.

"I have no objection to seeing height along perimeters, to have slightly higher buildings on Observer Highway. I do not want to see them in the center of the city," he said. Describing Hoboken at its best as "one large neighborhood," Wilson said "we do not want to lose the original flavor that makes it Hoboken, that we all like."

Manogue acknowledged the importance of development to Hoboken's economy, but decried the haphazard manner in which it had occurred so far.

"Obviously everything has to be done with a sense of fairness to the developer," she said. "We cannot afford to discourage growth in this town. But we can no longer continue to have unbridled and uncontrolled growth of the last eight years." She said the city had to determine what its capacity for growth was, and guarantee that roads and sewerage lines would be paid for to accommodate the new development.

Manogue said commercial and in-

dustrial growth should be stimulated "immediately" in the northwest end of town. "You can't have all your eggs in one basket. We have to have a basket that is other than residential, otherwise we'll be in real trouble several years down the road."

Affordable housing

For the last several months, the City Council has hashed and rehashed an affordable housing ordinance, called the inclusionary ordinance. Both candidates agreed on the necessity of the inclusionary ordinance, which would require developers either to set aside part of a development project for affordable housing, or make a contribution to an affordable housing trust fund. Proceeds from the fund would be used by the city to create guaranteed moderate income housing.

Wilson said the concept of the inclusionary ordinance is something the city needs, regardless of the political differences of the City Council. He said the ordinance, as negotiated to take account of differences between rental and condominium projects, would provide affordable housing, encourage development and bring in ratables. Wilson said there had been a "coming together" of the council in the process of negotiations that meant it probably would pass when it returned from the Planning Board for a vote.

Manogue pointed out that "a lot of pain" has been experienced by longtime Hoboken residents because of condominium conversion, and said the ordinance was a good way to guarantee those residents a continued place in Hoboken. She also stressed that she understood the risk developers faced in their business, and that she supported the amendments made in the ordinance to acknowledge those risks, which she believed made

it a fair proposal for all involved.

The amendments mentioned by both candidates would require smaller payments for projects that would build new rental units, where profits are often lower than in condominium projects.

Other areas

Wilson defended his record as founding executive director of Hoboken Organized Against Poverty and Economic Stress (HOPES), outlining the work performed by the organization, and disputing conclusions by the state that the HOPES weatherization program had not worked.

He said he was proud of the HOPES record in providing invaluable services such as transportation for the elderly and disabled, and a Friendly Visitors program for homebound senior citizens.

He said the state had not judged correctly in cutting off aid to HOPES for a window weatherization program, and that all contracts had been fulfilled.

Manogue said she was proud of her part in securing financial aid and other assistance for tenants in the Upper Park Avenue project, which takes in a group of buildings on 11th and Park, including the one where she lives. She said she had not received any public subsidy to help her purchase her apartment, but had assisted senior citizens and low income people in the buildings in securing aid.

Manogue also said her employment at a Hoboken bank would not cause substantial conflicts of interest that would keep her from voting on council questions. She said the only conflict she could envision would be the annual selection of banks to handle city business. She said if any other potential conflicts ever arose, she would follow the advice of the Attorney General's Office.

Hoboken candidates answer on issues

On Tuesday, incumbent Hoboken Fifth Ward Councilman E. Norman Wilson and challenger Helen Manogue will be on the ballot for their second contest for the Fifth Ward seat since the one last May. Wilson defeated Manogue by one vote in a run-off election, but that election was overturned because of polling place problems.

In a special joint interview in Hoboken City Hall this week, The Jersey Journal questioned both candidates' positions on a variety of issues. Excerpts from the session are on Page 6.

Hoboken Fifth Ward choice

J.J. 2-26-88
In May of last year, we urged the voters in Hoboken's Fifth Ward to choose Helen Manogue as their representative on the city council.

The election that month led to a runoff the following month between Manogue and the incumbent, E. Norman Wilson. That runoff election later was voided by the courts. As a result, on Tuesday voters in the ward will have an unusual third chance to choose between the same two individuals for the same office.

Once again, we recommend Manogue's election.

On some general issues, Manogue and Wilson have similar views. But Manogue has developed impressive expertise concerning both environmentalism and economic development. She projects more specific innovations and specific ways to get her goals accomplished. Her proposals for escrow accounts for Hoboken developers, for updating the city's fee structure and for emphasizing light industrial development in the city's northwest section make a lot of sense.

Wilson's experience must be conceded. He has made some accurate criticisms of the city's enforcement of its ethics code. His vote to reject a Port Authority insurance fund settlement didn't have the bad effect on the budget we worried about last year, since the city got a better deal later as a result of court action.

But a major project he initiated — permit parking — isn't working citywide. The differences between him and Manogue are seen by their comments on the enforcement of the permit parking ordinance. Wilson said he's "not too pleased" by the Hoboken Parking Authority's performance in enforcing the ordinance. Manogue pledges to seek to use the council's investigatory power to find out why enforcement has been lacking, and to correct what's wrong.

Fifth Ward voters would be well served by electing her to the council.

Candidates agree on the ethics board

By Janet Wilson

In a city where the political divide is as sharp as a finely honed razor, there is one thing all sides agree on. The ethics board, set up more than two years ago to guarantee accountability of public officials, has been a complete failure. Few officials have filed out the financial disclosure forms each year as required under the law, and no review of the forms or penalizing of non-participating officials has been carried out.

Helen Manogue and E. Norman Wilson, the two candidates in the special election in the Fifth Ward next week, sparred on a number of issues yesterday, but they were in accord in their condemnation of the ethics board ordinance.

"The board is a disaster," said Wilson, who with Councilman Patrick Pasculli co-sponsored the resolution creating it in November 1985. "The board has not been meeting, they've been ignored from Day One. The chairman himself did not file a form, council members have not filed, planning board and zoning board members did not file, board of education members did not file, etc. etc."

"You could dodge on this question, you could dodge on that. It was not well written," said Manogue of the questionnaire that each and every elected official and many public employees in the city of Hoboken are supposed to fill out annually.

Manogue and Wilson have something else in common. They are two of the handful of officials who have filed their forms. But because the board never reviewed the files and mailed them back to the City Clerk's office, as they are required to do under the language of the ordinance, the forms are not available.

Everyone has a different theory on where to cast the blame. Pasculli said he understood the Law Department was supposed to resolve questions of enforceability because appointed city department heads as well as elected officials are required to file.

The Rev. Mark Ennis, a member of the board, said the blame lay with the board's chairman, Joseph Mangione, who had scheduled several meetings of the board last summer at his house, then never showed up, although other board members stood out front waiting. Mangione could not be reached for comment.

Ennis said he had asked Pasculli to have someone else appointed chairman last March, when Mangione's term expired, but that the advice apparently went unheeded. But although the council approves the selection of the seven board members, it is the mayor who makes nominations.

Mayor Thomas Vezzetti was willing to take a share of the blame for the board's failure, and said he would try to bring it back to life.

Candidates step up acrimonious attacks

By Patricia Scott

To Hoboken City Council incumbent E. Norman Wilson, his Fifth Ward challenger is a "political grandstander" he claims is more concerned with appearances than substance.

To challenger Helen Manogue, Wilson's nine-year-long council record is short on achievement and long on rhetoric.

The angry war being waged between the incumbent and Manogue has become increasingly personal and bitter as the two attacked each other's campaign tactics and integrity.

Manogue, at a Jersey Journal debate, accused Wilson of standing by while his campaign workers carried out a hate campaign against her by distributing "purposeful misinformation."

"The tactics being used by your workers are reprehensible and I want to know if you condone them," she said.

She claims Wilson workers tell condo owners she opposes development and tell low-income residents she opposes affordable housing. "These are vicious tactics and if you aren't aware this behavior is going on, I question whether you're even in control of your own campaign," Manogue said.

"Your motives are obviously very suspect to me," he said. "because you're running for the office I hold, I never heard anything about the things you're claiming and certainly none of my workers has been told to do these things."

Wilson said Manogue has assailed him repeatedly by painting him as "the old model of ineffective politicians" and herself as a new wave bringing improvements. He sees a "total conflict of interest problem" for Manogue if she is elected.

"You'd be actively soliciting bids from agencies in your bank job, so how could you sit on the council and make decisions for the city? You would clearly be in a conflict position," he said.

Manogue said she would probably have to refrain from voting only at annual reorganization meetings when officials review banks that might be used as city depositories for investments.

The ongoing battle got more ammunition this week with distribution of a flier by Juan Garcia of the Citizens United for New Action organization. The flier, sent out under the name Hispanidad, a local Hispanic group which Garcia also heads, endorses Wilson.

Garcia, a controversial community leader with a criminal record, had been publicly attacking Wilson last month over a council vote he'd opposed, but his surprise flier backs the incumbent and says Manogue's election would "be one of the most terrible defeats suffered by Hispanics, minorities and the poor."

Manogue said her supporters believe Garcia was "promised something" by Wilson's camp to make the sudden turnaround.

Properties face 100% valuation

By Bill Campbell

It took nearly 18 years, but Hoboken and Jersey City are about to bring all property assessments up to 100 percent of their true value.

The two cities have completed court-ordered and long-overdue property revaluations which will mean approximately a five-fold increase in residential, commercial and industrial assessed values.

In Jersey City, where property currently is assessed at 23 percent of its true value, the first of three rounds of assessment notices was mailed yesterday.

In Hoboken, where property is assessed at 13 percent of true value, notices are scheduled to be mailed to property owners later this week, according to Joseph Pizzoli, project manager for Real Property Appraisers.

Because of their low property ratios, Jersey City and Hoboken have among the highest tax rates in the state. Jersey City's rate of \$182 per \$1,000 of assessed valuation and Hoboken's rate of \$210 per \$1,000 of assessed valuation will drop sharply once the revaluation is implemented.

Officials said they don't know what effect the revaluation will have on individual tax bills until municipal, county and school budgets are struck, but most agree that those hardest hit will be property owners in Downtown Jersey City and longtime single-family homeowners in Hoboken.

"Residents in Downtown Jersey City will absorb the biggest increases," Pizzoli said. "Gentrification and development have increased values down there and they will be the ones hardest hit."

But Pizzoli said the revaluation will have a greater effect across the board on Hoboken home owners whose property values have soared over the past decade.

"Hoboken and Jersey City are neighboring cities but they're really two different worlds," he said.

Pizzoli said he couldn't comment on the Hoboken revaluation figures until tomorrow when the City Council is scheduled to be briefed on the status. However, Hoboken officials are quietly bracing for the worst.

The revaluation is designed to result in tax equalization by removing a disproportionate tax burden from owners of newly constructed dwellings and shifting a sub-

See PROPERTIES — Page 7.

Properties to be assessed at 'true value'

Continued from Page 1

stantial portion to owners of older properties.

The process will update market values and provide for a common level of assessments to create tax equity.

Condominium owners have argued they are being discriminated against on an individual basis because their property is assessed at a higher ratio than older residential property.

According to Hoboken municipal Business Administrator Edwin Chius, newly con-

structed condominiums are assessed at 13 percent true value while many older homes are assessed between five and eight percent. When values are brought to their true ratio, the tax rate may drop slightly for condominium owners and increase for single-family homeowners, Chius said.

Officials fear that the results may be devastating for longtime homeowners on fixed incomes. Laurie Fabiano, confidential aide to Mayor Thomas Vezetti, said the city is explor-

ing the creation of a homeowner assistance fund to bail out those hardest hit.

Such a fund is still in the "conceptual stages," said Fabiano, but assistance would likely be available based on income guidelines and funded through Community Development Agency block grants.

New homeowners with high monthly mortgage payments will also be hurt if they cannot meet the tax increase, Chius said. However, they would not likely be eligible for

the assistance fund if they exceed the income guidelines, he added.

Several Jersey City officials said they have no plans to create a similar fund.

In Jersey City, property owners in the Heights can also expect to see increased assessments while assessments in Greenville will "be up slightly," said Pizzoli.

The amount of revenue collected through taxes by both cities will remain at about last year's level, he said.



Tenants jam Park Avenue between Eighth and Ninth streets in Hoboken yesterday to uphold the right of 60 tenants to hold on to their apartments in the face of a plan to convert their buildings to condominiums.

JOE SHINE THE HUDSON DISPATCH

BACK 60 FAMILIES

300 tenants and allies rip conversions at rally

By CHRISTOPHER AVE
Staff Writer

HOBOKEN—Accusing their landlord of harassment, about 300 tenants and onlookers demonstrated in front of nine Park Avenue buildings for more than two hours yesterday to assert the right of about 60 families to keep their apartments, slated for conversion to condominiums.

Meanwhile, the director of the city's Community Development Agency said the landlord, local developer Murray Connell, has agreed to consider proposals that would avert the conversion of about 60 units on the 800 block of Park Avenue.

With spirited chants of "Stop condo conversions," the tenants — most of whom are Asian Indians or Hispanics — responded to speeches by political and tenant leaders in what amounted to an old-fashioned political rally.

State Sen. Christopher J. Jackman, D-West New York, told the crowd in forceful tones that Hudson County's delegation in the state Legislature will support their efforts to keep their decaying apartments and force Connell to make improvements on them.

"Maybe — just maybe — we're going to ask that guy to come down here, like they did in New York, and live in one of these buildings," Jackman said, referring to Brooklyn landlord Morris Gross, who was convicted of housing violations earlier this month.

"Maybe, just maybe, we're going to ask that guy to come down here."

STATE SEN. CHRISTOPHER J. JACKMAN.

Connell could not be reached for comment yesterday, and he had declined to comment last week on the matter. However, one source said Connell sent information to each City Council member charging that some of the Park Avenue tenants own buildings elsewhere that they have failed to maintain adequately.

That allegation could not be confirmed yesterday. CDA Director Michael Col-

eman said Connell agreed last week to hear a proposal that would allow the 60 families to keep their apartments as rentals or to purchase them at reduced prices. Coleman said the arrangement may resemble a similar deal reached last year on the 1100 block of Park Avenue, where the city is helping 35 tenants of another Connell-owned structure to purchase or rent their units.

"He's agreed to receive a proposal from us for these buildings," Coleman said. "I'm optimistic that we can find a way."

Coleman said the city is prepared to help pay some of the costs, as it did last year on the 1100 Park Ave. deal.

Tenant attorney Sharon R. Mark of Jersey City said Connell had signed a court agreement last year promising not to convert the 800 Park Ave. units to condominiums if the tenants would drop a complaint against him. But in January, Mark said, tenants received condo-conversion notices.

"The goal from the beginning was condo conversions," Mark charged.

Connell has owned the structures since 1984, according to Mark.

Pia's back in movies

Hoboken-born actress returns in 'Hairspray'

By WINNIE BONELLI
Staff Writer

During an advance screening even her husband, Meshulam Riklis, didn't recognize her. But then everyone in director John Waters' newest effort, "Hairspray," isn't exactly what they seem, including Pia Zadora, the film's resident "beatnik chick."

Marking Waters' return after a seven-year absence, the man who normally revels in mass murder and psychopathic behavior, all spiced with kinky sex, is delivering his biggest surprise to date — a film with a PG rating.

The story's a throwback to the 1960s when Dick Clark's "American Bandstand" turned unknown teenagers into hot prop-

erties, scrutinized daily by countless millions, who tuned in to see who was dating who and what they wore. Substitute Waters' "Corny Collins Show" for "American Bandstand," and you've tapped into the flick's connecting theme.

A man that's built a reputation on mini-budgeted cult films such as "Polyester," "Mondo Trasho," "Multiple Maniacs" and "Pink Flamingos," this time he's sprung for a reputed \$2 million to \$3 million budget. The result is that along with his resident voluptuous transvestite Devine, the Ready-For-Slime-Time Players have recruited Debbie Harry, Sonny Bono, Colleen Fitzpatrick, Jerry Stiller, Ruth Brown and Ric Ocasek of The Cars this time around.

In fact, Ocasek is Zadora's on-screen husband, and they cut quite a fetching Mutt and Jeff figure, she with long black tresses and he with his lanky hard-to-disguise lines.

Zadora came away from the project with a sense of awe for the 31-year-old director. She elaborated, "My part was only a small cameo, but I have to say that I admire Waters. He's one of the most creative people I know and extremely organized. There's a certain amount of spontaneity, but John knows what he's aiming for and gets it."

Although the Hoboken native claims she did "Hairspray" as a favor to Waters, it might have been a way to test critic response. Zadora's previous appearances before the cameras have resulted in less than favorable reviews.

Although Vestron Video, distributors of "Butterfly" recently presented Zadora with their Gold Award for impressive sales totals, there's a dark side that still evokes pain.

She recalled, "I did 'Butterfly' and it catapulted me into a weird phenomenon. To a lot of people I was just this creation of a Svengali (a rich husband) and the fact that the film was controversial and based on incest didn't help much."

The situation was to get worse before it got better, courtesy of a television movie based on Harold Robbins' novel "The Lonely Lady." Once again, the critics had a field day, totally ignoring the fact that Zadora came into films backed with some impressive Broadway credits.

The only child of "Skip" Schipani, one of Broadway's best known first violinists, and Nina Zadora, theatrical wardrobe supervisor and consultant, she attended the American Academy of Dramatic Arts. At Burgess Meredith's urging, she tried out for a stage role opposite Tallulah Bankhead and got it. That first step opened the door to later involvement in "Applause" with Patrice Munnell; "Fiddler on the Roof" as daughter to a successive line of Teyves, including Zero Mostel, Herschel Bernardi and Luther Adler; plus "Henry, Sweet Henry" starring Don Ameche, and Robert Preston's "We Take the Town."

Being a mother is a particularly challenging career in itself for daughter Kady — who turned 3 New Year's Day — while her infant son, Kristofer Barzic, celebrates his first birthday next week.

Weekend fire site had 47 violations

By Patricia Scott

The two three-story buildings at 618-620 Washington St. where a weekend blaze left 23 Hoboken residents homeless has 47 outstanding housing code violations and numerous fire code problems.

Eight families were displaced by the fire, which fire officials yesterday said may have begun with employees smoking in an area filled with paint and other flammables.

The blaze erupted on Saturday in the ground-level Masarsky's Hardware & Mill Supply Inc. Both the hardware store and four apartment units were destroyed, and buildings on both sides — Benny Tundo's Pizzeria and Cafe New York New York — suffered severe smoke and water damage.

Until last month, when the buildings were purchased by Ben Farbenblum of Brooklyn, the site was owned by Lester Koch, now deceased, according to Hoboken Chief Housing Inspector Jude Fitzgibbons.

Last July, when city housing inspector John Schiani conducted a routine tour of the structure, he filed a report citing 47 housing code violations.

The violations included no smoke alarms in the basement and hallways; no fire escapes and no fire egress paths.

"There was a complete lack of any fire preventive measures there," Fitzgibbons said. "It's just luck that people weren't badly hurt."

Only one person, 89-year-old Rosa Cortez, required treatment for smoke inhalation.

Fitzgibbons said information about the 47 violations was filed with the state last summer and the state was scheduled to visit the building to make an official determination on the site several months ago.

The state inspection never occurred, however, because former owner Koch died in the interim and the property was sold by one of Koch's relatives.

See WEEKEND — Page 12.

Weekend fire site had 47 violations

Continued from Page 1

"The place had a long, long list of violation problems and nothing was done to abate them over quite a period of time," Fitzgibbons said. "No improvements were made when Koch owned the building and he had it for several years."

Farbenblum, fire code officials said, had very little insurance. Owners of Cafe New York New York, which suffered severe smoke and water damage, had none.

Other violations at 618-620 Washington St. include illegal extension cords and leaking roofs, according to Fitzgibbons.

Deputy Fire Chief Richard Tremitted said the debris filling the structure will have to be

totally removed before the fire's origin can be determined.

"We've got to clean all the beams out of there to see what's what," he said. "But at this point we don't see anything suspicious."

Two of the families from the building, Alfred Ethridge and his wife and daughter, and Theresa Cartagena and her children and mother, will be moved to units in Applied Housing buildings by next week. Nellie Moyeno, the city's coordinator of Hispanic af-

fairs, is seeking units for the two other displaced families.

Donations for the displaced families are being accepted through Moyeno's City Hall offices. Almost 20 people are staying with friends and relatives until they can return.

Tremitted said it could be more than a week before the fire area is fully cleaned out and officials conduct tests to see if the building is salvageable. "We're seeing a near-collapse structurally of the whole thing," he said. "We can't really move on anything until we bring the heavy equipment in."

Hoboken passes attorney fee hike

By Earl Morgan

The Hoboken City Council last night threw out its \$200,000 limit on legal fees for the law firm of Kimmelman Wolff & Samson and unanimously passed an amendment for a new fee limit of \$310,000.

The council also agreed to pay \$62,000 in fees over the former \$200,000 limit.

The Roseland firm is defending the city in a law suit brought by the Hoboken engineering firm of Mayo Lynch & Associates which is suing because the city rejected its plans for a secondary sewage treatment plant and awarded the contract to another company.

The firm also negotiated a substantial reduction in fines the city received from the federal Department of Environmental Protection for failure to comply with federal secondary sewerage regulations.

Before the vote Councilman Robert Ranieri argued to limit the fees to be paid Kimmelman Wolff to \$310,000. Ranieri contended that the fees could just continue to increase indefinitely unless the council took some action to put a cap on them.

Council Thomas Newman, who introduced the proposal, countered by claiming a cap would "tell our adversaries just how much they have to do to make us break."

Observer project is OK'd

Barry plan receives approval by council

By CHRISTOPHER AVE
Staff Writer

HOBOKEN—Joseph Barry, a flamboyant local developer and newspaper publisher, won City Council approval last night to build a massive residential development on Observer Highway.

In an unrelated development, the council also approved a contract extension for Kimmelman, Wolff and Samson, a Roseland law firm that has helped the city litigate its complex sewerage-related lawsuits for the past fifteen months.

Barry beat out fellow local Frank Raia for rights to the Observer Highway project, which had been the object of an extended, battle between the two men. More than 60 developers had picked up qualifications for the development, but only Barry and Raia submitted formal proposals last month.

Barry, who owns the Hudson Reporter newspaper chain, was considered the favorite because of his many months of informal lobbying council members, some of which was chronicled in his own newspaper.

The council, which debated the proposals for more than two hours in closed session before the vote, approved Barry's plan unanimously.

"I think I had the better plan," Barry said after the council announced its decision. "We will carry out this project in a manner that will make this city proud."

The city had agreed to sell the land at a set price of \$4.7 million in an effort to compel developers

HIGHWAY

CONTINUED FROM PAGE 1

to offer affordably-priced units. The city's request for proposals required that 115 units be affordably-priced.

Barry's plan, called "Observer Park," will cover several plots of land on the highway between Willow Avenue and Bloomfield Street. It will offer 450 units of housing, 118 of which will be affordably priced, offered as rentals from \$136 to \$835 a month or as co-operatives offered at between \$8,500 and \$15,000 per unit.

The plan calls for five buildings, three of which will be seven stories high with narrow towers reaching 17 stories high on top. It also calls for parks, a basketball court, lobbies, small parking garages and free space.

Council President Patrick Pasculli said the council relied heavily on a report drafted by a committee of the city Community Development Agency in choosing Barry's project over Raia's. The 14-page report said

that Barry's project offered more affordably-priced units than did Raia's, and raised questions about the financial strength of Raia's company, Sharala Associates Inc., and a partner company, Alba Construction Corp.

Paul S. Werther of Madison, an attorney for Raia, disputed the report's findings after the vote. Werther said the CDA committee failed to investigate fully the financial strength of the two companies.

In a separate matter, the City Council voted to grant the law firm of former state Attorney General Irwin Kimmelman a \$310,000 contract to continue pursuing various sewerage-related lawsuits on the city's behalf. The major suit involves Mayo Lynch & Associates, the controversial local engineering firm that sued the city after Mayor Thomas F. Vezetti refused to pay for sewerage plans that the state later termed "unbiddable and unconstructable."

Please see HIGHWAY Page 12